

Summary of Proposed Structure Plan Amendments

The following table provides a summary of key changes proposed by the Structure Plan Amendment. For background information and rationale explaining the changes proposed, please refer to the Structure Plan Amendment Report. For ease of reference, section numbers corresponding to the Structure Plan Amendment report are provided.

MODIFICATION	REPORT SECTION REFERENCE(S)
Figure 2 – Updated Site Section and Elevation Plan updated to illustrate existing, approved and proposed built form in elevation/section view and explain design rationale	Part Two (page 35)
Figure 5 – Updated Photo Montage updated to show montage view of existing, approved and/or proposed built form from the west.	Part Two (page 36)
Figure 8 – Updated Photo Montage updated to show montage view of existing, approved and proposed built form from the north-west.	Part Two (page 37)
Figures 9 and 10 – Shadow Analysis updated to include existing, approved and proposed build form.	Part Two (pages 38 -39)
Figure 11 – Projected Future Traffic Volumes updated to reflect key findings from traffic modelling assessment.	Part Two, Section 4.13 Attachment 3
Figure 18 – Indicative Development Plan updated to correctly show existing, approved and proposed building footprints throughout the Structure Plan Area.	Part Two (page 42)
Figure 19 – Structure Plan updated to correctly identify approved (actual) dwelling numbers, building height and plot ratio throughout the Structure Plan Area. Estimated dwelling numbers, building height and plot ratio modified in relation to Lots 1, 10 and 21 Bow River Crescent.	Part One (page 5) Part Two, Section 4.1 (Building Height) Part Two, Section 4.2 (Plot Ratio) Part Two, Section 4.6 (Dwelling Numbers)
Figure 22 – Proposed Routes for Cyclists, Pedestrians and Indicative Bus Routes updated to accommodate additional view corridors through Lots 1 and 21 Bow River Crescent and identify possible future pedestrian connection to the west.	Part One (page 6) Part Two, Section 4.4 (Setbacks) Part Two, Section 4.7 (Lot Patterns and Sizes)
Figure 23 – Indicative Subdivision Plan updated to correctly identify the location of public easements and areas of Public Open Space (POS) within the Structure Plan Area and modify public easements/POS in relation to Lots 1, 10 and 21 Bow River Crescent.	Part One (page 7) Part Two, Section 4.8 (Public Open Space)
Figure 24 – 29 Building Control Envelopes updated to correctly identify approved building heights and setbacks throughout the Structure Plan Area. The figure incorporates modifications to building heights and setbacks approved via	Part One (pages 8 – 11) Part Two, Section 4.1 (Building Height) Part Two, Section 4.4 (Setbacks)

(previous) Amendment No. 1 (2017) and includes modifications to Lots 1, 10 and 21 Bow River Crescent.	
Figure 30 – Plot Ratio Calculations removed from the Structure Plan Report.	Part Two, Section 4.2 (Plot Ratio)
Figure 31 – Public Realm updated to correctly show the location, area and type of approved and/or constructed public access landscaped areas (PAL) and POS within the Structure Plan Area.	Part One (page 12) Part Two, Section 4.8 (Public Open Space)
Site Specific Development Criteria included in relation to Lots 1 and 21 Bow River Crescent.	Part One, Section 4.7 (page 3) Part Two, Section 4