

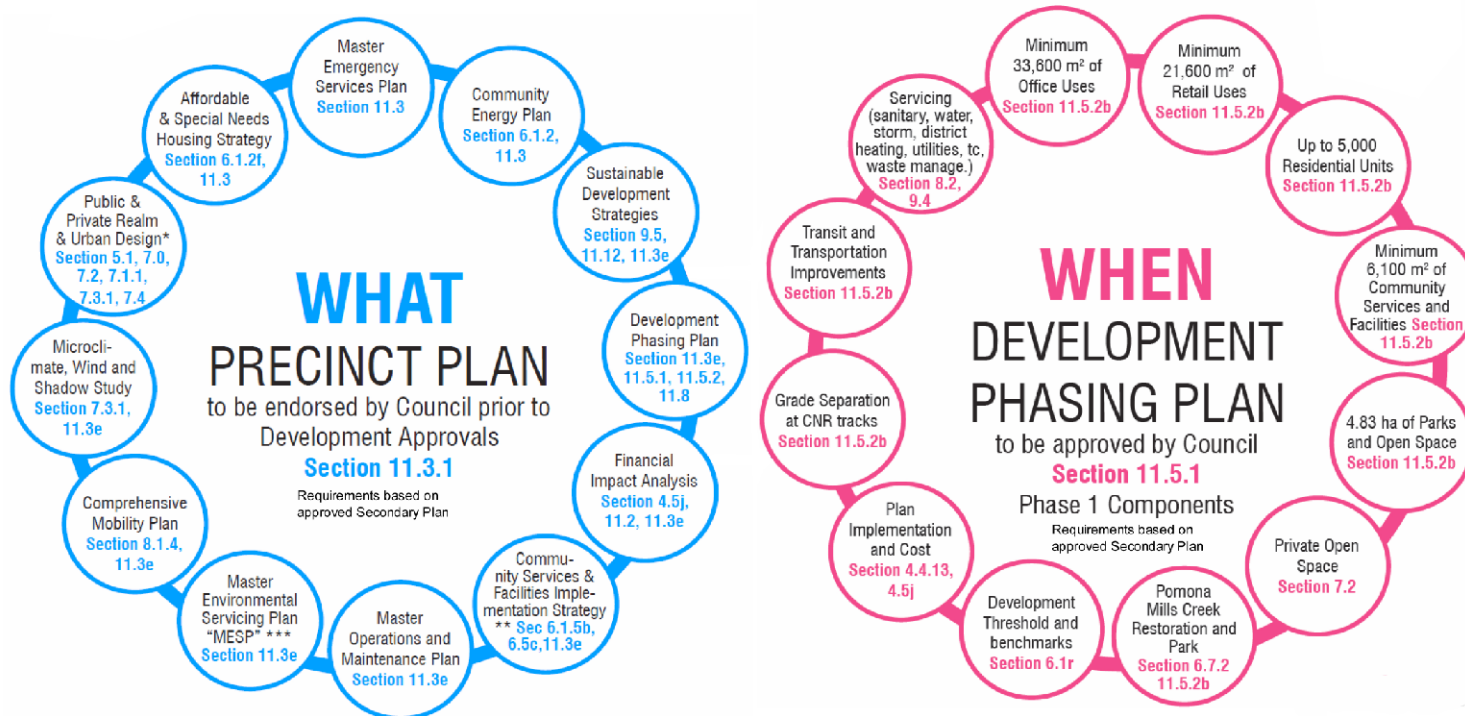
Langstaff Gateway Secondary Plan Precinct Plan and Phasing Plan Requirements

* Public & Private Realm & Urban Design includes detail design of grade separation of CNR tracks - **Section 7.1.1**, refinement of community structure - **Section 5.1** development blocks, public roads, parks & open spaces, and EPA Section - **6.1.1p, 6.6.1g, 6.6.2c, 8.1.1a** and strategy for integrating heritage resources - **Section 10.0f**

Public Realm is comprised of public streets, lanes, parks and open spaces, and public use activity areas of public lands and buildings. Private realm includes private open space, tower placements, parking, siting and massing - **Section 7.2, 7.4**

** Community Services and Facilities Study includes the exact location, size, configuration and phasing of Schools - **Section 6.5.1g** and location of public institutions, places of worship, day care centres - **Section 6.1d, 6.5.3c**

*** MESP includes Environmental Management Study – EPA Valleyland - **Section 8.2.5, 9.6, 11.3e** and Environmental Site Assessments - **Section 9.7.1a, 9.7.2, 11.3e**



PRECINCT PLAN AND PHASING PLAN REQUIREMENTS

APPLICANT: Condor Properties Ltd.
25 Langstaff Rd E.

FILE No. SU_ZA 18162178 (MR)

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