MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 017-4000

for

Environmental Park Sector

Woodside Residential Precinct

North Lakes Development

20 September 2004

(Approved by Council, under delegation, on 20/09/2004)

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1.0 Introduction

1.1 The Mango Hill Infrastructure Development Control Plan (DCP) provides for the creation of a sector within a precinct. The area of the sector may be chosen by the principal developer. The principal developer must then prepare a sector plan and lodge it with Council for approval in accordance with the relevant provisions of the DCP.

1.2 A sector plan is the final plan in the plan making process. Its purpose is to provide the code of development for the land in the sector. It will form the basis for assessment of development applications and self assessable development.

1.3 To the extent this sector plan provides development requirements which are inconsistent with those in the planning scheme, local laws, policies and codes, the requirements in this sector plan prevail as provided by clause 1.11 of the DCP.

1.4 To the extent this sector plan does not provide development requirements, then the provisions of the planning scheme relevant to the particular form of development will apply as also provided by clause 1.11 of the DCP.

1.5 The principal developer has created a sector to be known for planning purposes as *Environmental Park Sector*. This document constitutes the Sector Plan for Environmental Park Sector.

1.6 The location of the sector within the DCP area and the Woodside Residential Precinct (the precinct) is shown on Figure 1.

1.7 Woodside Residential Precinct Plan No. 017 outlines the intents and performance criteria to be complied with in the development of the sector. This sector plan outlines acceptable solutions which, if satisfied by development, will in turn achieve the requirements of the precinct plan.

2.0 Sector Plan Context

2.1 Environmental Park Sector covers the eastern portion of the Woodside Residential Precinct (Plan No. 017). It is bounded by Saltwater Creek to the east, Caboolture Shire to the north, Mango Hill Village to the south and future urban residential development to the west. The sector forms part of the Open Space land use and Urban Residential Area land use elements. The location of the sector within the precinct is shown on Figure 2.

2.2 The area of the sector is approximately 42 hectares.

2.3 The plan in Figure 3 shows the final boundaries of the Open Space land use and Urban Residential Area land use elements relative to this sector. The Proposed Metes and Bounds Description of the sector are provided in Annexure A.1 and A.2. This total area is to be dedicated for parkland as shown in Figure 4.

3.0 General Desired Environmental Outcomes

3.1 General

In relation to the land use element of Open Space, the DCP provides for the following general desired environmental outcome:

"to provide a comprehensive and integrated system of open space fulfilling aesthetic, recreation, conservation, transportation and environmental management functions for the DCP area."

In relation to the land use element of Urban Residential Area, the DCP states the following general desired environmental outcomes:

"(a) to establish residential villages that have a high level of amenity and sense of community;

(b) to establish residential villages that are appropriately designed in the context of ecological sustainability and offer a range of dwelling types that are conveniently located with respect to community facilities, open spaces and public transport."

3.2 Specific

For the *Open Space* element, the DCP provides a number of specific desired environmental outcomes of which the following are relevant to this sector:

"(a) to integrate the open space system, as a key structural element, with other elements of the DCP area such as the transport network and the community facilities network;

(b) to provide landscaped buffers between incompatible uses within and bordering the DCP area.

(c) to provide visual relief and aesthetic amenity to the urban landscape as part of the integrated approach to planning, design and development of the DCP area;

(d) to provide for a wide range of satisfying, structured and unstructured recreation opportunities for residents;

(e) to ensure that, through integrated planning and good design, recreation opportunities offered in the open space system will be rewarding and can be pursued safely by the public;

(f) to conserve and protect land of local and wider conservation value within the open space system for the enjoyment of present and future generations;

(g) to integrate pedestrian and bicycle modes of transport within the open space system, linking urban residential areas with local community facilities, major community facilities, the MIBA and the town centre; and

(h) to use the open space system as an effective means for maintaining high levels of environmental quality through water management, habitat protection, wildlife corridors and acoustic buffering."

The DCP provides a number of specific desired environmental outcomes for the *Urban Residential Areas* element as outlined below:

"(a) To promote a diverse, innovative and highly flexible choice in low, standard and medium density housing in accordance with community aspirations, needs and affordability.

(b) To promote residential villages which are linked to the major road network, public transport services and community facilities through safe, convenient, legible local street and path networks.

(c) To provide residential villages which are focused on local open space and situated conveniently to local community facilities, including education and recreation facilities, convenience shopping and open space.

(d) To promote a community with a high standard of residential amenity characterised by convenience, accessibility, safety, privacy, high quality design and integrated planning.

(e) To ensure visual integration of residential development with the natural environment, including development responsiveness to the topography, drainage patterns and remnant stands of significant vegetation.

(f) To ensure the development of urban residential areas includes appropriate environmental protection measures and the potential effects of incompatible land uses or transport corridors are mitigated.

(g) To ensure urban residential areas develop sequentially and efficiently in residential villages, serviced with the community and engineering infrastructure necessary for achieving a high standard of residential amenity and quality of life for residents."

4.0 Planning Intent

4.1 Clause 9.2 of the DCP provides an outline of the planning intent for the Open Space land use element. It is intended that a full range of open space opportunities be conveniently available to the community as it develops. This includes the environmental park, which has been identified as an area of environmental and cultural significance, and is intended to be conserved and protected. The environmental park will comprise of a recreational trail which links several shelters throughout the park, and is integrated with the open space network throughout and outside of the precinct. The environmental park, in conjunction with the linear park system, is intended to service open space, recreational and environmental needs at the district level.

4.2 Clause 6.2 of the DCP provides an outline of the planning intent for the Urban Residential Area. It is intended that the linear park and buffer will provide a physical separation between dwellings and the natural environment, in addition to providing for pedestrian and cyclist movements.

5.0 Development and Landscape Concept

Development within this sector will be limited, given the environmental and cultural significance of the area. Development will be limited to improving the environment and providing opportunities for people to experience the environment within the park. The simplicity of the development has been illustrated on the Sector Plan map (see Figure 5). The linear park and buffer on the western boundary of the sector will provide for pedestrian and cyclist movements as well as provide a physical separation between dwellings and the natural environment.

The landscape structure and treatment of the sector is shown in conceptual form on Figure 6. The principal spatial elements or key areas of the Landscape Concept Plan for the wider precinct as applied to the sector may be summarised as follows:

(i) Linear Park: linear open space along the western edge of the sector will provide a physical separation between the Environmental Park and adjacent residential area. A recreational trail may also be provided in this linear park.

(ii) Environmental Park: the environmental park has been identified in the DCP as being an area of environmental and cultural significance, which is intended to be conserved and protected. The environmental park is intended to service open space, recreational and environmental needs at the district level.

In order to improve the natural environment within this sector, a weed control and vegetation program will be undertaken. The use of native species as the predominant plantings will visually reflect the existing natural setting of the DCP area, as well as offering benefits of reduced maintenance and water requirements (refer Annexure B).

Where appropriate, park and street furnishings and lighting will be utilised in addition to landscaping to create more accessable spaces for residents. These elements will be unified throughout the Woodside Residential Precinct and other adjacent residential precincts to establish a common theme.

6.0 Land Use Rights

6.1 Clause 2.4.9 of the DCP requires the final specification of land use rights for land in a sector to be chosen from the supplementary table of development in the DCP for the particular land use element. If a purpose set out in column B of the supplementary table of development is not nominated for land in the sector, then that purpose thereafter for that land becomes permissible development (column C).

6.2 Land within the sector may be used for the purposes specified in column A of the supplementary Table of Development for the Open Space element and the Urban Residential Area element which are the subjects of this sector plan.

6.3 No purposes in column B of the supplementary Table of Development for the Open Space element and the Urban Residential Area element are nominated for the land in this sector. Accordingly, these column B purposes become permissible purposes for land in this sector (i.e. they become column C purposes).

6.4 The Supplementary Table of Development (Open Space Element) and the Supplementary Table of Development (Urban Residential Areas Element), setting out the final specification of land use rights for land in this sector, are contained in Annexure C.1 and Annexure C.2, respectively.

7.0 Development Requirements

7.1 Introduction

Clause 2.4.2 of the DCP requires a sector plan to specify development requirements for land in the sector. Clause 1.11 of the DCP provides that to the extent a sector plan does not make these provisions, then the provisions of the planning scheme for that particular form of development will prevail.

7.2 General Requirements For All Development

The requirements for development specified in the planning scheme apply to development in this sector, except where inconsistent with requirements specified in clause 7.3 or the design and siting guidelines in Section 8 or where relaxations are granted in accordance with Section 10 of this sector plan.

For the purposes of this clause, where relevant:

(i) references in the planning scheme to a zone are to be taken as a reference to the Special Development Zone;

(ii) references in the planning scheme to an attached flat are to be taken as a reference to an associated unit; and

(iii) references in the planning scheme to a multiple dwelling are to be taken as a reference to apartments.

7.3 Specific Requirements

The following requirements apply to development within this sector:

7.3.1 Lighting and Glare Management

.1 No person will cause, carry out or erect a light source in such a manner that light emanating from the source is a nuisance.

.2 All lighting other than public lighting (e.g. road lighting) is to comply with AS4282-1997 *Control of the obtrusive effects of outdoor lighting*. The curfew hours applicable to this sector plan are 10pm - 6am, unless otherwise varied by Council.

.3 Lighting must provide the level of illumination necessary for safe vehicular and pedestrian movement through the sector.

.4 Where provided within landscaped areas, the choice and location of lighting must allow for plant and tree growth and, conversely, not become obscured as the landscape matures.

.5 Permanent strobe, laser, flashing, oscillating, moving or alternating lights are not permitted.

8.0 Design and Siting Guidelines

Clause 2.4.2 of the DCP requires a sector plan to specify for land in the sector design and siting guidelines, landscaping requirements and signage guidelines. The following guidelines relating to buildings, structures and landscaping apply to all development within the sector:

8.1 Buildings and Structures

8.1.1 Design Theme

.1 The buildings, park structures and other architectural elements must:-

(i) achieve a site design which provides a sense of identity for the environmental park; and

(ii) establish a harmonious, high quality and coherent overall built environment to create a distinctive architectural theme within the natural parkland setting.

.2 In particular, the design of parkland buildings (if developed) must:-

(i) address any park frontages, including the use of architectural and landscape treatments which contribute to the creation of active pedestrian frontages;

(ii) incorporate open framed construction elements creating an architecture which softens the visual impact of buildings in the park; and

(iii) utilise a variety of architectural components beyond the main building facade, such as terraces, decks, pergolas, entry porticos, retaining walls and stairs, to create an area of transition between the building proper and adjacent landscaped open spaces.

8.1.2 Building Materials, Types, Colours and Quality

.1 Natural and visually recessive materials, such as painted or natural timbers, clay tiles and pavers, terracotta, natural sandstone, split faced masonry, exposed aggregate concrete and masonry walls rendered and coloured to be visually recessive, are the preferred materials for buildings and structures. Limited use of other materials for practical reasons or to provide contrasting effects is acceptable. Promotional and other display advertising features are not considered to be building materials for the purposes of this sector plan.

.2 Consistent with the preferred materials range, natural and recessive colours which are sympathetic to the textures of the landscape are the preferred major roof colours. Major wall colours may incorporate a broader palette of colours including light colours. Brighter colour accents are permitted for minor detail elements such as tower elements, window and door frames, columns, handrails and ornamental features, primarily to provide increased visual interest and variety, and to enhance the architectural qualities of the development.

.3 The major materials and colours selected for any building development in this sector must not be highly reflective.

.4 All materials must be clean and free from defects, except where recycled materials or natural materials with roughened surfaces form an integral part of the design strategy.

8.1.3 Plant and Equipment

Plant and equipment must comply with the following requirements:-

.1 All air conditioning/ventilation plant and other equipment located on the roof or located externally around any commercial buildings (if developed) must be treated as an integral part of the building form and screened from view from external roads and the surrounding parklands by metal fences or louvre panels coloured to match the roof (if on the roof) or otherwise to match with surrounding materials.

.2 If located externally around the building it must be positioned and housed so as not to cause nuisance or disturbance to persons or property not connected with the development and to the reasonable satisfaction of the Council.

8.1.4 Building Design for Climate

.1 Any buildings and structures within the park must incorporate appropriate responses to the South-East Queensland climate. This may include the use of decks, pergolas, overhangs, screens, shade structures and semi-enclosed outdoor spaces, to allow enjoyment of the outdoors while also providing relief from the sun, wind and rain.

.2 Suitable landscape elements must be incorporated to enhance the building designs response to the climate by providing further sun protection and to minimise the impact of strong winds.

8.2 Landscaping

The environmental park will be developed in accordance with the DCP which promotes the retention of the natural state and rehabilitation as appropriate. As required by the DCP, a plan of management has been prepared for the environmental park and any works within the park must be completed in accordance with this plan of management. The Plan of Management for the North Lakes Environmental Park also includes any addenda that have been prepared to address operational works issues that arise, including but not limited to acid sulfate soils and midges.

8.2.1 Design Strategy

.1 Landscaping is an integral part of the total design of the DCP area and the landscape in this sector must be consistent with the landscape design strategy shown on the Sector Landscape Plan.

.2 Landscaping within the sector must:

(i) unify the sector through planting type, texture, colour and hard landscaping elements;

(ii) be in scale with the buildings and outdoor spaces and mitigate the visual impact of buildings and structures on the parklands;

(iii) create a comfortable and attractive environment;

(iv) ensure that planting effects are contextually appropriate within the broader landscape strategy for the DCP area;

(v) ensure predominantly low maintenance, natural planting effects and open space areas;

(vi) achieve an aesthetic balance of en masse groundcover planting, shrub planting and canopy tree planting;

(vii) address the landscaping of the various areas as shown on the Sector Landscape Plan in accordance with the requirements of this sub-section; and

(viii) ensure that plant species are chosen which are compatible aesthetically and ecologically with each of the other species chosen for the various areas.

8.2.2 Internal Landscape

The sector must be landscaped in accordance with the design principles shown on the Sector Landscape Plan (refer Figure 6). Landscape areas must be planted in accordance with the following requirements:

.1 *Pedestrian Entry Points*

Major pedestrian entry points are to be clearly identifiable utilising elements such as signage, gateway structures, bollards, hard landscape treatments and typically formal or semi-formal planting strategies.

.2 *Bridge Area*

Any bridge structures are to incorporate natural materials such as stone facing or split face masonry blockwork, and timber boardwalks with hand rails that allow views to the lake and parklands. The incorporation of low level planting in planter boxes along the bridge should be acceptable provided views are maintained.

.3 *Landscape Areas*

Planting is to be grouped so as to create a succession of trees, shrubs and grassland spaces as people move through the environmental park. Signage opportunities are to be provided at regular intervals so that people can orient themselves.

8.2.3 Landscaping and Planting Plan

The final landscape works and planting within the sector, including details on planting size, layout and density, must be carried out in conformity with Landscape and Planting Plans prepared in accordance with the requirements of this sector plan by a qualified Landscape Architect. These plans must be submitted to and approved by the Council at the time of lodging a development application for operational works or building works.

8.2.4 Hard Landscape Elements

.1 *Surface Materials*

(i) Surface treatments are to be reflective of user type, activity and location. Furthermore, the selection of surface materials must complement the setting, whether the higher level shared pathway closest to the residential dwellings or informal pedestrian trails which circulate the wetlands and meander through the environmental park. The selection of any surface material is to be based upon safety, durability, cost effectiveness, locational and visual impact considerations.

(ii) Where practicable, preference is to be given to materials which have compatible finishes and textures to proposed native planting within the open space system of the development.

.2 *Fences and Walls*

(i) A range of free standing or retaining walls may be used to establish hard, vertical planes for a number of functions within the landscape, including to manipulate the groundform, define spaces, separate functions, modify micro-climate and provide visual and sitting elements.

(ii) Wall materials which complement the intended natural character of the parklands, such as split face masonry block, natural stone facing, boulders, rendered masonry and timber, are appropriate.

.3 *Park Lighting*

(i) Lighting effects are to be designed and sited to achieve a range of desirable effects. This should include:

(a) practical pathway and public area lighting for amenity and safety purposes;

(b) the illumination of landscape and built form elements for aesthetic purposes; and

(c) special effects lighting for the enhancement of the night-time atmosphere, e.g. to provide a sense of warmth, variety and visual interest.

(ii) Permanent lighting effects must not cause unreasonable nuisance to adjacent residents.

.4 *Outdoor Fittings and Furniture*

(i) The selection and implementation of site furnishing is to contribute to a unifying theme of site development.

(ii) In general, robust items are to be utilised in public spaces such as picnic areas and semi-enclosed shelters. The form, material and colour selection of these items is to be primarily influenced by the natural character of the open space system which will extend into the residential villages.

(iii) Selection of materials and the design of items must be based upon practicality and durability, with relatively low maintenance demand.

.5 *Above Grade Utilities*

Above grade utilities, including transformers, electrical and water boxes and meter boxes, must be integrated into the landscape design or screened

from adjoining streets, footpaths and building development by landscaping or screen fencing.

8.2.5 Planting Design and Maintenance

.1 *Planting Design and Layout*

(i) In overall terms, the planting design for the sector is to reinforce the distinctive character of the community, re-establish landscaped corridors and create pre-determined effects. This may also be aesthetic in its function or to create a mood, provide transitional space, frame and screen views or draw attention to areas such as the wetlands. The form, texture and colour of planting is to be widely used to create interest and contrast. In terms of functional effects, planting is to also be utilised to create enclosure and assist in microclimate and environmental management.

(ii) Buildings, landscape structures and planting qualities are to be planned to provide compatibility in form and scale. This will greatly assist appreciation of the context, setting and function of the various component areas of the park development. The sensitive combination of vertical and horizontal elements, light and shade, colour and texture will ensure that the landscape and architectural aspects of the development create a cohesive and harmonious environment.

.2 *Forward Planting*

In the peripheral areas of the sector beyond the initial stage, forward planting is to be utilised to establish a landscape framework. In this way, appropriate species can be utilised in context with future land uses. This technique has distinct advantages, particularly as planting may be established in future stages of the sector to provide a manageable landscape which can mitigate adjacent development impacts. Furthermore, future planting resources will be provided in a cost-effective manner and these resources can be monitored and amendments made to plant selection, management and maintenance techniques, where appropriate.

.3 *Planting Selection and Integration*

(i) Selection from a wide range of planting will be appropriate depending upon the particular characteristics and site conditions of each part of the sector and the need to express special interest features related to the building and landscape design and the various parkland functions (refer Annexure B). In particular, the edge planting treatments at the urban residential interfaces are to achieve softening of the built form and integration of development frontages, esplanade road and the park. Planting effects generally are to be practical, aesthetically appealing and ecologically

suitable. To this end, the predominant use of native plant species is preferred.

.4 *Implementation*

(i) The more intensive plant establishment measures, such as temporary protective fencing, imported topsoil and irrigation, will generally be limited to those areas of high importance and visual significance.

(ii) Ripline planting and direct seeding may be used to re-establish vegetation cover on a broad scale.

(iii) Hydromulching/hydroseeding with suitable grass and native tree, shrub and groundcover seed mixes may be utilised on slopes with batter areas which require regeneration and protective plant stabilisation.

(iv) In general, plant loss may be compensated by overplanting and allowing natural selection to cull plant density and layout. This method of mass planting will be effective in areas of future development, for establishment of wildlife corridors and habitats, or any other area where more detailed effects are not required.

.5 *Maintenance and Management*

(i) Management and maintenance practices are to be durable with due consideration being given to simplicity and speed of maintenance requirements and the aesthetics and practicality of the end result. Maintenance measures are to be in accordance with the relevant provisions of the Infrastructure Agreement and approved maintenance schedules.

(ii) Within and adjacent to areas of existing vegetation, maintenance and management practices must include the careful monitoring of development activities, especially clearing of areas of remnant vegetation and earthworks, to ensure the implementation of actions that are preventative as well as restorative.

(iii) Landscape works which require a high degree of attention to maintain appearance must only be utilised where cost and setting warrant as well as to attain a certain standard of community benefit. In general, however, the preference is for low maintenance, natural landscapes, evocative of the natural qualities of the region.

8.3 Signage and Artworks

8.3.1 Signage within the sector must provide:

.1 visible and legible signs;

.2 an uncluttered parkland environment;

.3 professional and co-ordinated graphics for the identification of different uses within the sector; and

.4 signs compatible with their surroundings.

8.3.2 The location, form, scale, materials and colour selection of signage must be in keeping with the parkland architecture and open space setting, and must not dominate the urban landscape at ground level.

8.3.3 Signs must be only for providing direction or information, or identifying component areas and intended uses. Interpretive signage may also be strategically located where practicable within the environmental park. These interpretive signs could indicate the ecological values and stormwater functions of the wetlands, as well as identifying various types of planting.

8.3.4 A hierarchy in signage, size, materials and placement is to be utilised to ensure uniformity in style and character. The preferred materials are to be natural in selection and colour. Maintenance requirements are to be carefully considered as durability will be a major cost consideration.

8.3.5 Signage must not extend above the walls or roof fascia lines of buildings within the park, and no signs are permitted on the roof of the building or on the roof surface.

8.3.6 Signage must be designed to prevent confusion to visitors or users of facilities within the sector.

8.3.7 All forms of signage other than those permitted by this sector plan are not permitted, except where temporary signs are required for marketing and promotional purposes and other community events. Any temporary signs are to be compatible with their surrounds and must not create confusion or obstructions for visitors to the environmental park.

8.3.8 Works of high quality urban art, including paving patterns, water features and sculptures, are encouraged. These artworks should contribute strongly to enhancing the parkland architecture and landscape, and achieve humanising elements.

9.0 Infrastructure Obligations of the Principal Developer

9.1 Infrastructure to be Provided

The infrastructure required to be provided by the principal developer to serve the sector includes internal and external infrastructure to be provided in accordance with the Mango Hill Infrastructure Agreement 1999 (MHIA) and agreements made with the State Government in accordance with the DCP. These obligations are summarised as follows:

9.1.1 Roads

Unless already provided, construct the following roads including carriageways, stormwater drainage, verges, bus setdowns, footpaths, bikeways, landscaping, traffic control devices and streetlighting. Any reference to initial construction in this section is a reference to construction approved by Council in accordance with the rezoning conditions and MHIA.

.1 All internal collector and access roads and streets.

.2 Bikeways and pathways along internal collector roads.

The construction of the abovementioned infrastructure to the final standard is to be undertaken in accordance with the staging and timing outlined in the MHIA. The standard of construction referred to above will be undertaken to suit the rate of development of the sector. Where initial construction is not stated, the road is to be constructed to the standard described above to suit the rate of development of the sector.

9.1.2 Water

.1 Construct internal reticulation systems to service a limited number of areas in the sector.

9.1.3 Sewerage

Unless already provided, construct all internal sewerage systems to service a limited number of areas in the sector.

9.1.4 Stormwater

.1 The principal developer must comply with the provisions of the Stormwater Management Plans for Tributary 2B, as approved by Council, and construct stormwater management works so far as they relate to this sector. The provisions of the Stormwater Management Plans override Clause 45(a) of the planning scheme.

.2 In addition, the principal developer must construct stormwater drainage systems as required by the MHIA to roads, parks and lots.

9.1.5 Parks

.1 The requirements for park provision throughout the DCP area are set out in the DCP and the MHIA.

9.1.6 Electricity Supply and Lighting

.1 Provide underground electricity distribution to a limited number of areas within the sector to Energex (or another appropriate supplier of electricity) and Council standards;

.2 Provide high voltage electricity services to service a limited number of areas in the sector to Energex (or another appropriate supplier of electricity) and Council standards.

9.2 State Government Infrastructure Requirements

9.2.1 There are no items of State Government infrastructure to be provided by the principal developer in conjunction with the development of the sector.

9.2.2 A local bus service must be provided to service the sector in accordance with the agreement with Queensland Transport.

9.2.3 The principal developer must contribute towards the cost of providing kerbside infrastructure associated with the public transport system. Such contribution is to be in accordance with the agreement with the State Government.

9.3 Infrastructure Affected by Development

Without the provision of additional infrastructure, the development of this sector may place demands on the following infrastructure:

.1 Roads external to the DCP area and the sector;

.2 Water Supply infrastructure;

.3 Sewerage infrastructure;

.4 Stormwater;

.5 Parks;

.6 Community Facilities;

.7 Electricity and Gas Supply;

.8 Communications Systems, and

.9 State Government Infrastructure.

The infrastructure described in Clause 9.1, together with the obligations of the principal developer under the MHIA, is required to mitigate the adverse affects on such infrastructure.

9.4 How the Required Infrastructure Relates to the Infrastructure Agreements

The MHIA describes the infrastructure which must be provided by the principal developer as part of its obligations to provide infrastructure as envisaged by Chapter 12 of the DCP. The works described in Clause 9.1 are the principal developer's obligations under the MHIA in so far as they relate to this sector.

Infrastructure Agreements have been entered into by the principal developer with the Department of Main Roads and Queensland Transport. Any infrastructure requirements of those State Government Departments relating to this sector will be provided in accordance with the existing agreements.

9.5 Program for Infrastructure Provisions

The principal developer will provide all the infrastructure referred to in clause 9.1 at times to satisfy the requirements of the MHIA which provides for the infrastructure to be constructed to meet the rate of development in the sector. Initial infrastructure works are anticipated to be constructed by June 2004. The staging of the roadworks where approved by Council will be as described in clause 9.1.1 and the MHIA.

Except as described elsewhere in this Clause, no other works depend on the provision of this infrastructure.

The local bus service will be provided in accordance with clause 9.2.2.

Council is to use its best endeavours, including its powers of resumption if lawful, to obtain all necessary rights to permit the construction of water and sewerage infrastructure if such infrastructure is constructed on land external to the DCP area over which Council does not have such rights.

9.6 Water and Sewerage Demands

As required by the MHIA, the principal developer states as follows:

9.6.1 For the purpose of assessing water supply capacity, the estimated number of Equivalent Tenements for this sector is 0ET.

9.6.2 For the purpose of assessing sewerage capacity, the estimated number of Equivalent Persons for this sector is 0EP.

10.0 Relaxation Power

Council may relax the requirements contained in this sector plan or the planning scheme if the Council or its delegated officer forms the view that the relaxation sought:-

.1 is minor in nature;

.2 is unlikely to unduly affect the amenity of adjoining properties having due regard to the character of the area and the nature of land use in the vicinity;

.3 is unlikely to place additional demands of any significance on infrastructure;

.4 is unlikely to give rise to any additional traffic hazard or parking requirement; and

.5 is in accordance with the relevant intent and performance criteria contained in the precinct plan.

11.0 Definitions

If a term used in this sector plan is defined by the DCP or the Infrastructure Agreement then that term or expression has the meaning given to it by the DCP or the Infrastructure Agreement unless the context otherwise required.

ANNEXURE A.1

PROPOSED METES AND BOUNDS DESCRIPTION FOR OPEN SPACE ELEMENT OF SECTOR

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METES & BOUNDS
ENVIRONMENTAL PARK SECTOR
Open Space Element

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES

EASTING – 502772.384 METRES, NORTHING – 6989261.504 METRES, THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 99°02'20"

FOR A DISTANCE OF 7.427 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 2°04'45"

FOR A DISTANCE OF 40.325 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 25°34'35"

FOR A DISTANCE OF 41.186 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 28°04'15"

FOR A DISTANCE OF 42.684 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 30°35'40"

FOR A DISTANCE OF 43.324 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 20°25'15"

FOR A DISTANCE OF 41.17 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 23°34'55"

FOR A DISTANCE OF 28.83 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 26°54'30"

FOR A DISTANCE OF 25.367 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 17°12'45"

FOR A DISTANCE OF 48.784 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 23°34'10"

FOR A DISTANCE OF 54.379 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 21°52'15"

FOR A DISTANCE OF 71.982 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 352°34'

FOR A DISTANCE OF 30.771 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 339°36'

FOR A DISTANCE OF 27.995 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 350°37'55"

FOR A DISTANCE OF 30.032 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 319°44'25"

FOR A DISTANCE OF 28.922 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 324°43'

FOR A DISTANCE OF 26.658 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 308°52'

FOR A DISTANCE OF 47.58 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 334°22'30"

FOR A DISTANCE OF 15.67 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 346°58'50"

FOR A DISTANCE OF 23.355 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 309°30'05"

FOR A DISTANCE OF 21.973 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 6°28'15"

FOR A DISTANCE OF 63.923 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 37°17'05"

FOR A DISTANCE OF 17.806 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 52°22'

FOR A DISTANCE OF 10.659 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 16°23'05"

FOR A DISTANCE OF 32.36 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 42°28'55"

FOR A DISTANCE OF 16.346 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 5°18'10"

FOR A DISTANCE OF 13.891 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 20°22'50"

FOR A DISTANCE OF 18.129 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 14°55'50"

FOR A DISTANCE OF 60.759 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 34°23'35"

FOR A DISTANCE OF 5.985 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 59°42'30"

FOR A DISTANCE OF 11.066 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 13°16'50"

FOR A DISTANCE OF 25.419 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 353°38'25"

FOR A DISTANCE OF 37.661 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 11°15'25"

FOR A DISTANCE OF 24.974 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 337°29'30"

FOR A DISTANCE OF 10.549 METRES (MORE OR LESS), THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 288°22'25"

FOR A DISTANCE OF 17.333 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 9°12'40"

FOR A DISTANCE OF 33.61 METRES (MORE OR LESS), THENCE

FOLLOWING HAYS INLET IN A SOUTH EASTERLY DIRECTION TO

THE INTERSECTION OF HAYS INLET WITH CHERMSIDE ROAD, THENCE

IN A WESTERLY DIRECTION AT A BEARING OF 279°02'20"

FOR A DISTANCE OF 377.352 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 27°0'

FOR A DISTANCE OF 10.823 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 83°0'

FOR A DISTANCE OF 10 METRES (MORE OR LESS), THENCE

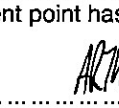
IN A NORTHERLY DIRECTION AT A BEARING OF 1°39'25"

FOR A DISTANCE OF 7 METRES (MORE OR LESS),

TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF

40.37 HECTARES (MORE OR LESS).

We, PMM Group Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.



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ANNEXURE A.2

PROPOSED METES AND BOUNDS DESCRIPTION FOR URBAN RESIDENTIAL AREAS ELEMENT OF SECTOR

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FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES

EASTING – 502772.384 METRES, NORTHING – 6989261.504 METRES, THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 1°39'25"

FOR A DISTANCE OF 32.373 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 18°0'

FOR A DISTANCE OF 12.517 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 28°0'

FOR A DISTANCE OF 67.352 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 25°0'

FOR A DISTANCE OF 109.024 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 28°0'

FOR A DISTANCE OF 46.698 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 18°0'

FOR A DISTANCE OF 26.83 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 14°49'30"

FOR A DISTANCE OF 26.135 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 23°0'

FOR A DISTANCE OF 28.213 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 22°0'

FOR A DISTANCE OF 28.227 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 22°34'10"

FOR A DISTANCE OF 26.747 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 14°0'

FOR A DISTANCE OF 26.601 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 355°20'

FOR A DISTANCE OF 37.272 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 349°21'10"

FOR A DISTANCE OF 12.742 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 347°49'05"

FOR A DISTANCE OF 35.771 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 328°45'05"

FOR A DISTANCE OF 33.011 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 318°0'

FOR A DISTANCE OF 52.36 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 301°0'

FOR A DISTANCE OF 22.753 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 338°50'20"

FOR A DISTANCE OF 16.05 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 347°0'

FOR A DISTANCE OF 13.125 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 317°40'55"

FOR A DISTANCE OF 20.521 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 309°0'

FOR A DISTANCE OF 37.114 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 10°0'

FOR A DISTANCE OF 16 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 359°0'

FOR A DISTANCE OF 8.513 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 9°0'

FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 29°0'

FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 49°0'

FOR A DISTANCE OF 3.609 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 59°0'

FOR A DISTANCE OF 20.561 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 36°0'

FOR A DISTANCE OF 39.223 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 18°0'

FOR A DISTANCE OF 69.071 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 9°0'

FOR A DISTANCE OF 31.509 METRES (MORE OR LESS), THENCE

IN A NORTH EASTERLY DIRECTION AT A BEARING OF 32°0'

FOR A DISTANCE OF 19.195 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 9°0'

FOR A DISTANCE OF 12.746 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 342°05'15"

FOR A DISTANCE OF 16.85 METRES (MORE OR LESS), THENCE

IN A NORTHERLY DIRECTION AT A BEARING OF 9°12'40"

FOR A DISTANCE OF 99.161 METRES (MORE OR LESS), THENCE

IN AN EASTERLY DIRECTION AT A BEARING OF 108°22'25"

FOR A DISTANCE OF 17.333 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 157°29'30"

FOR A DISTANCE OF 10.549 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 191°15'25"

FOR A DISTANCE OF 24.974 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 173°38'25"

FOR A DISTANCE OF 37.661 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 193°16'50"

FOR A DISTANCE OF 25.419 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 239°42'30"

FOR A DISTANCE OF 11.066 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 214°23'35"

FOR A DISTANCE OF 5.985 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 194°55'50"

FOR A DISTANCE OF 60.759 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 200°22'50"

FOR A DISTANCE OF 18.129 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 185°18'10"

FOR A DISTANCE OF 13.891 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 222°28'55"

FOR A DISTANCE OF 16.346 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 196°23'05"

FOR A DISTANCE OF 32.36 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 232°22'

FOR A DISTANCE OF 10.659 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 217°17'05"

FOR A DISTANCE OF 17.806 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 186°28'15"

FOR A DISTANCE OF 63.923 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 129°30'05"

FOR A DISTANCE OF 21.973 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 166°58'50"

FOR A DISTANCE OF 23.355 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 154°22'30"

FOR A DISTANCE OF 15.67 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 128°52'

FOR A DISTANCE OF 47.58 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 144°43'

FOR A DISTANCE OF 26.658 METRES (MORE OR LESS), THENCE

IN A SOUTH EASTERLY DIRECTION AT A BEARING OF 139°44'25"

FOR A DISTANCE OF 28.922 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 170°37'55"

FOR A DISTANCE OF 30.032 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 159°36'

FOR A DISTANCE OF 27.995 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 172°34'

FOR A DISTANCE OF 30.771 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 201°52'15"

FOR A DISTANCE OF 71.982 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 203°34'10"

FOR A DISTANCE OF 54.379 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 197°12'45"

FOR A DISTANCE OF 48.784 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 206°54'30"

FOR A DISTANCE OF 25.367 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 203°34'55"

FOR A DISTANCE OF 28.83 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 200°25'15"

FOR A DISTANCE OF 41.17 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 210°35'40"

FOR A DISTANCE OF 43.324 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 208°04'15"

FOR A DISTANCE OF 42.684 METRES (MORE OR LESS), THENCE

IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 205°34'35"

FOR A DISTANCE OF 41.186 METRES (MORE OR LESS), THENCE

IN A SOUTHERLY DIRECTION AT A BEARING OF 182°04'45"

FOR A DISTANCE OF 40.325 METRES (MORE OR LESS), THENCE

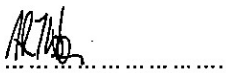
IN A WESTERLY DIRECTION AT A BEARING OF 279°02'20"

FOR A DISTANCE OF 7.427 METRES (MORE OR LESS),

TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF

1.0023 HECTARES (MORE OR LESS).

We, PMM Group Pty Ltd A.C.N. 010 370 448 hereby certify that the Metes and Bounds description contained herein has been prepared by the company and the AMG connection used for the commencement point has been determined by field survey.



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ANNEXURE B

PLANT LIST

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Annexure B: Plant List -
Environmental Park Sector
Public Parks & Road Reserves

Botanical Name	Common Name
TREES	
ACROYCHIA laevis	Hard Aspen
ACACIA aulacocarpa	Black Wattle
ACACIA disparrima	
ACACIA falcata	Sickle Wattle
ACACIA fimbriata	Brisbane Wattle
ACACIA leiocalyx	Brisbane Wattle
ALLOCASUARINA littorallis	Black She-oak
ALPHITONIA excelsa	Red Ash
ANGOPHORA costata	Smooth Barked Apple
ANGOPHORA woodsiana	
BACKHOUSIA citrodora	Lemon Scented Myrtle
BANKSIA integrifolia	Coast Banksia
BUCKINGHAMIA celsissima	Ivory curl
CASUARINA cunninghamiana	River Oak
CASUARINA glauca	Swamp She-Oak
CALISTEMON salignus	Weeping White Bottle
CALLISTEMON viminalis	Weeping Bottle Brush
COMMERSONIA bartramii	Brown Kurrajong
CORYMBIA intermedia	
CUPANIOPSIS anacardiodes	Tuckeroo
ELAEOCARPUS reticulatus	Blue Berry Ash
ENDIANDRA sieberi	
EUCALYPTUS citriodora	Lemon Scented Gum
EUCALYPTUS bancroftii	Bailey's Stringy Bark
EUCALYPTUS grandis	Flooded Gum
EUCALYPTUS ficifolia	Red-flowering Gum
EUCALYPTUS latisinensis	
EUCALYPTUS maculata	Spotted Gum
EUCALYPTUS microcorys	Tallowwood
EUCALYPTUS propinqua	Small Fruited Grey Gum
EUCALYPTUS ptychocarpa	Swamp Bloodwood
EUCALYPTUS resinefera	Red Mahogany
EUCALYPTUS robusta	
EUCALYPTUS signata	Northern Scribbly Gum
EUCALYPTUS tereticornis	Forest Red Gum
EUCALYPTUS tessellaris	Moreton Bay Ash
FICUS microcarpa var. 'Hillii'	Hill's Fig
FICUS macrophylla	Moreton Bay Fig
FICUS obliqua	Small-leaved Fig
FLINDERSIA schottiana	Cudgerie
GLOCHIDION sumatranum	Umbrella Cheese Tree
GREVILLEA robusta	Silky Oak
HARPULLIA pendula	Tulipwood
LIVISTINA australis	Fan Palm
LOPHOSTEMON confertus	Brush Box
LOPHOSTEMON petersonii	Lemon Scented Tee Tree

Annexure B: Plant List -
Environmental Park Sector
Public Parks & Road Reserves

Botanical Name	Common Name
LOPHOSTEMON suaveolens	Swamp Box
MELICOPE elleryana	
MELALEUCA quinquinervia	Broad leaf tea tree
MELALEUCA sieberi	White Paperbark
OREOCALLIS sp. nova (wickhamii)	Tree Waratah
PITTOSPORUM rhombifolium	Queensland Pittosporum
PITTOSPORUM undulatum	Sweet Pittosporum
TRISTANIOPSIS laurina	Water Gum
SHRUBS	
ACACIA hubbardiana	Triangle Wattle
ACACIA suaveolens	Sweet Wattle
AUSTROMYRTUS 'Blushing Beauty'	Blushing Beauty
AUSTROMYRTUS 'Copper Tops'	Copper Tops
AUSTROMYRTUS dulcis	
BEAKEA virgata	Twiggy Myrtle
BANKSIA oblongifolia	Dwarf Banksia
BANKSIA ericifolia	Heath Banksia
BANKSIA robur	Swamp Banksia
BANKSIA spinulosa var, 'Collina'	Hairpin Banksia
CALLISTEMON 'Captain Cook'	
CALLISTEMON 'Dawson River'	Dawson River
CALLISTEMON 'Endevour'	Endevour
CALLISTEMON 'Eureka'	Eureka
CALLISTEMON 'Firebrand'	Firebrand
CALLISTEMON 'Little John'	Little John
CALLISTEMON pachyphyllus	Wallum Bottlebrush
DAVIESIA umbellulata	Northern Bitter Pea
DOODONAEA triquetra	Forest Hop Bush
DORYANTHUS excelsa	Giant Spear Lily
GREVILEA "Coconut Ice"	Coconut Ice
GREVILEA 'Honey Gem'	Honey Gem
GREVILEA "Majestic"	Majestic
GREVILEA Ned Kelly	Ned Kelly
GREVILEA "Superb"	Superb
HAKEA actites	
HAKEA florulenta	Three Nerved Willow
HELICHRYSUM ramosissimum	Yellow Button
HIBISCUS heterophyllus	Native rosella
HOVEA acutifolia	Pointed Leaf Hovea
JACKSONIA scoparia	Dogwood
LEPTOSPERMUM flavescens	Wild May
LEPTOSPERMUM polygalifolium	Tea Tree
LEPTOSPERMUM polygalifolium 'Pink Cascade'	Wild May
MELALEUCA 'Claret Tops'	Claret Tops
MELALEUCA linarifolia 'Snowflake'	Snow Flakes
MELALEUCA 'Cotton Candy'	Cotton Candy

Annexure B: Plant List -
Environmental Park Sector
Public Parks & Road Reserves

Botanical Name	Common Name
MELALEUCA linariifolia	Snow in summer
MELASTOMA malabathricum	Blue Tongue
MYOPORUM parvifolium	Creeping Boobiella
PHOTINIA glabra 'Red Robin'	Red Robin
PITTOSORUM tobira 'Miss Muffet'	Miss Muffet
SYZIGIUM Australe 'Aussie Copper'	
SYZIGIUM 'Blaze'	Blaze
SYZIGIUM 'Bush Christmas'	Bush Christmas
SYZIGIUM paniculata	Lilly Pilly
SYZIGIUM 'Tiny Trev'	Tiny Trev
TIBOUCHINA jules	Miniture Tibouchina
TREMA tomentosa	Poison Peach
WESTRINGIA fruitcosa	Coastal Rosemary
GROUNDCOVERS	
ANIGOZATHUS 'bush sunset'	Bush sunset
ANIGOZATHUS 'bush dawn'	Bush Dawn
AUSTROMYRTUS dulcis	Midgim Berry
BAEKEA virgata 'miniture'	Miniture Baekea
BLECHNUM indicum	
CALOCHLAENAa dubia	False Bracken
CRINUM pedunculatum	River Lily
CULCITA dubia	False Bracken Fern
CYMPOGON refractus	Barbed Wire Grass
DANTHONIA induta	Wallaby Grass
DIANALLA caerula	Flax Lily
DICHELACHNE crinita	Long Haired Plume Grass
DORYANTHES excelsa	Gynea Lilly
GREVILEA 'Bronze Rambler'	Bronze Rambler
GREVILEA poorinda 'Royal Mantel'	Royal Mantel
GREVILLEA 'Pink Lady'	Pink Lady
HARDENBERGIA violacea	False Sarspiralla
HEMEROCALLIS var.	Daylily
HIBBERTIA scandens	Snake Vine
HYMENOCALLIS littoralis	Spider Lily
IMPERATA cylindrica	Blady Grass
KENNEDIA rubicunda	Dusky Coral Pea
LIRIOPE muscari 'Evergreen Giant'	Evergreen giant
LOMANDRA longifolia	Matt Rush
LOMANDRA hystrix	Matt Rush
MYOPORUM ellipticum	Creeping Boobialla
PENNISTEMUN alopecuroides	Swamp Foxtail
POA labillardiere 'Eskdale'	Tussock Grass
THEMEDA australis	Kangaroo grass
THEMEDA triandra	Kangaroo grass
SCAEVOLA aemula	Purple fanfare
TURF	
Cynodon dactylon	Green Couch

Annexure B: Plant List -
Environmental Park Sector
Public Parks & Road Reserves

Botanical Name	Common Name
Digitaria didactyla	Blue Couch
WETLANDS	
CANOPY SPECIES	
CASUARINA glauca	
EUCALYPTUS tereticornis	
MELALEUCA quinequenervia	
MID-STRATUM SPECIES	
BAECKEA virgata	Twiggy Myrtle
HELMHOLTZIA glabberrima	Stream Lily
GROUND COVERS	
BLECHNUM indicum	
CAREX appressa	Sedge
CRINUM pedunculatum	River Lilly
Gahnia sieberiana	Sawsedge Swordgrass
Lomandra longifolia	Matt Rush
BANK/MARGINS/DRAINAGE CHANELS	
CAREX fascicularis	Sedge
ISOLEPSIS nodosa	Knobby Club Rush
JUNCUS usitatus	Common Rush
LOMANDRA hystrix	Matt Rush
PHILYDRUM lanuginosum	Frogsmouth
RESTIO tetraphyllus	Restio
SHALLOW WATER	
BAUMEA rubiginosa	Twigrush
Eleocharis sphecelata	Tall Spike Rush
LEPIRONIA articulata	Grey Rush
SCHOENOPLECTUS mucronatus	Star Club Rush
TRIGLOCHIN procerum	Water Ribbons
DEEP ZONE	
BAUMEA articulata	Jointed Twigrush
LEPIRONIA articulata	Grey Rush
SCHOENOPLECTUS validus	River Club Rush

ANNEXURE C.1

SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE AREAS ELEMENT) FOR THIS SECTOR

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SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE ELEMENT) FOR ENVIRONMENTAL PARK SECTOR

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) **COLUMN A**	**Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)** **COLUMN B**	**Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)** **COLUMN C**	**Purposes for which premises may not be erected or used (Prohibited Development)** **COLUMN D**
Park Local utilities	**Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.**	**For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan**	Accommodation units Adult product shop Air strip Amusement premises Animal husbandry Apartments Aquaculture Associated unit Bulk garden supplies Car park Car wash Caravan Park Casino Cattery Cemetery Commercial services Communication station Community dwelling Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Dairy Detached house Display home Domestic storage and recreation structures Duplex dwelling Entertainment library Extractive industry Family day care centre Fuel depot Funeral parlor General industry Hardware centre Hazardous industry Heavy vehicle parking

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
			Heavy vehicle sales Helicopter landing site Home occupation Hospital Host farm Hotel Institution Junk yard Kennels Licenced club Lot feeding Mini-Brewery Motel Motor sport or shooting Office Outdoor Sales Passenger terminal Piggery Place of worship Poultry farm Retail nursery Retail showroom Retirement village Rural industry Service industry Service station Shop Shopping centre Simulated conflict Stable Stock sales yard Technology industry Townhouse units Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse

The provisions of the Supplementary Table of Development are subject to section 2.4.9 of the DCP.

ANNEXURE C.2

SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR THIS SECTOR

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SUPPLEMENTARY TABLE OF DEVELOPMENT (URBAN RESIDENTIAL AREAS ELEMENT) FOR ENVIRONMENTAL PARK SECTOR

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) **COLUMN A**	**Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)** **COLUMN B**	**Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)** **COLUMN C**	**Purposes for which premises may not be erected or used (Prohibited Development)** **COLUMN D**
Associated unit in association with lot types 1-3 (table 6.1 of the DCP) Caretaker's residence Detached house Display home Domestic storage and recreation structures where <8% of the site area Family day care centre Local utilities Park	**Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.**	**For land in a sector any purpose not listed in Column A, D or included in Column B but not nominated for that land in an approved sector plan**	Adult product shop Agriculture Air strip Amusement premises Animal husbandry Aquaculture Bulk garden supplies Camping grounds Car park Car wash Caravan park Casino Catering premises Cattery Cemetery Commercial services Communication station where part of any mast is higher than 10m above ground level, or is attached to a building and projects more than 3m from that building Community premises Concrete batching plant Contractor's depot Convention centre Correctional institution Crematorium Cultural facility Dairy Educational establishment Entertainment library Extractive industry Fuel depot Funeral parlour General industry Hardware centre Hazardous industry Heavy vehicle parking Heavy vehicle sales Helicopter landing site Hospital

Purposes for which premises may be erected or used without the consent of Council (Permitted Development) COLUMN A	Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions) COLUMN B	Purposes for which premises may be erected or used only with the consent of Council (Permissible Development) COLUMN C	Purposes for which premises may not be erected or used (Prohibited Development) COLUMN D
			Host farm Hotel Indoor recreation Institution Junk yard Kennels Licensed club Lot feeding Mini-brewery Motel Motor sport or shooting Occasional market Office Outdoor recreation Outdoor sales Passenger terminal Piggery Place of worship Poultry farm Re-cycling depot Restaurant Retail nursery Retail showroom Rural industry Service industry Service station Shop >200m^2 GFA Shopping centre Showground Simulated conflict Special use Stable Stock sales yard Technology industry Tourist facility Transport terminal Transportable home village Turf farming Vehicle hire depot Vehicle sales yard Veterinary clinic Veterinary hospital Warehouse

The provisions of the Supplementary Table of Development are subject to section 2.4.9 of the DCP.