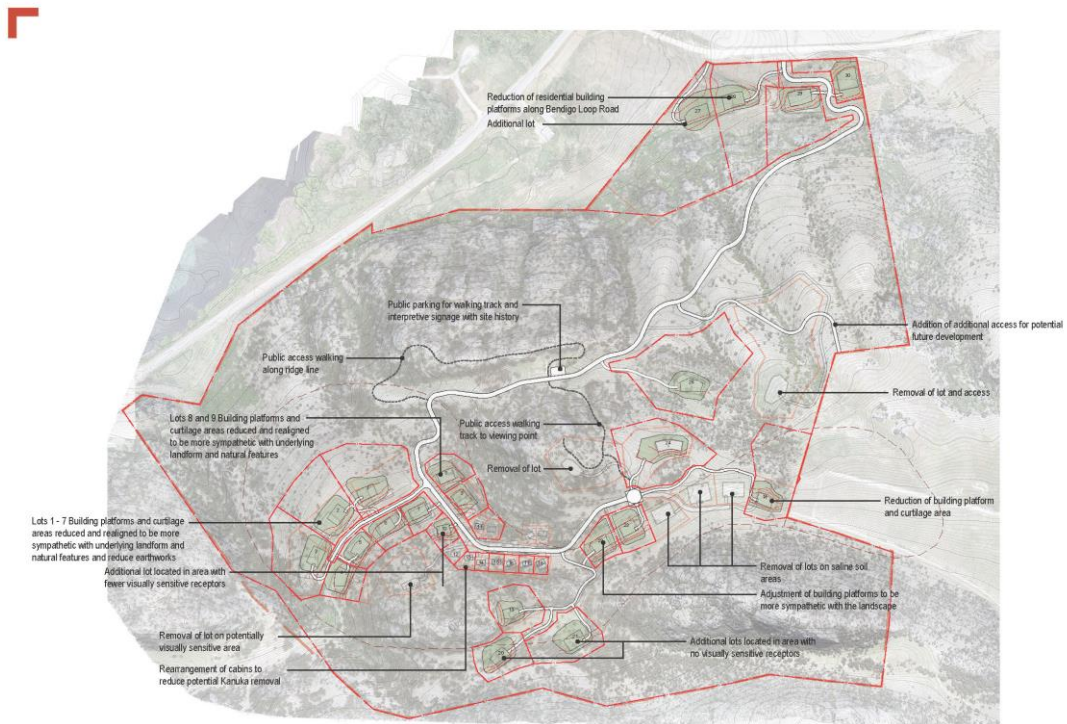


MEMO

4th September 2024

To: **Todd & Walker Law attn. Rosie Hill**
 From: Paddy Baxter Baxter Design
 Re: **RC 230179** **Scope / Key Changes / Effects Summary**

1. We have been asked to supply a brief overview of the key changes undertaken and the scope of those changes, with particular regard to those changes adjacent to Bendigo Loop Road as lodged by the applicant on 29th July 2024 and the subsequent changes following a boundary line adjustment decision.
2. The changes to the application were shown on the sheet below.



The above image was produced on September 2nd to summarise the changes to the scheme plan submitted on July 29th. The boundary adjustment is not shown on this diagram as it is no longer part of this application.

3. From a landscape effects perspective, the relocation of the cabins (lots 11-18), the removal of 6 residential lots in the upper area, the relocation of 3 lots (10,20 and 21) have resulted in a reduction in wider potential adverse effects arising from development in that landscape.
4. Subsequent to submitting documentation on the 29th of July 2024, the proposed boundary adjustment was removed from the scheme plan, with lots 27 – 30 being realigned. These changes have resulted in a no changes in the wider potential adverse effects arising from development in that landscape.
5. In regards to the scope of change arising from the potential development of the 4 lots adjacent to Bendigo Loop Road the following is noted:
 - The site coverage on the 3 original proposed lots adjacent to Bendigo Loop Road have all been substantially reduced from 475m² to 350m² on lot 28, from 1160m² to 350m² on lot 29 and from 440m² to 350m² on Lot 30.
 - The additional lot 27 has the same site coverage requirements being 350m².
6. More rigour has been applied to the proposed development by way of design control on these proposed lots, reducing the size of permitted structures on the lots from that originally applied for, with a maximum of 5 metres height on all of these 4 lots and a limited palette of colours and claddings to ensure a contiguous amenity appropriate for that landscape setting.
7. In summary, it is considered that the adverse effects potentially arising from the amended application in regards to development adjacent to Bendigo Loop Road have been reduced, even with the addition of an extra lot in this area.
8. In total, the overall number of lots has been reduced from 33 to 30 lots. I consider that extra lot on Bendigo Loop Road will not affect any other land holdings above those already identified in the original application. The removal of the lots in the upper portions of the site will reduce any adverse effects on the wider views described in the application.
9. It is considered that the adverse effects potentially arising from the amended application in regards to development adjacent to Bendigo Loop Road remain the same as those submitted on the 29th of July 2024.

P J Baxter
Registered Landscape Architect