

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
Canterbury Planning Scheme Ordinance			
Permissibility (Clause 22)	'Multiple unit housing' is permitted with development consent in the Residential 2(c4) zone	The proposed residential flat buildings are defined as 'multiple unit housing' (being 3 or more dwellings that do not comprise town houses or villa homes) and are permitted with consent.	Yes
Multiple Unit Housing (Clause 32(d))	Consent authority must take into account a code for the erection of multiple unit housing buildings adopted by resolution of Council.	The application has been prepared taking into account the provisions of <i>State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings</i> and <i>Development Control Plan No 13 – Multiple Unit Development Code</i> . The compliance of the development with each of these controls is addressed elsewhere in the EA report and this table.	Yes
Tree Preservation (Clause 40)	Development consent is required for removal of any trees.	The Part 3A application includes a tree management plan that broadly identifies significant vegetation and provides recommendations for further detailed assessment at the Project/Development stage.	Yes
Floor Space Ratios (Clause 44)	A maximum floor space ratio of 0.75:1 generally applies within the 2(c4) zone.	<p>The Concept Plan has an indicative gross floor area of approximately 63,500m², which equates to an approximate floor space ratio of 3:1, which exceeds the provision of the CPSO. While the FSR departs from the PSO, it is considered entirely appropriate taking into account:</p> <ul style="list-style-type: none"> ▪ The proposal fully complies with State and subregional strategic planning policies which seek to increase dwelling densities on land in close proximity to public transport and services, including renewal of outdated social housing estates. ▪ The location, size, road layout, lot configuration and physical separation of the renewal area from other properties (under separate ownership) enables higher densities to be achieved without compromising amenity of adjoining land. ▪ Holistic site planning provides a high level of amenity for future residents. The indicative layouts have been designed to enable future compliance with SEPP 65 requirements, including solar access, natural ventilation, etc. ▪ The proposed dwelling density will enable housing to be delivered at an affordable price point, enabling people to enter the market who would not 	No – fully justified and considered acceptable

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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		otherwise be able to afford to purchase a home.	
Building Heights (Clause 45)	Development consent is required for any building that is over two storeys.	Development consent is sought for the proposed buildings, each of which exceed two storeys.	Yes

Development Control Plan No 30 - Subdivision of Land

Lot Size and Shape	Allotments fronting road to have min area of 460m ² . Rectangular lots to have min frontage of 15m. Wedge shaped lots to be 15m wide at 7.5m front setback. Irregular shaped lots will be considered on their merits.	Each of the lots proposed to be used for residential purposes significantly exceed the min 460m ² area and min 15m lot width.	Yes
Section 94 Contributions	Council does not levy subdivision of land for Section 94 Contributions.	The Concept Plan application includes only a 'super lot' subdivision and it is anticipated that there will be no contributions, including infrastructure servicing, until the lots are developed for residential purposes. It is acknowledged that contributions will be payable under Section 94 or by way of a VPA to meet the demands of the additional residents (ie post Phase 1)	Yes

Development Control Plan No 13 – Multiple Unit Development Code

Site Requirements	Min frontage of 20m for multiple unit development in a local street.	Each of the lots to be developed for multiple-unit housing has a road frontage that exceeds 20m.	Yes
Density	Min site area per dwelling for lots less than 27m: <ul style="list-style-type: none"> ▪ Small (<60m²): 110m² ▪ Medium (60-90m²): 135m² ▪ Large (>90m²): 175m² Min site area per dwelling for lots less than 27m: <ul style="list-style-type: none"> ▪ Small (<60m²): 95m² ▪ Medium (60-90m²): 110m² ▪ Large (>90m²): 150m² 	The Concept Plan application includes approximately 650 dwellings within a total developable area of 2.1 hectares (nb the site area of 3.55 hectares stated in Section 2.3 includes the public roads and public open space), which equates to a dwelling density of approximately 32m ² per dwelling. While the dwelling density departs from the DCP, it is considered entirely appropriate taking into account: <ul style="list-style-type: none"> ▪ Each of the matters listed with regard to justifying the non-compliance with the FSR control in the PSO. ▪ The building heights of up to nine storeys facilitate a higher dwelling density due to the method of calculation which is based on site area. 	No – fully justified and considered acceptable
Landscaped Open Space	Min landscaped open space per dwelling for lots less than 27m:	The Concept Plan application includes approximately 15,000m ² of landscaped open space, which	No – fully justified and considered

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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	<ul style="list-style-type: none"> ▪ Small (<60m²): 47m² ▪ Medium (60-90m²): 55m² ▪ Large (>90m²): 72m² <p>Min landscaped open space per dwelling for lots less than 27m:</p> <ul style="list-style-type: none"> ▪ Small (<60m²): 42m² ▪ Medium (60-90m²): 47m² ▪ Large (>90m²): 59m² 	<p>equates to landscaped open space provision of approximately 23m² per dwelling. While the concept plan does not meet the DCP, the proposal is considered entirely appropriate taking into account:</p> <ul style="list-style-type: none"> ▪ The proposed landscape upgrade of existing public open space in Vermont Crescent, creation of the garden square and creation of new public open spaces through the land swap arrangement with Council will deliver quality public open spaces to be enjoyed by residents and visitors. ▪ The site enjoys close proximity and excellent connections to significant public open space, including active and passive recreation opportunities. ▪ Anticipated compliance with SEPP 65 requirements for private and communal open space. 	acceptable
Private Open Space	<p>Min private open space per dwelling (balcony, verandah or courtyard):</p> <ul style="list-style-type: none"> ▪ Small (<60m²): 5m² ▪ Medium (60-90m²): 7m² ▪ Large (>90m²): 9m² <p>Min 2m dimension. Directly accessible to living area. Site to avoid overlooking.</p>	<p>The balcony areas are anticipated to be as follows:</p> <ul style="list-style-type: none"> ▪ 1 bed: 16m² (typ), 9.5m² (min) ▪ 2 bed: 25m² (typ), 9.5m² (min) ▪ 3 bed: 14m² (min) <p>Further information concerning sizes, dimensions, and access to living areas will be provided in the project application stage for each building.</p>	Yes
Front Boundary Setbacks	<p>Min 8.5m for over two storeys. Walled/fenced courtyard may be permitted in front of a building by up to 50% (excluding driveways).</p>	<p>The front boundary setbacks of 1-3m along Kentucky Road and approximately 3m on Washington Avenue will not comply with the DCP provisions. However, the proposed setbacks are considered entirely appropriate taking into account:</p> <ul style="list-style-type: none"> ▪ The proposal fully complies with State and subregional strategic planning policies which seek to increase dwelling densities on land in close proximity to public transport and services, including renewal of outdated social housing estates. ▪ The location, size, road layout, lot configuration and physical separation of the renewal area from other properties (under separate ownership) enables site-specific street setbacks to be set without compromising the existing streetscape or any established setbacks or impacting on the amenity of 	No – fully justified and considered acceptable

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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		<p>adjoining land.</p> <ul style="list-style-type: none"> Holistic site planning provides a high level of amenity for future residents. The indicative layouts have been designed to enable future compliance with SEPP 65 requirements, including solar access, natural ventilation, etc. High levels of natural surveillance of the local road network and the existing and proposed public open spaces within the renewal area. The proposed setbacks enable a dwelling density to be achieved that will facilitate the delivery of housing at an affordable price point, enabling people to enter the market who may not otherwise be able to afford to purchase a home. 	
Side and Rear Boundary Setbacks	<p>Minimum of 3 metres + (height - 3 metres/4)</p> <p>25% encroachment may be considered where average setback is maintained, is evenly distributed, is min setback of 2.4m and does not adversely affect adjoining land.</p> <p>Roof eaves, sun-hoods, gutters, downpipes, chimney flues, light fittings, electricity or gas meters, and aerials may project 600mm.</p> <p>Balconies may encroach where:</p> <ul style="list-style-type: none"> Side and rear: max of 1.5m or 25% of setback (lesser). Front: 1m Open type construction. <p>Piecemeal enclosing of balconies will not be permitted. Designers are encouraged to consider protection from strong winds and weather.</p>	<p>The majority of buildings proposed in the Concept Plan application address multiple road frontages. Where there is no road frontage, there is an adjoining open space which is unaffected by the proposed building. As such, the DCP requirements for side and rear boundaries do not generally apply to the proposal.</p>	NA
Building Height	<p>Maximum height of a building at any point measured to ceiling of topmost floor above existing natural ground level:</p> <ul style="list-style-type: none"> Single storey (on boundary): 2.6m Two storey - 7.2m Three storey - 9m 	<p>The Concept Plan application includes residential flat buildings of up to nine storeys. The proposed building height is considered acceptable, taking into account the opportunities to accommodate additional density, taking into account the significant amenity afforded by the proximity of the site to public transport, retail/commercial services, community facilities and public open space.</p>	No – fully justified and considered acceptable
Landscaping and Site Design	<p>Enhance natural features of site and adjoining areas. Preserve existing landscape elements, where possible.</p> <p>Relate to streetscape and adjoining development. Where possible,</p>	<p>The conceptual landscape design submitted with the Concept Plan application seeks to retain the existing significant trees and enhance the existing landscape features, including the central public</p>	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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	<p>landscaped areas should adjoin landscaped areas.</p> <p>Particular attention to be given to front setback.</p> <p>Developments with >10 dwellings to provide play area for pre-school and infant school children complying with relevant AS.</p> <p>Application to be accompanied by plan showing broad intentions of proposed landscaping with intended use of various areas (eg screened children's play area, clothes drying area). Planting material is to screen unpleasant views, provide privacy, reduce visual bulk of buildings, etc.</p> <p>Detailed landscape plan to be submitted for approval at CC stage.</p>	<p>open space in Vermont Crescent.</p> <p>Particular consideration is to be given to the landscaping of the proposed north-south and east-west pedestrian connections, including the garden square on Kentucky Road, as well as the front setbacks of the proposed residential flat buildings.</p> <p>The plans identify the key public open space and communal open space areas. Detailed landscape drawings will be submitted with the Project/ Development Applications for individual future stages.</p>	
Privacy	<p>Use windows which are narrow, translucent or obscured, or sill heights of 1.6m above floor level.</p> <p>Ensure windows do not face directly onto windows, balconies or courtyards of adjoining dwellings;</p> <p>Screen opposing windows, balconies and courtyards.</p> <p>Where windows on balconies of dwellings are within 12m of windows or balconies of other dwellings, screening or reduction in window area shall be provided to ensure visual privacy.</p>	<p>Buildings are generally located to achieve separation distances in that exceed the DCP (and SEPP 65) requirements. Some buildings may have less separation (9-13m), however, apartments in these buildings will be orientated to prevent overlooking and facilitate compliance with the non-habitable-to- habitable separation distances in SEPP 65. Screening elements may also be used in some areas where there may be potential privacy issues. Fences and screening may also be provided to facilitate privacy of ground floor apartments and garden terraces.</p> <p>Additional information will be provided in the Project/ Development Applications.</p>	Yes
Building Design	<p>Variety in building form achieved by stepping walls and roof lines and avoiding long straight walls.</p> <p>Enclose car parking to screen vehicles from street, particularly at ground level under a building.</p> <p>Recessed garages along facade adds variety to building appearance rather than long lines of garages flush with the wall of the building.</p> <p>Design to be in harmony in terms of form, mass, colour and structure with existing/likely development.</p> <p>Buildings to be orientated so each dwelling obtains direct sunlight and avoids single southern aspect.</p> <p>Dwellings with windows on opposite sides rather than adjacent allow flow through ventilation;</p> <p>Designs to take advantage of any open space or any public reserve.</p> <p>Landscaping treatment to provide</p>	<p>The detailed building design will be provided with the Project/ Development Applications for individual future stages. However, the following matters are noted:</p> <ul style="list-style-type: none"> ▪ Car parking will be located below the residential flat buildings and screened from public view. ▪ Buildings are located to maximise northern orientation and achieve adequate solar access. ▪ Buildings have been designed to enable cross-through apartments to be accommodated, enabling natural ventilation to be maximised. ▪ Height of buildings has been arranged to enable views from the south to the public reserve. ▪ A comprehensive landscape concept has been proposed to 	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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	<p>privacy for ground level dwellings. Living areas to have a northerly aspect, bedrooms to be away from walls adjoining lobbies/common walls, entrances to restrict vision into opposite dwellings and into dwellings themselves.</p> <p>Any structures to be integrated into site design to ensure visually acceptability and avoid affecting amenity of adjoining properties.</p>	<p>enhance the appearance of the site and privacy of individual dwellings.</p>	
Car Parking and Vehicle Access	<p>Off-street parking to be provided:</p> <ul style="list-style-type: none"> ▪ Small dwelling - 1 space ▪ Medium dwelling - 1.2 spaces ▪ Large dwelling - 2 spaces (may be stacked) ▪ Visitor: 1 space per 5 dwellings <p>Any vehicle entering or leaving to do so in a forward direction.</p> <p>Visitor parking must be clearly designated, signposted, readily accessible and easily visible when entering the site. Spaces behind security grilles/controlled access doors must include an intercom.</p> <p>Long straight driveways are to be avoided and the use of decorative paving is encouraged.</p> <p>Paved areas for vehicular access should be minimised.</p> <p>Car wash bay of 7.6m x 3m to be provided and equipped with tap, hose and adequate drainage.</p>	<p>Off-street car parking is to be provided for private dwellings as follows:</p> <ul style="list-style-type: none"> ▪ 1 or 2 bed dwellings – 1 space ▪ 3 bed dwellings – 2 spaces ▪ Visitors – 1 space per 6 apartments <p>Car parking for the social housing dwellings will be provided at a rate of 1 space per 10 dwellings.</p> <p>The appropriateness of the proposed car parking provision has been fully justified within the traffic report submitted with the Environmental Assessment.</p> <p>Car parking will be in basement facilities, generally with on-grade entry at the lower street frontage. Car-washing facilities and secure storage areas will also be provided. Compliance with the relevant guidelines will be demonstrated in the future Development/Project applications.</p>	No – fully justified and considered acceptable
Noise	<p>Private open space and driveways to be designed to minimise noise. Operating plant/equipment to be sited to avoid disturbing neighbours. Building to be designed and constructed as per relevant Noise Transmission provisions.</p> <p>Dwellings to be designed to create internal barriers between 'quiet areas' and potential noise sources.</p> <p>In areas of high traffic noise (ie vehicular and train noise) Council may require report prepared by a recognised acoustics consultant outlining sound insulation measures to minimise noise impact.</p>	<p>The detailed design documentation to be provided with the Project/ Development Applications for individual future stages will document the proposed noise control measures and mitigation works.</p>	Yes
Drainage	<p>Drainage of roof and surface waters to be to Council requirements. Where systems are to be connected to Council's street gutters, Council may require work be carried out to a specification designed by Council's Director of City Works. Costs are to be borne by developer over and</p>	<p>Warren Smith and Partners have prepared Drainage Concept Plans that address:</p> <ul style="list-style-type: none"> ▪ External catchment overland flow running through the site ▪ On site detention and pollution control as per Council requirements 	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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	<p>above any fees charged for a CC. Developer to contribute towards cost of construction and/or amplification of existing drainage system in locality at a rate per m² of the development site.</p> <p>OSD to be provided for total site area as per Council's requirements. Submit full details of stormwater system design by practising Civil Engineer at CC stage.</p> <p>Consider effects of major overland stormwater flows on proposed and adjacent existing developments. Consider methods to control erosion and siltation during construction.</p> <p>Full cost of providing easements to be borne by the developer.</p>	<ul style="list-style-type: none"> ▪ Connection into the existing Salt Pan Creek Wetlands ▪ Recommended building floor levels to be adopted in the Project/ Development Application phase ▪ Stormwater drainage connections and site pipe network 	
Road and Frontage Works	<p>All road and frontage works to be carried out by Council at developer's cost.</p> <p>Heavy duty vehicular crossing required at each vehicle entry/exit. Redundant vehicle crossings to be removed and footpath and kerb and gutter made good.</p> <p>Boundary level may need to be fixed by Council (for a fee).</p> <p>Developer to contribute to cost of constructing or repairing road shoulder, kerb and gutter or footpath paving adjacent to the development site, where required.</p> <p>Alteration or removal of any affected Public Utility Services is responsibility of the developer.</p> <p>Max slope of internal driveways as per AS 28901.1 1988 and Council.</p>	<p>Council has confirmed that road and frontage works can be undertaken by the developer. As such, it is anticipated that the public domain improvement works outlined in the Concept Plan application can be undertaken by Housing NSW/Payce, subject to further development consent being obtained via the Project/ Development Applications for individual future stages.</p> <p>The architectural, civil engineering and landscape drawings to be submitted with these applications will include an appropriate level of detail regarding the proposed works associated with garden square and other works within the public domain to ensure that works are undertaken to the required standards to enable dedication to Council, where appropriate.</p>	Yes
Clothes Drying	<p>Mechanical dryers and/or external clothes lines to be provided.</p> <p>Drying and airing of clothes is not permitted from balconies or where visible from any public place.</p>	<p>Clothes drying facilities will be shown in the documentation lodged with the Project/ Development Applications for individual future stages.</p>	Yes
Garbage/Waste Storage	<p>Garbage storage areas to be brick with lid of reinforced concrete or other approved material and provide min 660mm x 760mm x 1450mm for each receptacle.</p> <p>Landscape planting to screen receptacles where practicable.</p>	<p>Garbage storage area details will be provided with the Project/ Development Applications for individual future stages.</p>	Yes
Utility Services	<p>All public utility services to be provided underground.</p> <p>Sub-station to be suitably screened from public view.</p>	<p>All future public utility services will be provided underground.</p> <p>Three padmount sub-stations will be required to service the proposed development. Substations will be</p>	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
		sited in accordance with Energy Australia requirements.	
Letter Boxes	Comply with requirements of Australia Post.	Letter boxes will be provided in accordance with Australia Post requirements. Details will be provided with the Project/ Development Applications for individual future stages.	Yes
TV Antennas	Master antenna to be provided for all developments.	A master antenna will be provided for each building in accordance with the DCP. Details to be provided with the Project/ Development Applications for individual future stages.	Yes
Domestic Storage	Min 5m ² per dwelling attached to parking area or in basement.	Details of the proposed storage will be provided with the Project/ Development Applications for individual future stages.	Yes

Development Control Plan No 37 - Energy Smart Homes Policy

Multiple Unit Housing Standards	Min 3.5 house star energy rating using NatHERS. Min Greenhouse Score of 3.5 stars for each hot water system and clothes dryer (if installed). Min AAA water efficient rating for all plumbing fittings.	Windtech Consultants Pty Ltd has prepared a list of the various Ecological Sustainable Design principles that will be incorporated into the dwellings proposed in the Concept Plan application. These will be detailed later in the Project/ Development Applications for individual phases, taking into account BASIX compliance.	Yes
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Development Control Plan No 51 – Access and Mobility

Types of Development	No mandatory controls for multiple unit developments, however, Council encourages consideration of access and mobility issues as a means of improving accessibility and adaptability of building stock.	Access and mobility will be addressed in the Project/ Development Applications for individual future stages. However, it is noted that particular consideration will be given to the 150 social housing units which are to be designed to be suitable for seniors.	Yes
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Development Control Plan No 20 - Car Parking

(nb matters addressed in DCP 13 are not repeated)

Australian Standards	Car parking bays to comply with provisions in AS 2890.1 Part 1: Off-Street Car Parking, AS 2890.2 Part 2: Off-Street Commercial Vehicle Facilities and AS 2890.3 Part 3: Bicycle Parking Facilities	Details of the car parking design and compliance with the relevant Australian Standards will be provided with the Project/ Development Applications for individual future stages.	Yes
Aisles	Aisle widths shall not be less than 6m for two-way aisles.	Details of the car parking aisle widths will be provided with the Project/Development Applications for individual future stages.	Yes
Gradients	Max of 1 in 20 or 1 in 40 for accessible parking spaces. Min of 1 in 200 for covered areas or	Details of the car parking area gradients will be provided with the Project/Development Applications for individual future stages.	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
	1 in 100 for outdoor areas.		
Ramps	Min width of 3m (one-way) and 5.5m (two-way) between kerbs (min width 300mm each side). Min grade of 1 in 5 for >20m or 1 in 4 for <20m length.	Details of the car park ramps will be provided with the Project/Development Applications for individual future stages.	Yes
Driveway Locations	Locate to cause least interference to vehicle/pedestrian activity on frontage roads and surrounding streets. Driveways should not be located: <ul style="list-style-type: none"> Close to intersections. Opposite developments that generate large amount of traffic. Where right turning traffic may obstruct through traffic. Where traffic using the driveway interferes with bus stops or pedestrian crossings. Position so clear of obstructions which may prevent drivers from having timely view of pedestrians and vehicles. Avoid siting on curves or crests.	The Project/Development Applications for individual future stages will detail the location of vehicle driveways. However, it is anticipated that the introduction of the additional north-south accessways between Washington Avenue and Kentucky Road will facilitate compliance with each of the relevant criteria listed in the DCP.	Yes
Ventilation	Mechanical ventilation systems to be in accordance with BCA and AS 1668 (where natural ventilation is inadequate).	Details of the required ventilation to car parking areas will be provided with the Project/Development Applications for individual future stages.	Yes
Sign Posting	Car parking areas not readily visible from the street shall be signposted.	Details of the car park sign posting will be provided with the Project/Development Applications for individual future stages.	Yes
Car Wash Bay	Roofed and bunded to exclude rainwater with all wastewater discharged into sewer or alternative approved by Council (as per Basix and relevant controls). Car wash bays are in addition to visitor parking and cannot be shared with other uses.	Details of car wash bays will be provided with the Project/Development Applications for individual future stages.	Yes
Parking for People with a Disability	Satisfy accessible parking provision in BCA Clause D3.5. Unobstructed area with firm plane surface and max fall 1 in 40 (or 1 in 33 for outdoor bitumen seal). Locate close to accessible entry or wheelchair accessible lift. Continuous, accessible path of travel between accessible parking and accessible entrance to building or wheelchair accessible lift. Well lit and line-marked on ground with international symbols. Adequate signage at entry and parking areas to provide directions	Details of the parking for people with a disability will be provided with the Project/Development Applications for individual future stages.	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
	to designated spaces.		
Pedestrians	<p>Pedestrian access and circulation within car parks to be clearly visible and well lit and located to minimise conflicts with vehicle movements. Potential conflict points shall incorporate measures such as footpath/road markings, designated pedestrian crossings, traffic calming devices, low speed limit signs and/or bollards.</p> <p>Pedestrian routes to lifts, staircases and street entry/exit points shall be clearly identified and ground marked where possible.</p> <p>Solid blank walls and fences along pedestrian walkways to be avoided.</p> <p>Design of pedestrian pathways to be consistent with BCA and AS.</p>	Details of the pedestrian access within and around the car parks will be provided with the Project/ Development Applications for individual future stages.	Yes
Design of Car Parking Structures	<p>Car parks visible from street are designed, finished and landscaped to complement development and adjoining buildings.</p> <p>Access ramps and exhaust vents should not dominate building façade facing the main street.</p> <p>Avoid strong horizontal or vertical façade features incompatible with adjoining developments.</p> <p>Appropriate modulations to reduce scale of parking structures and improve visual quality.</p>	<p>The detailed car parking design will be provided with the Project/ Development Applications for individual future stages. However, the following matters are noted:</p> <ul style="list-style-type: none"> ▪ Car parking will be located below the residential flat buildings and screened from public view. ▪ Landscaping is proposed along the proposed accessways to mitigate the potential visual impact of the hardstand. ▪ Access ramps are generally located in an unobtrusive location, away from the primary road network, where possible. 	Yes
Development Control Plan No 29 - Crime Prevention through Environmental Design			
Natural Surveillance	<p>Avoid blind corners in pathways, stairwells, hallways and car parks.</p> <p>Natural surveillance for communal and public areas.</p> <p>Fence design to maximise natural surveillance from street to the building and from building to street and minimise opportunities to hide.</p> <p>Avoid landscaping which obstructs natural surveillance.</p> <p>Ensure lighting does not produce glare or dark shadows.</p> <p>Entries, exits, pathways, car parks etc should be well lit after dark when likely to be used.</p> <p>Security grilles, shutters and doors should allow natural observation of street and be sympathetic to architectural style of building.</p> <p>Allow natural observation from street to dwelling, from dwelling to</p>	<p>The Concept Plan drawings and perspectives submitted with this application clearly demonstrate that the proposed residential flat buildings have been located to achieve natural surveillance of the local road network and the public domain. It is anticipated that living areas and balconies will be oriented to the street, public open space and communal open spaces to maximise overlooking and enhance perception of safety and security within both the public and private domains.</p> <p>It is anticipated that further details regarding natural surveillance will be provided with the Project/ Development Applications for individual future stages, including architectural and landscaping drawings that clearly show the</p>	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

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	street and between dwellings.	location of entries, landscaping, lighting, security measures and the like.	
Access Control	<p>Ensure dwellings are clearly identified by street number and provide clear entry points.</p> <p>Use vegetation as barriers to deter unauthorised access.</p> <p>Avoid large trees/shrubs and works that could enable intruder to gain access to dwelling or neighbouring dwellings.</p> <p>Use security hardware and/or human measures ONLY where required to reduce opportunities for unauthorised access.</p> <p>Provide appropriate level of security for individual dwellings and communal areas.</p>	The detailed architectural and landscape drawings to be submitted with the Project/Development Applications for individual future stages will address each of the relevant matters with regard to access control.	Yes
Ownership	<p>Create a 'cared for' image.</p> <p>Use materials which reduce opportunity for vandalism.</p> <p>Spaces clearly defined to express sense of ownership and reduce illegitimate use/entry.</p> <p>Encourage design that promotes pride/sense of place for community.</p> <p>Design dwellings/communal areas to provide sense of ownership.</p>	<p>The Concept Plan application has been specifically designed to improve the existing delineation between public and private open spaces. Public open spaces are generally located to provide linkages with other public open spaces, while communal open spaces are generally centrally located between buildings or to the rear of single buildings, to avoid any potential confusion regarding ownership.</p> <p>Additional details will be provided within the architectural and landscape drawings to be submitted with the Project/Development Applications for individual future stages.</p>	Yes

Development Control Plan No 45 – Landscaping

Protection of the Environment	Landscape designs to promote best practice ESD principles.	<p>A detailed audit of existing vegetation has been undertaken. Significant trees have been identified and will be protected during development. Additional tree planting will focus on locally indigenous trees to augment local biodiversity. Tree locations will consider shading of paved surfaces and western building facades to minimise the heat island effect and promote passive solar within buildings.</p> <p>WSUD initiatives are at concept stage and will be incorporated through the development to clean stormwater, encourage infiltration to subsoils and promote local understanding of environmental issues.</p>	Yes
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Existing Site and Street Trees	Tree in sound health and structure that can be incorporated into design should be retained.	A Tree Management Plan has been submitted with the Concept Plan application. It is anticipated that significant trees which are of sound health and structure will be retained wherever possible.	Yes
Community Safety	Vegetation to be used as barriers to deter unauthorised access. Large trees/shrubs to be avoided in areas that provide access (eg upper storey windows or balconies). Planting to maximise visibility and minimise concealment spaces in open space areas.	The detailed landscape drawings to be submitted with the Project/Development Applications for individual future stages will provide further information regarding the location and use of appropriate landscape species to achieve an appropriate level of natural surveillance and access control.	Yes
Maintenance	Maintenance to be undertaken to enable establishment of all plants. Maintenance schedule to be included in all landscape plans.	Maintenance details will be provided in the landscape drawings with the Project/Development Applications for individual future stages.	Yes
Multiple Unit Development Objectives	Landscape treatments should: <ul style="list-style-type: none"> Be integral part of design process. Integrate development with streetscape. Retain existing mature trees. Provide screening/ filtering to ensure privacy/reduce overlooking. Provide vegetative links to habitat areas. Enhance residential living spaces. Promote resident safety. Design for access and mobility. 	Landscape architectural advice has developed concurrently with project milestones and in collaboration with all consultants. The streetscape is given high priority as a community place not just for vehicle traffic and parking. Significant vegetation has been audited and incorporated within the proposal. High quality communal courtyards will be provided with rich planting and landscape treatments to invigorate usage while protecting privacy. Where possible long views across public open space and wetlands will be encouraged. The existing wetland has been provided strong connection via a through site link to the proposed central park. Green Streets will promote habitat for avifauna. The design will be developed in accordance with CPTED principles, and in accordance with the DDA.	Yes
Planting	Maximise retention of existing trees. Canopy tree planting to be provided within deep soil areas. Tree/shrub planting at perimeter to provide privacy to adjoining developments and internal courtyards. Use deciduous trees to improve solar access and microclimate control. New tree plantings within garden bed areas rather than turfed areas and min 75 litre pot size.	Significant vegetation has been audited and incorporated within the proposal. A selection of trees has also been identified to be salvaged for reuse. Additional tree planting in deep soil will focus on the locally indigenous trees to augment local biodiversity. Deciduous vegetation will be strategically located to provide summer shade and retain winter sun where desirable.	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
Edging	Brick/timber edges to all garden bed areas to prevent lawn encroaching. Bush rock edging is not to be used.	Edging details will be provided in the landscape drawings with the Project/ Development Applications for individual future stages.	Yes
Site Stormwater Detention	Detention basins to be landscaped with suitable planting. Gravel mulch materials are to be used. Design/layout of hydraulics system to be coordinated with landscape elements.	A Stormwater Management Plan has been prepared and submitted with the Concept Plan application. A co-ordinated approach to the stormwater and landscape designs has resulted in vegetated bio-retention gardens/swales that will manage stormwater, minimise runoff velocity in rain events and/or general recharge of groundwater.	Yes
Irrigation	Automatic watering system to be installed to utilise water saving devices such as drip irrigation. Details including backflow prevention device, irrigation lines and sprinklers, and control details to be included on landscape plan and installed in accordance with manufacturer's specification.	Irrigation details will be provided in the landscape drawings with the Project/Development Applications for individual future stages.	Yes
Utility Areas	Store garbage bins within a suitably constructed and screened garbage storage area or room. Entry to storage area to be located within 15m from kerb and path of travel is to be level. Storage area to have min opening width of 1.4m. Allow adequate room for manoeuvring within enclosure and avoid stacking arrangements. Design as part of whole development with materials that coordinate with building. Planting to screen storage area.	Garbage bins will be stored within a suitable room or enclosure, screened from public view. The future Project/Development Applications will provide further details.	Yes
Development Control Plan No 28 - Flood Management and Flood Proofing			
New Residential Development	Survey plan to be submitted showing RLs to AHD. Flood levels of all habitable rooms should be 0.5 metres or more above standard flood level. Where development could be damaged by flooding, no work is commenced until certificate of structural adequacy with regard to stability has been submitted by a qualified structural/civil engineer.	Design calculations will be undertaken in accordance with Council's requirements during preparation of the Project/ Development Applications for the future stages.	Yes
Construction Standards for Development in Flood Liable Areas	Dwellings constructed on flood liable land to comply with electrical and mechanical materials, equipment and installation in DCP. Buildings to be constructed using most suitable materials from four classes graded according to	The Concept Plan documentation provides recommendations regarding the floor levels for the future buildings. Further details will be provided in the Project/ Development Applications for the future stages.	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
	resistance to flood waters.		
<i>Stormwater Management Manual Specification 9</i>			
Flowrates	Peak flowrates should be calculated using recognised runoff routing model.	Warren Smith and Partners have prepared Drainage Concept Plans that include an assessment of peak flowrates as per Council requirements.	Yes
Property Drainage	Piped stormwater drainage system to incorporate piped drainage system and OSD. Piped system to cater for 1 in 10 year event, major flow paths to cater for 1 in 100 year event. Detailed design to address provisions of DCP.	Warren Smith and Partners have prepared Drainage Concept Plans that address on site detention and pollution control as per Council requirements.	Yes
Disposal of Stormwater from Site	Hydraulic analysis of stormwater management system to be prepared by practicing Civil Engineer with detailed design to address provisions of DCP.	Drainage Concept Plans are submitted in association with the Concept Plan application outlining the proposed stormwater management system to be implemented in the future phases of the development.	Yes
<i>Development Control Plan No 48 - Waste Management</i>			
General	Waste management plan to be prepared addressing construction and operational phases.	A waste management plan has been prepared and is submitted with the Concept Plan application, detailing the approach to waste minimisation and management during the construction and operational phases of the development.	Yes
Residential Development	All residential premises are serviced by Council's contractor. Bins from multi unit developments are not presented on the nature strip unless individual occupancy has direct frontage to street. Bin allocation at 1 x 240l bin per 2 units, plus 1 x 240l recycling bin per 3 units, plus 1 x 240l garden vegetation bin per 5 units. Bins to be in waste storage/ recycling area within 15m of kerb or bin presentation area will also be required.	Garbage bins will be stored within a suitable room or enclosure, screened from public view. The future Project/Development Applications will provide further details.	Yes
<i>Contaminated Lands Policy</i>			
Preliminary Site Contamination Investigation (Stage 1)	To identify any past or present potentially contaminating activities and provide a preliminary assessment of site contamination. To be carried out in accordance with requirements of relevant NSW DEC Guidelines.	A Phase 1 Environmental Site Assessment has been provided, which is appropriate for a Concept Plan application and documents the future areas to be investigated in a Phase 2 assessment.	Yes

CANTERBURY CITY COUNCIL PLANNING INSTRUMENTS

Issue	Required	Proposed	Complies (Y/N)
Detailed Site Contamination Investigation (Stage 2)	<p>To be carried out when results of preliminary investigation demonstrate potential or existence of contamination which may make proposed land use unsuitable.</p> <p>To be carried out in accordance with requirements of relevant NSW DEC Guidelines.</p>	A Phase 2 Environmental Site Assessment will be submitted with the future Project/Development Applications, addressing the areas of concern identified in the Phase 1 assessment.	Yes
Remedial Action Plan (RAP)	<p>Required if the detailed investigation concludes that land is not suitable for the proposed use in its present state.</p> <p>RAP is to document remedial works to be undertaken and an environmental management plan and occupational health and safety plan for remedial works.</p>	This matter will be addressed in the future Project/Development Applications for the staged renewal.	Yes