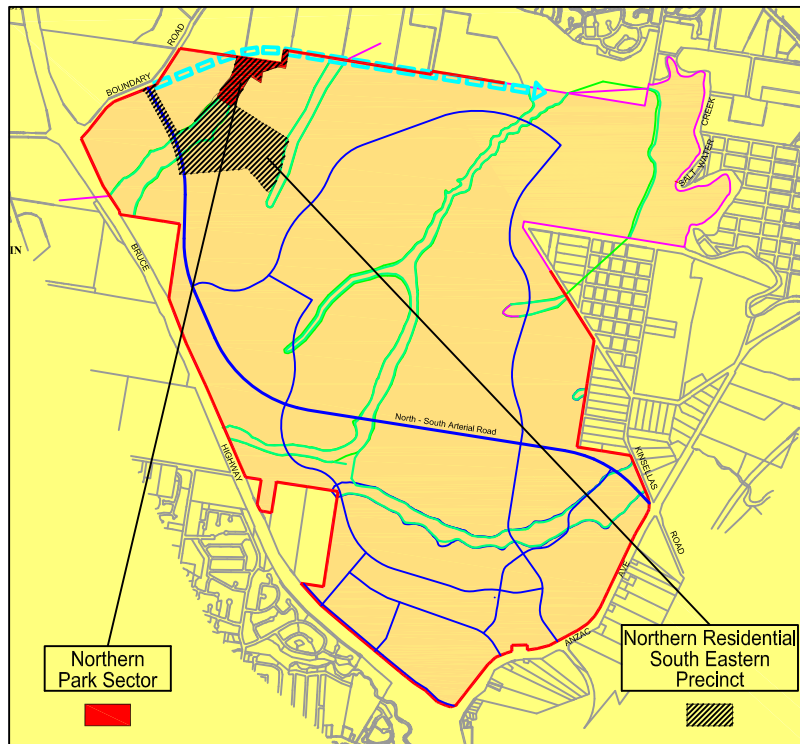


MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan 031-5000



Northern Residential South Eastern Precinct
Northern Park Sector

27 September 2011

MANGO HILL INFRASTRUCTURE DEVELOPMENT CONTROL PLAN

Sector Plan No. 031-5000

for

**Northern Residential South Eastern Precinct –
Northern Park Sector**

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Northern Park Sector**

North Lakes Development

27 September 2011

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Comment [J1]: To be updated

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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 Park Sector*. This document constitutes the Sector Plan for the Northern Park 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 South Eastern Precinct 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 The Northern Park Sector covers the northern portion of the Northern Residential South Eastern Precinct (Plan No. 031). It is bounded by the Northern Residential East Precinct (Plan No. 47) to the east, the Northern Residential West Precinct (Plan No. 044) to the west, and the balance of the Northern Residential South Eastern Precinct (Plan No. 031) to the south. The sector forms part of the Open Space land use element. The location of the sector within the precinct is shown on Figure 1.
- 2.2 The area of the sector is approximately 5.6 hectares.
- 2.3 The plan in Figure 3 shows the final boundaries of the Open Space land use element relative to this sector. The Proposed Metes and Bounds Description of the sector are provided in Annexure A.1. This total area is to be dedicated for Open Space as illustrated 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.”

Also relative to the sector are the general desired environmental outcomes for Environmental Protection, as provided in the DCP, which include:

*“To establish a sustainable community that balances and integrates:
(a) protection of ecological processes and natural systems;
(b) economic development; and
(c) maintenance of the cultural, economic, physical and social well being of people and communities.”*

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.”*

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

- (a) *“To facilitate the building of a sustainable community living and working in a safe and pleasant urban environment.*
- (b) *To identify, protect and manage ecological, cultural heritage resources or social attributes of local, regional, state or national significance within the DCP area and recognise the potential impacts of development upon similar attributes in adjacent areas.*
- (c) *To adopt appropriate environmental management practices to avoid, or mitigate and manage the potential adverse effects of development and environmental harm as required by the Environmental Protection Act 1994 (EPA).*
- (d) *To reduce resource and energy requirements for the Mango Hill development through providing opportunities for walking and cycling and the establishment of a viable public transport system, innovative building designs, shared use of public facilities and spaces, and the extensive use of low maintenance landscapes in open spaces.*
- (e) *To recognise and mitigate adverse effects such as noise, diminished air quality, transmitted heat, light and glare from adjacent land uses, transport systems and other urban and rural activity in the planning, design and siting of development.*
- (f) *To provide the means for the establishment or enhancement of habitat areas and wildlife corridors primarily along the linear parks through the DCP area connecting with the regional open space network.*
- (g) *To minimise the loss of remaining stands of native vegetation when undertaking development wherever practicable.*

4.0 Planning Intent

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. The linear park, that will act as a buffer, will provide a physical separation between adjacent dwellings and the environmental corridor, in addition to providing for pedestrian and cyclist movements. The following open space measures will be implemented to accord with Sections 9.1 and 9.2 of the DCP:

- (i) Provision of landscaped buffers between incompatible uses within and bordering the DCP area;
- (ii) 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;
- (iii) Retention where practicable of continuous corridors of trees, shrubs and grasslands which is subject to minimal maintenance regimes for the purpose of permitting the movement of fauna through the area and providing natural outlooks for residents. Specifically the linear open space providing a link between the Bruce Highway and the northern boundary of the DCP area is to be retained as a wildlife corridor;
- (iv) Screening of the effects of incompatible land uses from the DCP area; and
- (v) The open space buffers are to be generally linked with, and are intended to be landscaped to reflect their function and complement other elements of the open space system.

Conceptual cross sections are provided in Figure 3 of the approved Precinct Plan in order to illustrate acceptable outcomes for the buffer / transition areas. Alternative solutions will be considered by Council where the alternative solution achieves the above desired outcomes.

5.0 Open Space and Landscape Concept

Development within this sector will be limited, given the environmental quality 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 4).

Open space provisions within the Sector will form part of the comprehensive and integrated system of open space and landscaping planned for the DCP area, fulfilling aesthetic, recreation, transportation and environmental management functions. The principal spatial elements or key areas of the Landscape Concept Plan for the Sector are illustrated on Figure 5 and summarised as follows::

- (i) *Major Open Space:* Under the Structure Plan, Tributary A is a major open space area and will form a community focal point for the surrounding development.
- (ii) *Buffers and Transition Areas:* Buffers and transition areas will be established between the Sector and incompatible land uses that are external to the site (in accordance with

Section 9.1.2b of the DCP). These will include vegetated distances that utilise the open space system as an effective means for maintaining high levels of environmental quality through water management, habitat protection, wildlife corridor protection and acoustic buffering (in accordance with Section 9.1.2h of the DCP).

- (iii) *Linear Park*: a linear park will be included in the sector located along the eastern and western boundaries of the sector. The park will accommodate for pedestrian and cyclist movements and provide linkages throughout the sector and to surrounding sectors. It will also accommodate artificial wetlands and water bodies for water management and buffer the existing Tributary A environmental corridor from this function.
- (iv) *Open Space System*: The attached figures (refer Figure 5) include measurements which illustrate the width of the Major Open Space and width from the edge of the tree line. The attached figures also illustrate other components such as biofiltration locations, evergreen street tree planting and Linear Park which make up the open space system. The transition area between the adjacent residential uses will provide an effective means for maintaining high levels of environmental quality through water management, habitat protection and wildlife corridor protection (in accordance with Section 9.1.2h of the DCP).
- (v) *Stormwater Systems*: At appropriate locations across the sector, major drainage will be fed through a system of gross pollutant traps, stormwater filtration wetlands and detention basins as part of an overall stormwater management strategy to manage the impacts of development on stormwater flows and quality before discharging from the DCP area into adjoining land. The stormwater management network will achieve the DCP objectives for drainage corridors and habitat protection through:
 - (i) The retention of remnant vegetation within the open space to the greatest extent practicable;
 - (ii) Supplementing drainage corridors with landscaping;
 - (iii) Retention of significant stands of vegetation in areas of open space, for habitat protection, to the greatest extent practicable; and
 - (iv) The creation of networks of open space to accommodate and buffer corridor vegetation.

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 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 Environmental Protection

The resulting open space system and buffer and transition areas within and adjacent to the sector should have diversity and interest for a wide range of users while at the same time serving as a mechanism for restoring the DCP area's degraded landscape environment. The DCP's landscape environment will be sustained through:

- (i) The protection of ecological processes and natural systems
- (ii) Providing the means for the establishment or enhancement of habitat and wildlife corridor within Tributary connecting with the wider regional open space network;
- (iii) Within drainage corridors, retaining remnant vegetation within the open space to the greatest extent practicable;
- (iv) Retention of significant stands of remnant vegetation in areas of open space, for habitat protection, to the greatest extent practicable and enhance these areas with supplementary plantings of a similar indigenous species; and
- (v) The establishment of a viable wildlife corridor through supplementary plantings to form a continuous link of sufficient sustainable width (minimum 80m and average 100m wide) at all forest levels (eg understorey, mid-storey, canopy) ; and
- (vi) The creation of buffers between incompatible land uses.

In the interests of clarifying clause (v) above; The retention and establishment of a viable wildlife corridor width along Tributary A is to be approximately 100m on average and a minimum width of 80m of major open space/ enhanced habitat and linear park. Enhancements to facilitate this can be delivered either side of the corridor and include rehabilitation within areas designated for linear park where not in conflict with other functions (e.g. stormwater management, mosquito and bushfire management offsets).

The Landscape Concept Plan promotes the planting of predominantly native species to reflect the original natural setting of the DCP area. This planting strategy will establish a landscape framework which enhances habitat values, reduces maintenance and water requirements, influences the built form in terms of visual integration and creates a landscaped environment for residents and visitors. Exotic and flowering species may be used primarily for special colour accents at significant entry points or as feature planting within parks. All landscape work shall accord with the *Amended Ecological Assessment – tributary A North* dated March 2010 and prepared by James Warren and Associates.

7.0 Land Use Rights

- 7.1 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).
- 7.2 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 which is the subject of this sector plan.
- 7.3 No purpose in column B of the supplementary Table of Development for the Open Space element is nominated for the land in this sector. Accordingly, column B purposes become permissible purposes for land in this sector (i.e. they become column C purposes).
- 7.4 The Supplementary Table of Development (Open Space Element) sets out the final specification of land use rights for land in this sector (refer Annexure C.1).

8.0 Development Requirements

8.1 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.

8.2 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.

8.3 Specific Requirements

The following requirements apply to development within this sector:

8.3.1 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.

9.0 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:

9.1 Buildings and Structures

9.1.1 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 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 any 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.

9.1.2 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.

9.1.3 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.

9.1.4 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.

9.2 Landscaping

9.2.1 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.

9.2.2 Internal Landscape

The sector must be landscaped in accordance with the design principles shown on the Sector Landscape Plan (refer Figure 5). 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 park. Signage opportunities are to be provided at regular intervals so that people can orient themselves.

9.2.3 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.

9.2.4 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 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.

9.2.5 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. 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 *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 to 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.

.3 *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.

.4 *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.

9.3 Signage and Artworks

9.3.1 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.

9.3.2 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.

9.3.3 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 park. These interpretive signs could indicate the ecological values and stormwater functions of the wetlands, as well as identifying various types of planting.

9.3.4 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.

- 9.3.5 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.
- 9.3.6 Signage must be designed to prevent confusion to visitors or users of facilities within the sector.
- 9.3.7 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 park.
- 9.3.8 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.

10.0 Environmental Management System

There is no Environmental Management Plan having application to this sector.

Management systems for land within the sector must be implemented to ensure that the Objectives and Performance Indicators referred in *Section 8 – Environmental Management Objectives* of the Precinct Plan continue to be met throughout the life of the development and the use of the sector.

All management measures must accord with the *Amended Ecological Assessment – tributary A North dated March 2010 and prepared by James Warren and Associates*.

11.0 Infrastructure Obligations of the Principal Developer

11.1 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:

11.1.1 Roads

Unless already provided, construct the following roads including carriageways, stormwater drainage, verges, bus set downs, footpaths, bikeways, landscaping, traffic control devices and street lighting. 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.

11.1.2 Water

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

11.1.3 Sewerage

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

11.1.4 Stormwater

- .1 The principal developer must comply with the provisions of the Stormwater Management Plans for Tributary A and 1, 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.

11.1.5 Parks

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

11.1.6 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.

11.2 State Government Infrastructure Requirements

- 11.2.1 There are no items of State Government infrastructure to be provided by the principal developer in conjunction with the development of the sector.
- 11.2.2 A local bus service must be provided to service the sector in accordance with the agreement with Queensland Transport.

- 11.2.3 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.

11.3 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.

11.4 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.

11.5 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 2012. 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.

11.6 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.

12.0 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.

13.0 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
NORTHERN RESIDENTIAL SOUTH EASTERN
PRECINCT
NORTHERN PARK SECTOR**

FROM THE POINT OF COMMENCEMENT BEING ON AMG COORDINATES
EASTING -500557.013 METRES, NORTHING -6990462.272 METRES, THENCE
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'
FOR A DISTANCE OF 113.078 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 204°0'
FOR A DISTANCE OF 3.106 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 234°0'
FOR A DISTANCE OF 3.106 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 264°0'
FOR A DISTANCE OF 3.106 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 279°0'
FOR A DISTANCE OF 49.81 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 251°0'
FOR A DISTANCE OF 99.881 METRES (MORE OR LESS), THENCE
IN A SOUTHERLY DIRECTION AT A BEARING OF 189°0'
FOR A DISTANCE OF 66.042 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 207°50'
FOR A DISTANCE OF 2.564 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 245°30'
FOR A DISTANCE OF 2.564 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 283°10'
FOR A DISTANCE OF 2.564 METRES (MORE OR LESS), THENCE

IN A NORTH WESTERLY DIRECTION AT A BEARING OF 302°0'
FOR A DISTANCE OF 74.759 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 243°24'
FOR A DISTANCE OF 2.182 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 212°0'
FOR A DISTANCE OF 68.137 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 211°41'40"
FOR A DISTANCE OF 15 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 208°0'
FOR A DISTANCE OF 123.315 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 223°40'
FOR A DISTANCE OF 3.022 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 255°0'
FOR A DISTANCE OF 3.022 METRES (MORE OR LESS), THENCE
IN A WESTERLY DIRECTION AT A BEARING OF 286°20'
FOR A DISTANCE OF 3.022 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 302°0'
FOR A DISTANCE OF 5 METRES (MORE OR LESS), THENCE
IN A SOUTH WESTERLY DIRECTION AT A BEARING OF 212°0'
FOR A DISTANCE OF 18 METRES (MORE OR LESS), THENCE
IN A NORTH WESTERLY DIRECTION AT A BEARING OF 302°0'
FOR A DISTANCE OF 110.113 METRES (MORE OR LESS), THENCE
IN A NORTHERLY DIRECTION AT A BEARING OF 15°27'35"
FOR A DISTANCE OF 18.777 METRES (MORE OR LESS), THENCE
IN A NORTH EASTERLY DIRECTION AT A BEARING OF 33°43'

FOR A DISTANCE OF 93.21 METRES (MORE OR LESS), THENCE
 IN A NORTH EASTERLY DIRECTION AT A BEARING OF 42°05'
 FOR A DISTANCE OF 40.5 METRES (MORE OR LESS), THENCE
 IN A NORTH EASTERLY DIRECTION AT A BEARING OF 26°13'
 FOR A DISTANCE OF 55.5 METRES (MORE OR LESS), THENCE
 IN A NORTHERLY DIRECTION AT A BEARING OF 13°14'
 FOR A DISTANCE OF 93.431 METRES (MORE OR LESS), THENCE
 IN AN EASTERLY DIRECTION AT A BEARING OF 98°19'10"
 FOR A DISTANCE OF 294.957 METRES (MORE OR LESS), THENCE
 IN A NORTHERLY DIRECTION AT A BEARING OF 8°18'15"
 FOR A DISTANCE OF 89.04 METRES (MORE OR LESS), THENCE
 IN AN EASTERLY DIRECTION AT A BEARING OF 99°19'55"
 FOR A DISTANCE OF 32.771 METRES (MORE OR LESS),
 TO THE POINT OF COMMENCEMENT AND CONTAINING AN AREA OF
 5.604 HECTARES (MORE OR LESS).

We, RPS Australia East Pty Ltd A.C.N. 140 292 762 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.



 Cadastral Surveyor/
 Authorised Delegate

26/9/11

 Date

ANNEXURE B

PLANT LIST

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**Annexure B: Plant List -
Northern Park Sector, Northern Residential South Eastern Precinct
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 littoralis	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
COMMERTSONIA bartramii	Brown Kurrajong
CORYMBIA intermedia	
CUPANIOPSIS anacardioides	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 resinifera	Red Mahogany
EUCALYPTUS robusta	
EUCALYPTUS signata	Northern Scribbly Gum
EUCALYPTUS tereticornis	Forest Red Gum
EUCALYPTUS tessellaris	Moreton Bay Ash
FICUS microcarpa var. 'Hilli'	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 -
Northern Park Sector, Northern Residential South Eastern Precinct
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 'Endavour'	Endavour
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 -
Northern Park Sector, Northern Residential South Eastern Precinct
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
PITIOSORUM 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
CYMOGON refractus	Barbed Wire Grass
DANTHONIA induta	Wallaby Grass
DIANALLA caerulea	Flax Lily
DICHELACHNE crinita	Long Haired Plume Grass
DORYANTHES excelsa	Gynea Lilly
GREVILLEA 'Bronze Rambler'	Bronze Rambler
GREVILLEA 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 Boobiella
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 -
Northern Park Sector, Northern Residential South Eastern Precinct
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 glaberrima	Stream Lily
GROUND COVERS	
BLECHNUM indicum	
CAREX appressa	Sedge
CRINUM pedunculatum	River Lilly
Gahnia sieberiana	Sawsedge Swordgrass
Lomandra longifolia	Matt Rush
BANK/MARGINS/DRAINAGE CHANNELS	
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 NORTHERN 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.