

# **MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN**

**Sector Plan No. 031-4000**

**for**

**Northern District Playing Fields Sector**

**Northern Residential South Eastern Precinct**

**North Lakes Development**

**10 August 2010**

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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 *Northern District Playing Fields Sector*. This document constitutes the Sector Plan for District Playing Fields Sector.
- 1.6 The location of the sector within the DCP area and the Northern Residential South Eastern Precinct (the precinct) is shown on Figure 1.
- 1.7 Northern Residential Precinct South Eastern Plan No. 031 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 District Playing Fields Sector is located in the south-east portion of the Northern Residential South Eastern Precinct (Plan No. 031). It is bounded by Mango Hill Village to the south and future urban residential development to the north and east, and future community premises to the west. The sector forms part of the Open Space Area land use element. The location of the sector within the precinct is shown on Figure 2.
- 2.2 The area of the sector is approximately 5.7 hectares.
- 2.3 The plan in Figure 3 shows the final boundaries of the Open Space Area land use element relative to this sector. The Proposed Metes and Bounds Description of the sector are provided in Annexure A. 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 Open Space Area land use element, the DCP states 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.*

This sector will provide a small local Community Premises (e.g. scout hall), with the remaining area being open space.

### **3.2 Specific**

The DCP provides a number of specific desired environmental outcomes for the Open Space area land use element. The outcomes relevant to this sector are outlined below:

- (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.*

Whilst this sector has an Open Space Area land use element, it will also include a small Community Premises (e.g. a scout hall). Therefore, it is considered that some of the desired environmental outcomes for the Community Facilities land use element as outlined in Section 8.1.1 of the DCP are also applicable.

## **4.0 Planning Intent**

- 4.1 Clause 9.2 of the DCP provides an outline of the planning intent for the Open Space Area land use element. It is intended that a full range of open space opportunities will be available to the community as it develops. This includes the district playing fields in the Northern Residential South Eastern Precinct, which is intended to be co-located with a small local Community Premises towards the west of the sector, to achieve the benefits of co-location and multiple uses. The district playing fields are intended to service open space and recreational needs at the district level.

## **5.0 Development and Landscape Concept**

Development within this sector will be limited, due to the nature of the sector. Development will be limited to providing structured and unstructured outdoor recreation opportunities for people at both a local and district level. The simplicity of the development has been illustrated on the Sector Plan map (see Figure 5). The bulk of the sector is the multi-use sportsfield, with a local park located towards the north-west of the sector. A pedestrian and cyclist path provides access around the district playing fields and will be integrated with the surrounding urban residential areas and the future Community Premises towards the west of the sector.

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) **District Playing Fields:** the district playing fields is a multi-use sports field, which will serve the structured/active recreation needs for residents and the wider district community.
- (ii) **Linear Park:** a pedestrian and cyclist path will be provided around the perimeter of the district playing fields and adjacent to the future community premises.
- (iii) **Local Park:** a local park will be incorporated towards the north-eastern part of the sector. This park will serve the open space needs of dwellings within 200 metre catchment in accordance with DCP residential planning principles. The local park will also incorporate park seating, play equipment and a dog off-leash area.

Where appropriate, park and street furnishings and lighting will be utilised in addition to landscaping to create more accessible spaces for residents. These elements will be unified throughout the Northern Residential South Eastern 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 and Community Facilities Area element which is the subject of this sector plan.
- 6.3 The following purpose in column B of the supplementary table of development for the Open Space and Community Facilities Area element is nominated for the land in this sector:
- *Outdoor recreation*
  - *Community Premises*
- 6.4 The Supplementary Table of Development (Open Space and Community Facilities Area) setting out the final specification of land use rights for land in this sector, is contained in Annexure C.

## **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 district playing fields; 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

### 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 subsection; 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 *Landscape Areas*

Planting is to be grouped so as to create a succession of trees, shrubs and grassland spaces as people move through the sector. 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. 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 of playing fields for outdoor recreation*

- (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;
  - (c) special effects lighting for the enhancement of the night-time atmosphere, e.g. to provide a sense of warmth, variety and visual interest; and
  - (d) The finish of lighting poles and fittings should be black powder coated, similarly for sign poles.
- (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) Ripeline 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.

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 district playing fields.
- 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 Construct stormwater management works progressively in accordance with the Stormwater Management Plans for Tributaries A, and 1 as approved by Council; and
- .2 Construct stormwater drainage systems to roads, parks and lots as required by the MHIA and Council's Design Manual.

- .3 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. The entire sector is to be provided as park are shown on the Proposed Plan of Subdivision (refer Figure 4). The estimated areas of each park type to be provided within this sector are as follows:
  - District Playing Fields: 23,400m<sup>2</sup>
  - Local Park and Linear Park: 17,400m<sup>2</sup>

#### 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 2011. 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.

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# **ANNEXURE A**

## **PROPOSED METES AND BOUNDS DESCRIPTION FOR THE OPEN SPACE AREA ELEMENT OF SECTOR**



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# ANNEXURE B

## PLANT LIST

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**Annexure B: Plant List -  
District Playing Fields Sector  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
<b>Trees &amp; Palms</b>	
Acronychia laevis	Hard Aspen
Acacia aulacocarpa	Black Wattle
Acacia fimbriata	Brisbane Wattle
Acmena smithii	Lilly Pilly
Angophora costata	Smooth Barked Apple
Banksia integrifolia	Coast Banksia
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon salignus	Pink Tips
Callitris columellaris	Bribie Island Pine
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Eucalyptus propinqua	Small Fruited Grey Gum
Eucalyptus ptychocarpa	Swamp Bloodwood
Eucalyptus resinifera	Red Mahogany
Eucalyptus signata	Northern Scribbly Gum
Eucalyptus tereticornis	Forest Red Gum
Eucalyptus tessellaris	Moreton Bay Ash
Euodia elleryana	Pink Euodia
Ficus Hillii	Hill's Fig
Ficus macrophylla	Moreton Bay Fig
Ficus obliqua	Small-leaved Fig
Flindersia Schottiana	Bumpy Ash
Grevillea robusta	Silky Oak
Harpullia Pendula	Tulipwood
Jacaranda mimosifolia	Jacaranda
Leptospermum petersonii	Lemon Scented Tea Tree
Lophostemon Confertus	Brushbox
Lophostemon suaveolens	Swamp Box
Melaleuca quinquenervia	Broadleaved Paperbark
Oreocallis sp. nova (wickhamii)	Tree Waratah
Pittosporum rhombifolium	Hollywood
Syzygium australe	Bush Cherry
Syzygium Blaze	Blaze
Syzygium Elite	Elite
Syzygium leuhmanii	Small Leaved Lilly Pilly
Tristaniopsis Laurina	Water Gum
Waterhousia floribunda	Weeping Myrtle
Xanthostemon chrysanthus	Golden Penda
<b>Shrubs</b>	
Baekkea virgata	Twiggy Myrtle
Baekkea virgata dwarf	Dwarf Baekkea
Banksia Birthday Candles	Birthday Candles
Banksia ericifolia	Heath Banksia

**Annexure B: Plant List -  
District Playing Fields Sector  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Banksia robur	Swamp Banksia
Banksia spinulosa var collina	Hairpin Banksia
Callistemon Dawson River	Dawson River
Callistemon Little John	Little John
Grevillea "Coconut Ice"	Coconut Ice
Grevillea "Majestic"	Majestic
Grevillea "Superb"	Superb
Grevillea Honey Gem	Honey Gem
Grevillea Ned Kelly	Ned Kelly
Hovea acutifolia	Pointed Leaf Hovea
Leptospermum flavescens	Tantoon Tea Tree
Leptospermum Pink Cascade	Pink Cascade
Melaleuca Claret Tops	Claret Tops
Melaleuca linariifolia	Snow in summer
Melaleuca linariifolia Snowflake	Dwarf Tea Tree
Pittosporum revolutum	Brisbane Laurel
Pittosporum undulatum	Mock Orange
Syzygium Tiny Trev	Dwarf Lilly Pilly
Tibouchina Juls	Dwarf Lassiandra
Tibouchina urvilliana	Lassiandra
Westringea fruticosa	Wynyabbie Gem
<b>Groundcovers</b>	
Agapanthus africanus	Lily of the Nile
Agapanthus orientalis	Lily of the Nile
Alternanthera dentata	Alternanthera
Austromyrtus dulcis	Midyim Berry
Brachyscome microcarpa	Forest Daisy
Brachyscome multifida	Daisy
Cissus antarctica	Grape Ivy
Cissus rhombifolium	Grape Ivy
Crinum pendunculatum	Swamp Lily
Cymbopogon refractus	Barbed Wire Grass
Dianella caerulea	Flax Lily
Dianella revoluta	Spreading Flax Lily
Dietes bicolor	Japanese Iris
Dietes grandiflora	Wild Iris
Doryanthes excelsa	Gynea Lily
Erigeron karvinskianus	Sea Side Daisy
Grevillea Bronze Rambler	Bronze Rambler
Grevillea Royal Mantle	Prostrate Grevillea
Hardenbergia violacea	False Sarspiralla
Helichrysum ramosissimum	Yellow Buttons
Hemerocallis hybrid	Day Lily
Hibbertia scandens	Snake Vine
Kennedia rubicunda	Dusky Coral Pea
Liriope Evergreen Giant	Lily Turf
Lomandra longifolia	Mat Rush
Lomandra multiflora	Many Flowered Mat Rush
Myoporum ellipticum	Creeping Boobialla

**Annexure B: Plant List -  
District Playing Fields Sector  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Pennistemum alopecuroides	Swamp Foxtail
Poa labillardieri	Tussock Grass
Zierra Carpet Star	Carpet Star
<b>Grasses</b>	
Danthonia induta	Wallaby Grass
Cynodon dactylon	Green Couch
Pennisetum alopecuroides	Swamp Foxtail
Poa australis	Native Poa
Themeda australis	Kangaroo Grass
Digitaria didactyla	Blue Couch
<b>Vines</b>	
Trachelospermum jasminoides	Star Jasmine
Pandorea jasminoides	Bower of Beauty
Hibbertia scandens	Snake Vine
Grevillea Royal Mantle	Prostrate Grevillea
<b>Street Trees</b>	
Acmena smithii	Lilly Pilly
Alphitonia excelsa	Red Ash
Angophora costata	Smooth Barked Apple
Backhousia citriodora	Lemon Scented Myrtle
Barklya syringifolia	Crown of Gold Tree
Brachychiton acerifolium	Flame Tree
Buckinghamia celsissima	Ivory Curl Flower
Callistemon viminalis	Weeping Bottlebrush
Callitris columellaris	Bribie Island Pine
Cassia brewsteri	Leichhardt Bean
Cupaniopsis anacardioides	Tuckeroo
Eucalyptus maculata	Spotted Gum
Eucalyptus microcorys	Tallowwood
Flindersia australis	Crows Ash
Flindersia Schottiana	Bumpy Ash
Grevillea baileyana	White oak
Harpullia pendula	Tulipwood
Hymenosporum flavum	Native Franjipanii
Lophostemon confertus	Brush Box
Lophostemon suaveolens	Swamp Box
Melaleuca leucadendron	Small Leaved Paperbark
Melaleuca quinquenervia	Broadleaved Paperbark
Metrosideros queenslandicus	Lilly Pilly
Peltophorum pterocarpum	Yellow Flame Tree
Pittosporum rhombifolium	White Holly
Podocarpus elatus	Brown Pine
Pongamia pinnata	Pongamia
Syzygium australe	Scrub Cherry
Syzygium leuhmanii	Small Leaved Lilly Pilly
Syzygium tierneyanum	Water Cherry
Tristaniopsis Laurina	Water Gum

**Annexure B: Plant List -  
District Playing Fields Sector  
Public Parks & Road Reserves**

<b>Botanical Name</b>	<b>Common Name</b>
Waterhousea Floribunda	Weeping Lilly Pilly
Xanthostemon chrysanthus	Golden Penda



# **ANNEXURE C**

## **SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE AND COMMUNITY FACILITIES AREA ELEMENT) FOR THIS SECTOR**

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**SUPPLEMENTARY TABLE OF DEVELOPMENT (OPEN SPACE AND  
COMMUNITY FACILITIES ELEMENT AREAS) FOR DISTRICT  
PLAYING FIELDS SECTOR**

<b>Purposes for which premises may be erected or used without the consent of Council (Permitted Development)</b>  <b>COLUMN A</b>	<b>Purposes for which premises may be erected or used without the consent of Council subject to conditions (Permitted Development subject to conditions)</b>  <b>COLUMN B</b>	<b>Purposes for which premises may be erected or used only with the consent of Council (Permissible Development)</b>  <b>COLUMN C</b>	<b>Purposes for which premises may not be erected or used (Prohibited Development)</b>  <b>COLUMN D</b>
<b>Park</b> <b>Local Utilities</b>	<p>Any one or more of the following purposes on land nominated for that purpose or purposes on an approved sector plan.</p> <p><b>Outdoor recreation</b>  <b>Public Utilities</b>  <b>Recycling depot</b>  <b>Community Premises (less than or equal to 300m<sup>2</sup>)</b></p> <p>Any purpose in this column not nominated for land by the sector plan becomes for that land a permissible development</p>	<p>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</p>	<p>Accommodation units  Adult product shop  Agriculture  Air strip  Amusement premises  Animal husbandry  Apartments  Aquaculture  Associated unit  Bulk garden supplies  Caravan park  Casino  Cattery  Cemetery  Commercial Services  Communication station  Concrete batching plant  Contractor's depot  Convention centre  Correctional institution  Crematorium  Dairy  Detached house  Display home  Domestic storage and recreation structures  Duplex dwelling  Extractive industry  Family day care centre  Fuel depot  Funeral parlour  General industry  Hardware centre  Hazardous industry  Heavy vehicle parking  Heavy vehicle sales  Home occupation  Host farm  Hotel  Institution  Junk yard  Kennels  Lot feeding  Mini brewery  Motel  Motor sport or shooting  Outdoor sales  Piggery  Poultry farm</p>

			<b>Retail showroom</b> <b>Rural industry</b> <b>Service Industry</b> <b>Shop</b> <b>Shopping Centre</b> <b>Showground</b> <b>Simulated conflict</b> <b>Stable</b> <b>Stock sales yard</b> <b>Technology industry</b> <b>Townhouse units</b> <b>Transport terminal</b> <b>Transportable homes</b> <b>village</b> <b>Turf farming</b> <b>Vehicle hire depot</b> <b>Vehicle sales yard</b> <b>Veterinary Clinic</b> <b>Veterinary Hospital</b> <b>Warehouse</b>
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The provisions of the Supplementary Table of Development are subject to section 2.4.9 of this DCP.