

VCAT Reference No. P510/2022

Statement of Changes prepared by ID Ross Watt Road Pty Ltd (VCAT Issue | 3 February 2023)

Comparing Development Plan V8.2 (Dated 8 July 2022) prepared by BPD & Development Plan Revision (VCAT Issue | 3 February 2023) prepared by BPD

Development Plan - Masterplan

The proposed changes to the Development Plan Master Plan are as shown on the marked up Development Plan (VCAT Issue | 3 February 2023) which are summarised below:

1. Conservation Reserve created along northern boundary interfacing with rural land to retain native patch vegetation in response to Department of Environment, Land, Water and Planning's (**DELWP**) concerns.
2. 0.090ha conservation reserve created along western boundary to retain patch native vegetation in response to DELWP's concerns.
3. Jacksons Creek Escarpment reserve changed from "Public Open Space Corridor" to "Conservation Reserve" to retain 7.226ha patch native vegetation in response to DELWP's concerns.
4. Northern public open space reserve increased from 1.328ha to 1.572ha to retain trees 51, 52 & 53 in response to both DELWP & Council's concerns.
5. Public open space reserve created in the north-eastern quadrant of site to retain trees 45, 46 & 48 and retain cultural heritage artefacts (VAHR 7823-0435) in-situ.
6. Landscape / Tree Reserve created to retain tree 38.
7. Tree 14, 15, 16, 23, 24, 28 & 30 retained in lots.
8. Three Landscape / Tree Reserves removed and tree 23, 24 & 28 retained in lots instead.
9. Local Convenience Centre increased from 0.39ha to 0.80ha.
10. 0.827ha public open space reserve to the south of the site amended to a Landscape / Tree Reserve for retention of Trees 25 & 26
11. Tree 27 changed from "to be retained" to "to be removed"
12. "Exclusion Fencing to Prevent Access to Southern Rural Water Land" extended along the entire common boundary with Southern Rural Water owned land to address Southern Rural Water's (**SRW**) concerns.
13. "Potential Residential Retirement Lifestyle Community" location changed from the north-western corner to south-eastern corner of Development Plan.

14. Shared path network added along the entire western frontage of Swinburne Avenue connecting Cherry Lane to Ross Watt Road.
15. All trees numbered in accordance with the Arborist report
16. Legend updated to include “Trees to be retained in lot”
17. Total Public Open Space in land budget table increased from 13.85ha to 3.279ha
18. Total Conservation Reserve in land budget table increased from 0.00ha to 12.927ha
19. Net Developable Area in land budget table decreased from 66.11ha to 65.31ha
20. Net Residential Area in land budget table decreased from 46.63ha to 44.40ha
21. Local Convenience Centre Area in land budget table updated from 0.39ha to 0.80ha
22. Landscape / Tree Reserve Area in land budget table updated from 0.50ha to 0.924ha
23. Inclusion of additional Table showing Residential Catchments areas.
24. Lots facing connector road increased to a minimum lot size of 800m².
25. Lot mix and road layout changes to accommodate for amendments.
26. Amendment of Lot Size & Density table category “Conventional Density (800-1499m²)” to “Conventional Density (800-1500m²)” to be consistent with Gisborne ODP definition. Associated colour changes of lots with an area of 1500m² made on the plan.
27. Inclusion of a 0.0036ha Landscape Reserve (6m wide SRW maintenance access track) along the northern boundary of the site with associated label.
28. Addition of a shared pathway through the 2.35ha Drainage Reserve & Jacksons Creek Conservation Area connecting from the North-South Local Access Street Level 2.
29. Addition of a shared pathway through the 1.71ha Drainage Reserve.
30. Addition of a shared pathway between Conservation Reserve 0.701ha & Connector Road.
31. Removal of road connection into SRW land and replaced with a residential lot.
32. Road reserve to be landscaped by Developer for future road connection (0.068ha) added to the plan connecting into SRW land.
33. Catchment Rings added to the plan at intervals of 200m & 400m.
34. Consequential amendments to the supporting material - refer to each report for list of changes.