

# 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 - **6.11p, 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**

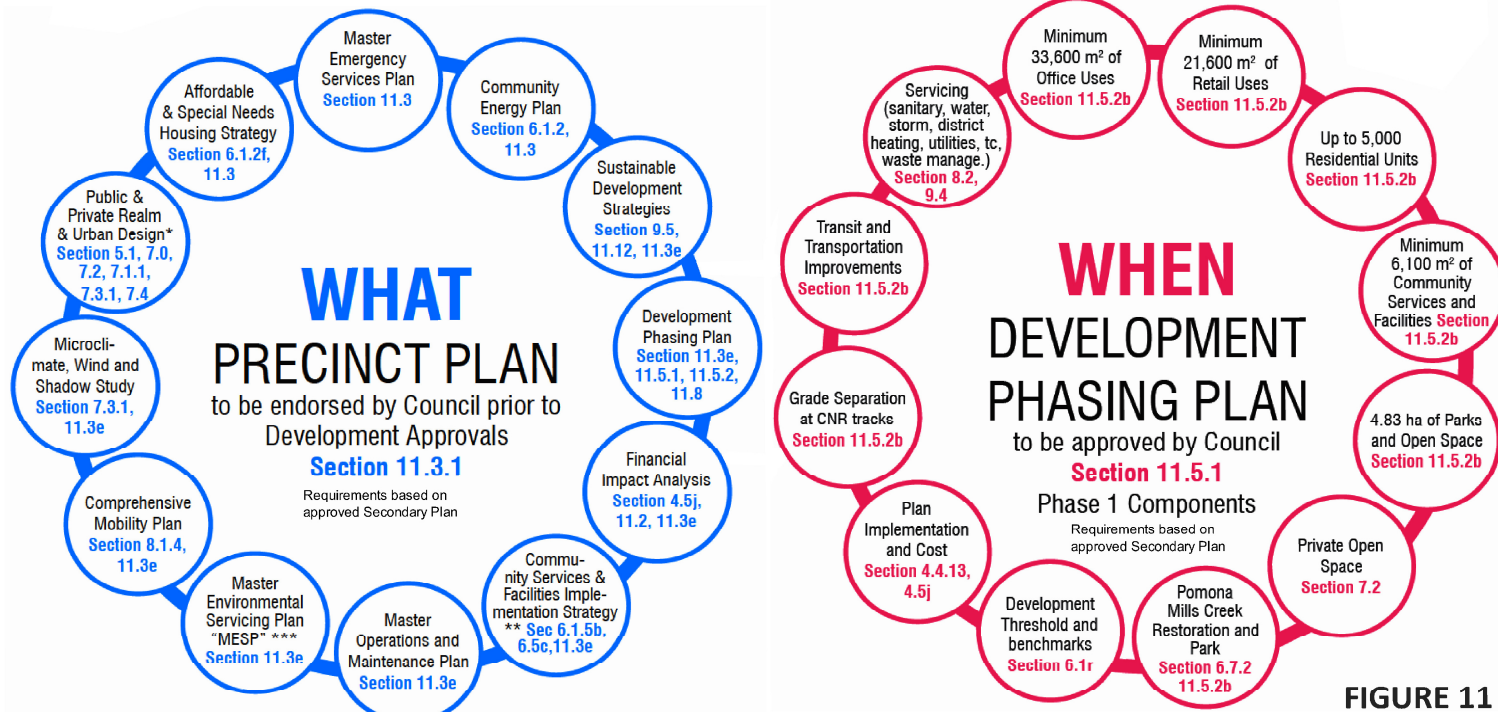


FIGURE 11

# PRECINCT AND PHASING PLAN REQUIREMENTS

APPLICANT: Langstaff Land Holdings Ltd.  
201, 203, 205, 206 Langstaff Road East and 3, 5, 11, 17 Essex Avenue

FILE No. PLAN 21 103970

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: MR

DATE: 22/04/2021

FIGURE No. 9