

Points for Incorporation as Conditions Precedent in Canelands Infrastructure Agreement

AGREED OUTCOMES	
1. General	<p>Development is designed and sited such that it maintains the integrity of the established residential properties adjacent to the eastern boundary (Twin Waters) that is characterised by buildings fronting internal canal systems, or surrounded by landscaped grounds.</p> <p>Development maintains or improves the amenity of neighbouring premises having regard to:</p> <ul style="list-style-type: none">• overshadowing• privacy and overlooking• building character and appearance• building massing and scale as seen from neighbouring premises; and• access and connectivity.
2. Traffic Access and Egress	<p>Development provides:</p> <ul style="list-style-type: none">• a primary access point for the site from David Low Way; and• a secondary access to the site via Godfrey's Road. <p>Any additional points of access or egress and/or connectivity to the existing Twin Waters development will be subject to further community consultation.</p>
3. Traffic within the Development	<p>Development provides for a street and road network which:</p> <ul style="list-style-type: none">• does not locate Collector roads immediately adjacent to existing residents in the Twin Waters area; and• may include Minor roads immediately adjacent to existing residents in the Twin Waters area.
4. Pathways and Connections	<p>Development provides a safe and convenient pedestrian and cyclist network which connects with the existing pedestrian and cyclist network in the immediate surrounds.</p>
5. Waterways	<p>Development provides suitable water/waterway areas, and ensures that the layout of the site maximises the number of waterfront lots.</p> <p>Waterways connecting to an existing waterway network will provide maintenance and operational guidelines to ensure that water quality levels are maintained in accordance with the ANZECC water quality guidelines and Environmental Protection Policy – Water (EPP).</p>
6. Lot Sizes	<p>Development to be of a nature, character and scale of the existing Twin Waters community.</p> <p>The average lot size should be similar to the existing Twin Waters average lot size and allow for a diverse range of housing types, including:</p>

AGREED OUTCOMES

- detached dwellings (dominant dwelling type);
- semi-attached dwellings (terraces, town houses and duplexes); and
- attached dwellings (apartments).

Apartments will have a maximum height of 3 storeys and will be located in high amenity locations fronting or adjacent to canals, parkland or nature reserves.

7. Parks and Open Space

Development provides for suitable areas as open space (inclusive of parkland, open space and conservation areas), comprising between 25% and 30% of the site area.

Ongoing maintenance of open space will be subsidised to allow for a maintenance standard beyond the standard Council level of service. This will be funded through a benefited rating levy, of the same value and application as the existing Twin Waters levy.

8. Building Covenants

Development is subject to a Building Covenant agreed upon by Council which will establish a consistent and preferred character, commensurate to Twin Waters, providing for a contemporary coastal built form that epitomises sub-tropical design.

9. Flora and Fauna

Vegetation clearing does not occur within the Conservation Landscape area identified on the Canelands Project Vision plan to ensure that:

- ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced;
- the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained;
- the character and visual amenity of the surrounding community is maintained.