



ANNEX

C

**Master Plan
Approval**

Table C1 **Master Plan Approval – Part A Master Plan Documents**

| Requirements | Proposal | Complies |
|--|--|--|
| A1 Master Plan | 951 Lots | Minor variation in lot number |
| Approximately 947 lots (a) – Residential | | Minor variation in lot number |
| 94 Integrated lots | 94 Integrated Lots | |
| 704 Lots from 340m ² to >750m ² | 709 Lots from 340m ² to >750m ² | |
| 149 Existing | 149 Existing | |
| A1 | | |
| (b) – Commercial Commercial Store | 2666 square metres of commercial floorspace will be provided in the development. | Yes |
| A1 | | |
| (c) – Recreational/Open Space Formal parks, aboriginal heritage, passive and active recreation | As per Master Plan | Yes |
| A1 | | |
| (d) – Community Community Centre | Community Centre in Banksia Park. No Community Nursery | Yes – Community Centre No – Community Nursery |
| A1 | | |
| (e) – Subdivision Community Title | Community Title | Yes |
| A1 | | |
| (f) – Conservation Retention of natural vegetation offset measures | As per Master Plan | Yes |
| A2 – Master Plan Drawings | | |
| Structure Plan (Figure 19, Page 26 of Master Plan Document) | No change to footprint. Minor lot design changes | Yes |
| Staging Plan (Figure 21, Page 30 of Master Plan Document) | Essentially complies with Master Plan | Yes |
| Road Hierarchy (Figure 23 Page 33 of Master Plan Document) | As per Master Plan | Yes |
| Streetscape Planting Plan (Figure 24, Page 34 of Master Plan Document) | As per Master Plan, minor variations only | Yes |

Table C2 **Master Plan Approval – Part A Variations to the Draft Master Plan**

| Requirements | Proposal | Complies |
|--|--|----------|
| A1 Ecological Offset Measures | | |
| 1. Rubbish Removal | Contained in Vegetation Management Plan | Yes |
| 2. Rehabilitation of approximately 31.7 hectares of wet heath on the Part 11 lands | Contained in Vegetation Management Plan | Yes |
| 3. Rehabilitation of the numerous tracks on the Part 11 lands | Contained in Vegetation Management Plan | Yes |
| 4. Provision of funding to DEC, to maintain the rehabilitation works for at least 20 years. | Contained in Vegetation Management Plan | Yes |
| A2 Public Access | | |
| 1. The fencing of the northern boundary of the Part 11 lands and the construction of a four-wheel drive track adjacent to this boundary | Contained in Vegetation Management Plan | Yes |
| A3 Pedestrian/Cyclist Facilities | | |
| 1. A shared foot/cycle way shall be provided on Nelson Bay Road from the roundabout at Fullerton Cove Road to the bush shelter at Bayway Village to the south. | Plans prepared for Pedestrian/Cyclist facilities – Plan in <i>Annex B</i> , sheet 16 of 16 | Yes |
| A4 Owl Roost Tree Buffer | | |
| 1. a 100m buffer zone around the owl roost tree in the north-western portion of the site. | 100 metre buffer maintained – shown on <i>Figure 2.4</i> . | Yes |