

34 Wyndella Road Lochinvar – Schedule of amendments

Amended Architectural Plans by *BDA Architecture* including:

- Number of home sites reduced from 209 to 182 home sites
- Increased Western and Eastern Setbacks to over 50m
- Addition of a new 1,412 sqm internal open space
- Updated community facilities to include a treatment room and remove the bar
- Updates site coverage and open space requirements diagram
- Provision for a potential North/South public road corridor through the site
- Removal of obstructions and fencing from the right of carriageway on the western boundary of the site
- Early delivery of the community facilities
- Visitor carpark dimension plans
- Updated fencing plan and the inclusion of four external colour schemes for the homes to align with the area's rural residential character
- Removal of the construction access through Penparc Drive
- Relocation of the caravan store to provide an additional buffer to Windella Estate

Amended Engineering Package Plans by *Wallace Infrastructure Design Pty Ltd* including the following specific changes:

- Detailed Design Updates
- Amended Internal Road Layout
- Wyndella Road Upgrade and Footpath Plans
- Updated Stormwater Management Plan with a new point of discharge
- Updated retaining wall design
- Updated Cut & Fill Plan
- Detailed Construction Management Plan

Amended Landscape Plans by *Terras Landscape Architects*:

Updated to match Engineering Package Plans

- Updated landscape interface sections and vegetations buffers
- Addition of a landscape staging plan
- Updated planting schedule noting that initial buffer planting will include more mature landscaping

Other Updated / Additional Reports and supporting documents:

- CPTED Report by James Marshall & Co
- Acoustic Report by Spectrum Acoustics
- External Lighting Design Report by Marline
- Updated Bushfire Assessment Report by Bushfire Code & Bushfire Hazard Solutions Pty Limited

- Updated BDAR by East Coast Ecology
- Updated Plan of Management
- Preliminary Site Investigation & RAP by Qualtest
- Demand Catchment Analysis by Think Economics
- Site Waste Management Plan
- Operational Waste Management Plan by Tandem Solutions
- Visual Impact Assessment by Terras Landscape Architects
- Traffic Impact Assessment by JMT Consulting - Social Impact Assessment
- Cultural Heritage Due Diligence Report by Mc Cardle Cultural Heritage
- Riparian Corridor Assessment by Anderson EP
- Accessibility Report by Accessed
- Survey by De Witt Consulting including the Wyndella Road Reserve