

Development Control Plan For 225-246 Canterbury Rd, Canterbury

Amendment in seriatum:

- That “*unless it can be demonstrated that any site contamination, acid sulfate soils and flood affection issues can be addressed satisfactorily.*” be deleted.
- That the eastern units on Canterbury Road be soundproofed and shockproofed.
- The Myrtilenian Theatre, once the Windsor Theatre be given heritage status.
- That storage space be included for all units
- That mechanical dryers in 3.11 be deleted and external clotheslines and/or screened drying facilities on balconies

Background

The land at the back of the site was reclaimed in 1938, when the river banks were straightened and concreted. This created Tasker Park, Phillips Avenue, and the lane. There have been floods recorded there within living memory, although the concreting of the river banks kept it controlled to a reasonable extent. But there is still a real possibility of flooding. The DCP says (3.10) that parking should be provided at ground level “*unless it can be demonstrated that any site contamination, acid sulfate soils and flood affection issues can be addressed satisfactorily*”. This gives a developer too much leeway to make a case to excavate, make his money, and disappear.

The setback for the eastern units from Canterbury Road carriageway is only 8 metres – a 3.5m footpath and a 4.5m setback. I would ask the question, is this “affordable housing”, i.e. housing that will be rented to poor people by slum landlords? Over 40,000 cars and trucks a day thunder past this potentially five storey building. How can a developer guarantee to soundproof and shockproof these units to create a livable space?

The other comment is a heritage one. The “Myrtilenian Theatre” labelled a “gateway building” in the DCP (225-229 Canterbury Road) was once the “Windsor Theatre”, built in the late 1930s by a former Mayor of Canterbury, Stan Parry. No doubt somebody will want to demolish it, but it does have heritage potential (given that almost all of Canterbury City’s picture theatres have gone). It needs a heritage investigation, and perhaps adaptive re-use, given its picturesque location.