



5.00 PROJECT AMENDMENTS

Having regard to the responses to the key issues advised by the Department of Planning (see Section 2.00 of this Report), and having given consideration to Agency and Public Submissions (see Sections 3.00 and 4.00 of this Report), amendments have been made to the Plans, Drawings and other documentation for the Concept Plan Application and to the Project Application for Stage 1 Works and have been addressed throughout this Report. Commensurate amendments and conditions have been made to the **Statements of Commitments** attached to this **Preferred Project Report**.

For convenience, these amendments are summarized in the **Table** below.

TABLE – PROJECT AMENDMENTS

	Development Parameter	Original Proposal	Amended Proposal	Change
1.	No. of Lots - low density residential - medium density residential - hotel - mixed use - commercial - retailing	38 11 Nil 4 2 1	38 10 1 4 2 1	Nil -1 +1 Nil Nil Nil
2.	Total No. of Lots	56	56	Nil
3.	Max. Height of Buildings - low density residential - medium density residential - hotel - mixed use - commercial - retailing	9.0m 12.2m N/A 12.2m 13.0m 13.0m	9.0m 12.2m 12.2m 12.2m 13.0m 13.0m	Nil Nil N/A Nil Nil Nil
4.	No. Storeys - low density residential - medium density residential - hotel - mixed use - commercial - retailing	2 3 N/A 3 2 2	2 3 3 3 2 2	Nil Nil N/A N/A Nil Nil
5.	Plot Ratio - low density residential - medium density residential - hotel - mixed use - commercial - retailing	0.6 1.2 N/A 2.0 1.0 0.5	0.6 1.2 1.2 2.0 1.0 0.5	Nil Nil N/A Nil Nil Nil



Development Parameter		Original Proposal	Amended Proposal	Change
6.	Density - medium density residential - mixed use	1 unit/130m ² 1 unit/130m ²	1 unit/130m ² 1 unit/130m ²	Nil Nil
7.	Retail Floor Space - commercial, mixed use lots - shopping centre - supermarket - specialty shops - restaurants sub-total floor space - amenities - offices (1 st Floor) total floor space	2000m ² 2500m ² 850m ² 310m ² 3660m ² 75m ² 400m ² 4135m ²	2000m ² 2500m ² 850m ² 310m ² 3660m ² 75m ² 400m ² 4135m ²	Nil Nil Nil Nil Nil Nil Nil Nil
8.	Minimum Landscaped Area - low density residential - medium density residential - mixed use - commercial - retailing	25% 20% 20% 10-30% 30%	25% 20% 20% 10-30% 30%	Nil Nil Nil Nil Nil
9	Additional Open Space Provision - area to be dedicated - % of site area	9801m ² 3.7%	11515m ² 4.4%	+1714m ² +0.7%
10.	Swale Area Dedication (Public Open Space)	Nil	3180m ²	+3180m ²
11.	Esplanade	Nil	190m	+190m
12.	Public Car Spaces - within 100m of foreshore - within 200m of foreshore	N/A 170	141 172	N/A +2
13.	Shopping Centre Car Spaces - at grade - basement - indented on-street Total	76 150 16 242	176 72 16 264	N/A N/A N/A +22
14.	Free Standing Signs (Pylons) - Shopping Centre	Yes	No	Deleted

Overall, the amendments to the proposed development as originally lodged may be reasonably stated to be minor and they relate principally to the provision of additional open space (in excess of requirements), the dedication of the swale area, further car parking provision (in excess of requirements) and the deletion of pylons associated with the proposed shopping centre.