

Principles 1 to 3 relate to environmental features, having particular regard for Wadham Lagoon

Future development is to:

1. Minimise detrimental impacts on the receiving environment by:
 - requiring development proposals to demonstrate urban design and engineering responses to the environmental and physical constraints of the site
 - requiring the drainage system to respond to natural regimes and minimise modification or disturbance to the natural system as far as is practical
 - requiring that discharge of concentrated stormwater does not exceed pre-development flows
2. Promote Wadham Lagoon as a natural feature of the Rural Activity Centre by:
 - protecting the amenity and drainage function of Wadham Lagoon
 - encouraging the use of areas around the lagoon for passive public recreation
 - requiring ongoing management of weeds and pollutants in stormwater runoff as required by the relevant government agencies
3. Mitigate the impacts of biting insects on residential amenity and public health by:
 - locating urban residential subdivision outside the 1km buffer to Dutchies Lagoon in accordance with the requirements of the Department of Health – Medical Entomology; and
 - implementing engineering works to mitigate mosquito breeding in Wadham Lagoon prior to development adjacent the lagoon. Works should:
 - accord with advice from Department of Health – Medical Entomology
 - minimise impacts on natural systems
 - be compatible with public recreation uses where practical

Principles 4 and 5 relate to the development of the commercial centre

Future development is to:

4. Provide a safe, active and sustainable neighbourhood centre by:
 - encouraging a diverse range of commercial and residential uses that interact with public open spaces to enhance amenity and opportunities for convenient access for pedestrians
 - promoting passive surveillance by providing active interfaces to public areas
5. Provide for higher density residential development close to the commercial centre for the convenience of the residents and to support the commercial viability of the activity centre

Principles 6 to 8 relate to residential development

Future development is to:

6. Facilitate housing choice in appropriate locations by:
 - providing a variety of urban lot sizes and housing types immediately adjacent the commercial area
 - avoiding increased residential densities where land is affected by flooding, biting insects or other constraints
 - incorporating climate responsive urban design

7. Protect the character and amenity of the Howard Springs Rural Activity Centre by:
 - providing a transition of residential land uses from low density rural areas to higher density adjacent to urban services
 - locating Zone RR (Rural Residential) lots, no less than 4000m², as a transition to rural areas
8. Allow rural residential development outside of the Howard Springs Rural Activity Centre only when:
 - rural residential development is in accordance relevant policy in the Litchfield Subregional Land Use Plan
 - for the purpose for the purpose of this Area Plan, “close proximity to community facilities” is defined as being within 1km, measured as travelled, from the Howard Springs Rural Activity Centre transition area boundary.

Principles 9 to 11 relate to transport and movement

Future development is to:

9. Provide a road network that is safe and convenient for all users by:
 - requiring all subdivisions to provide for an interconnected road network that:
 - supports efficient access and route choices
 - includes street trees for shade and visual amenity
 - prioritises the safety of pedestrians and cyclists
 - encouraging a lower speed environment around the commercial centre and community facilities
10. Provide a shared walking / cycling network that encourages active transport by
 - promoting safe and efficient links between schools, public open space and other public facilities
11. Provide for strategic road connections to other activity centres through Madsen and Smyth Road extensions including support for the expansion of public transport services.

Principles 12 and 13 relate to the provision of utilities

Future development is to:

12. Prevent impacts to groundwater systems by providing reticulated water to all new lots, and reticulated sewerage to all lots under 4000m².
13. Provide utilities and trunk services sequentially and cost efficiently by:
 - incorporating trunk infrastructure for reticulated services into engineering design and development and meeting the requirements of the *Howard Springs Rural Activity Centre Infrastructure Plan* and associated developer contribution plan.