

BURSWOOD LAKES STRUCTURE PLAN AMENDMENT

AMENDMENT NO. 2

SCHEDULE OF RECOMMENDED MODIFICATIONS

Part One - Implementation

1. Item 4.7 'Site Specific Development Criteria' – at item (a) (ii) and (b)(ii) delete roman numerals i and ii relating to car parking.
2. Item 5 'Local Development Plans' – delete the sentence "Local Planning Policies not listed above do not apply to the Structure Plan Area". This sentence can be deleted as there are no LPP's stated above.
3. Item 7 'Public Open Space' – delete this provision in its entirety so that the current maintenance obligations continue to apply.
4. Item 9 'Ecologically Sustainable Development – modify to require a commitment to the measures identified at Section 4.15 of the amendment (rather than just a consideration).
5. Figure 22 'Proposed Routes for Cyclists, Pedestrians and Indicative Bus Route' – modify to require retention of pedestrian access link between Victoria Park Drive and Bow River Crescent in proximity of the boundary between Lots 1 and 2, in lieu of 'proposed masterplan view corridor'.
6. Figure 22 'Proposed Routes for Cyclists, Pedestrians and Indicative Bus Route' - indicates that the 'Proposed Masterplan View Corridor' in proximity of the boundary between Lot 1 and Lot 2, is located outside the Structure Plan Amendment area, being within Lot 2. This is inconsistent with the other figures which depict this corridor being within the setback area of Lot 1. Modify accordingly.
7. Figure 22 'Proposed Routes for Cyclists, Pedestrians and Indicative Bus Route' - delete links of 'shared path network' and 'primary pedestrian network' between Victoria Park Drive and Bow River Crescent as neither physically exists on-site.
8. Figure 24 'Building Control Envelopes' - does not specify a setback of the tower on Lot 1 from the western boundary and the eastern boundary. The setbacks should be noted, and presumably will reflect the setbacks stated at Table 10 in the Explanatory Section. Modify accordingly.
9. Figure 24 'Building Control Envelopes' - does not specify a 12m setback of the building on Lot 21 from the northern boundary to reflect the intent stated in Table 11 of the Explanatory Section. Modify accordingly.

10. Figure 24 'Building Control Envelopes' - does not specify the widths of the 3 new view corridors in/adjacent to Lots 1 and 21. While Figure 24 does depict the general location of view corridors, with the notation 'exact location of view corridor to be determined at DA stage', when it comes to the view corridor widths, the Figure should state the notional width in the same manner as occurs for the other view corridors in the existing Figure 24 (see table in right hand corner of Figure 24).
11. Figure 31 'Public Realm' – modify Figure to exclude 50% of the lake within area 9, and modify all relevant calculations to reflect the amended calculations provided via email dated 19 July 2022.

Part Two – Explanatory Section

12. Section 3.5.1 'Town of Victoria Park Draft Local Planning Strategy' - refer to final LPS (May 2022) vs draft. In final sentence replace "Scheme amendment" with "structure plan amendment".
13. Section 4.4 'Setbacks' – in Table 10 replace 63m with 23m.
14. Section 4.8 'Public Open Space' – amend Table 14 and relevant commentary to reflect item 11 above.
15. Section 4.9 'Public Open Space Maintenance' - delete this clause in its entirety so that the current maintenance obligations continue to apply.
16. Section 4.11 'Public Art' – modify to refer to the capped contribution amount being \$500,000 per lot.
17. Section 4.12 'Car Parking' – delete commentary regarding the two proposed variations to the parking requirements of the R-Codes Volume 2 (ie. no maximum parking limit; no minimum visitor parking requirement).
18. Section 4.12 'Car Parking' – modify Table 17 to correct formatting errors and minor miscalculations, and ensure that calculations in Table 17 and preceding dot points are consistent.
19. Section 4.14 'Design Review Panel Consideration' – delete all content apart from the last paragraph but potentially include the explanation for these items elsewhere in part 2 (but removing reference to the DRP)
20. Section 4.15 'Sustainability' – modify to reflect item 4 above plus add additional items that will be considered, and delete the last paragraph.