



SOUTH VILLAGE_KIRRAWEE

PART 3A CONCEPT PLAN AMENDMENT (SECTION 75W)

Revised Issue B – February 2014

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INTRODUCTION 01

A Part 3A Concept Plan approval was granted to Henroth on 23 August 2013. This design report documents a comparative analysis of the approval versus the proposal, the subject of a section 75w modification initiated by PAYCE (South Village Pty Ltd)

Architectural and Landscape concept plans describe the proposed modification accompanied by a SEPP 65 Principles Statement.

LOCATION 02

SITE



PART 3A CONCEPT PLAN APPROVAL 03



EXISTING APPROVAL_KEY STATISTICS

RETAIL15230 m²

RESIDENTIAL 45505 m²

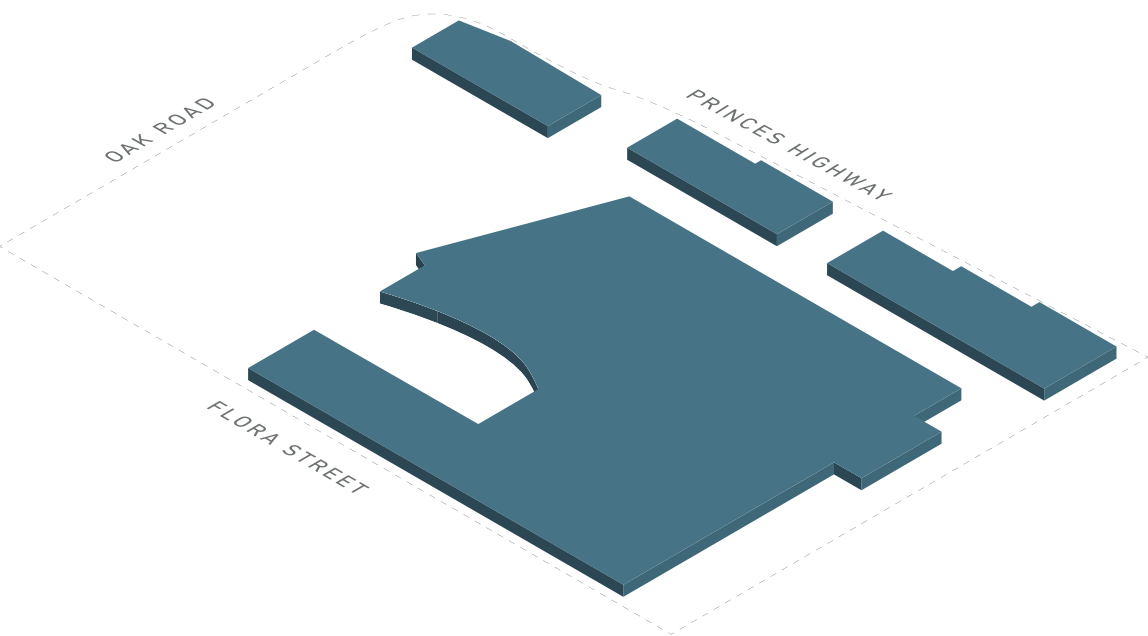
TOTAL GFA 60735 m²

TOTAL CARS 1150



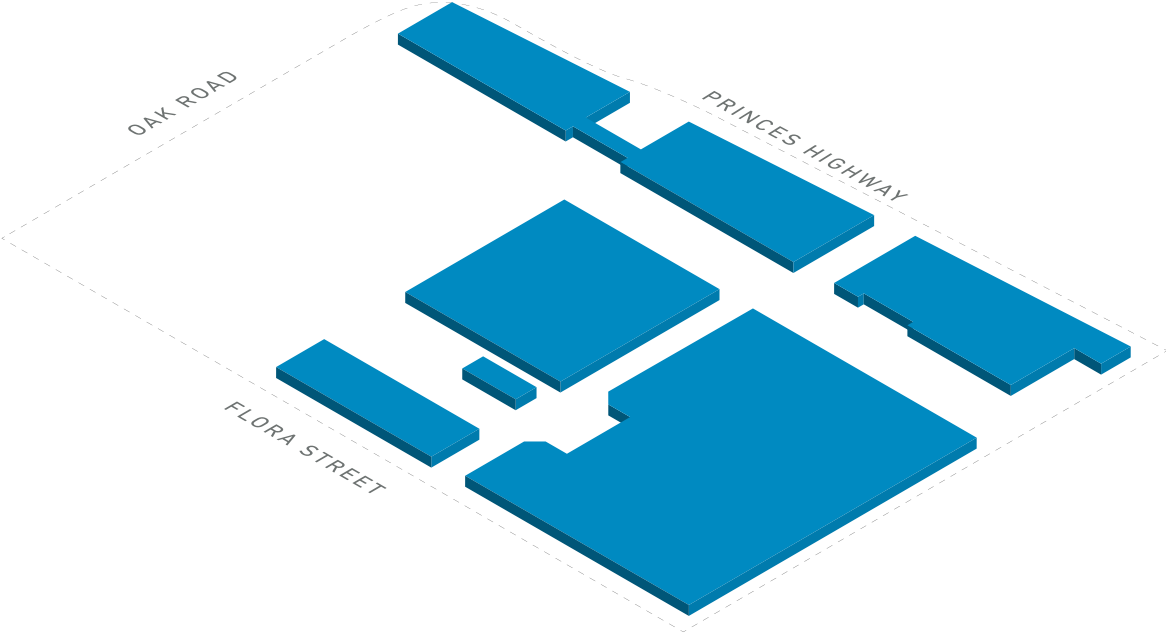
COMPARATIVE ANALYSIS 04

EXISTING APPROVAL
PART 3(A) CONCEPT PLAN



A SUPER BLOCK APPROACH
SITE COVERAGE PLAN

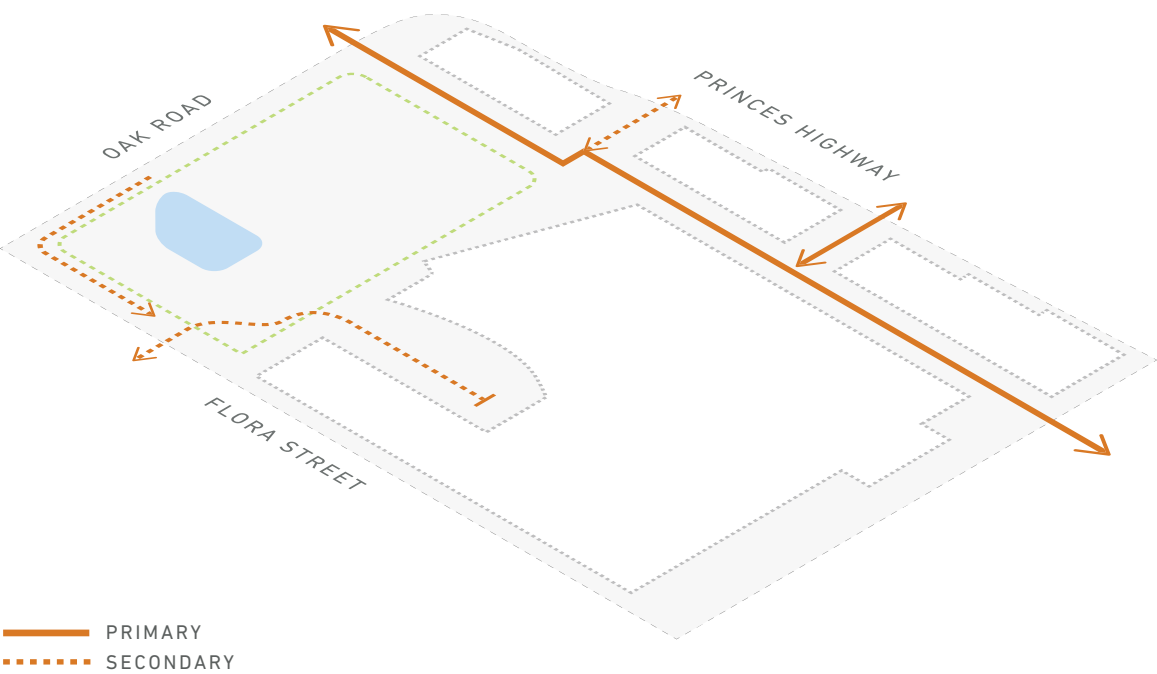
PAYCE PROPOSAL



THE PROPOSAL AS A SERIES OF URBAN BLOCKS
SITE COVERAGE PLAN

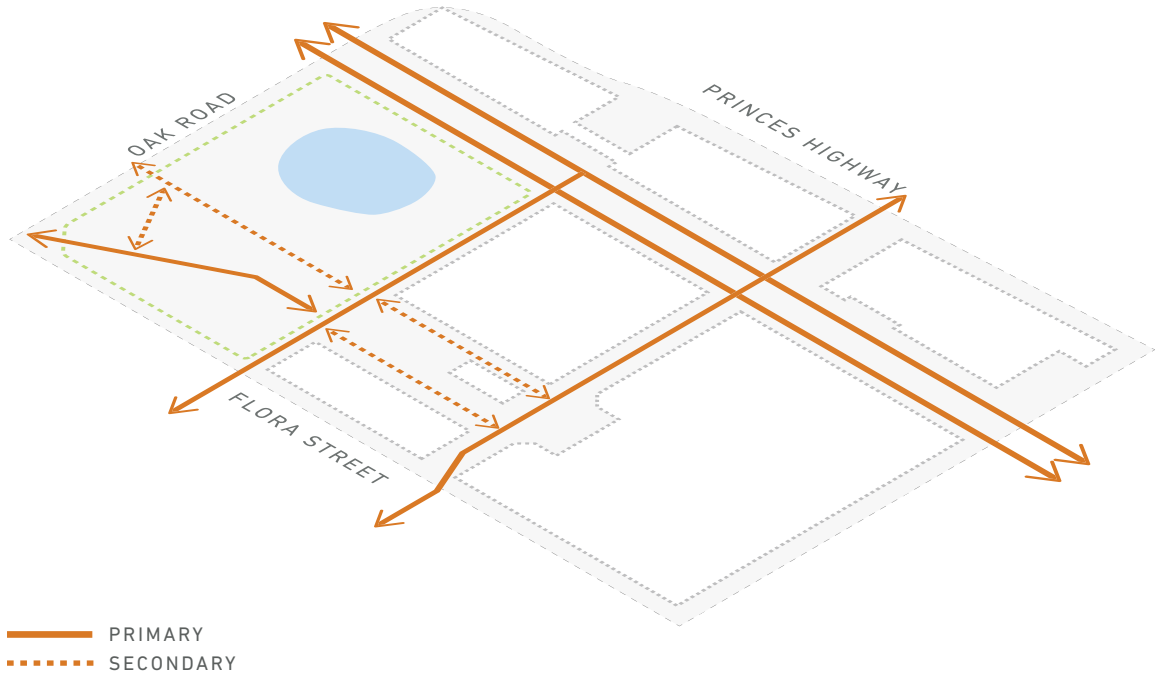
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



LIMITED PERMEABILITY

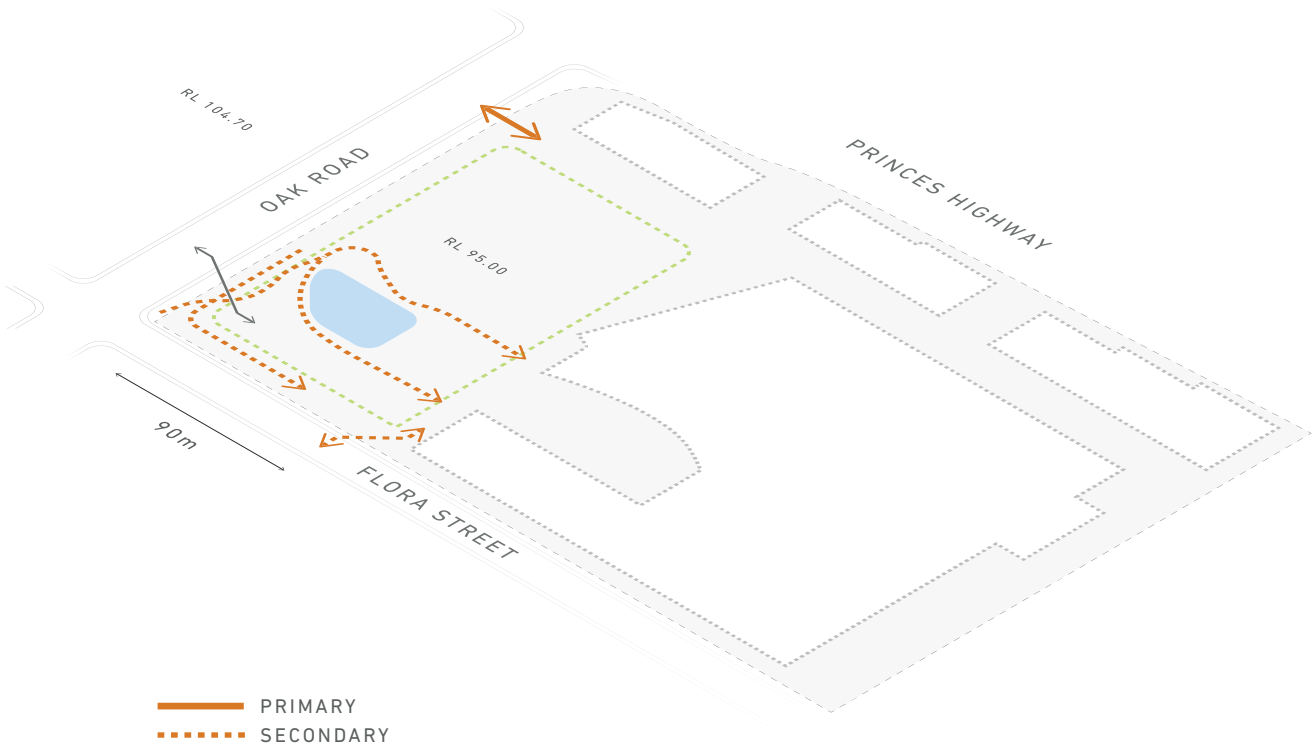
PAYCE PROPOSAL



SITE PERMEABILITY SIGNIFICANTLY INCREASED

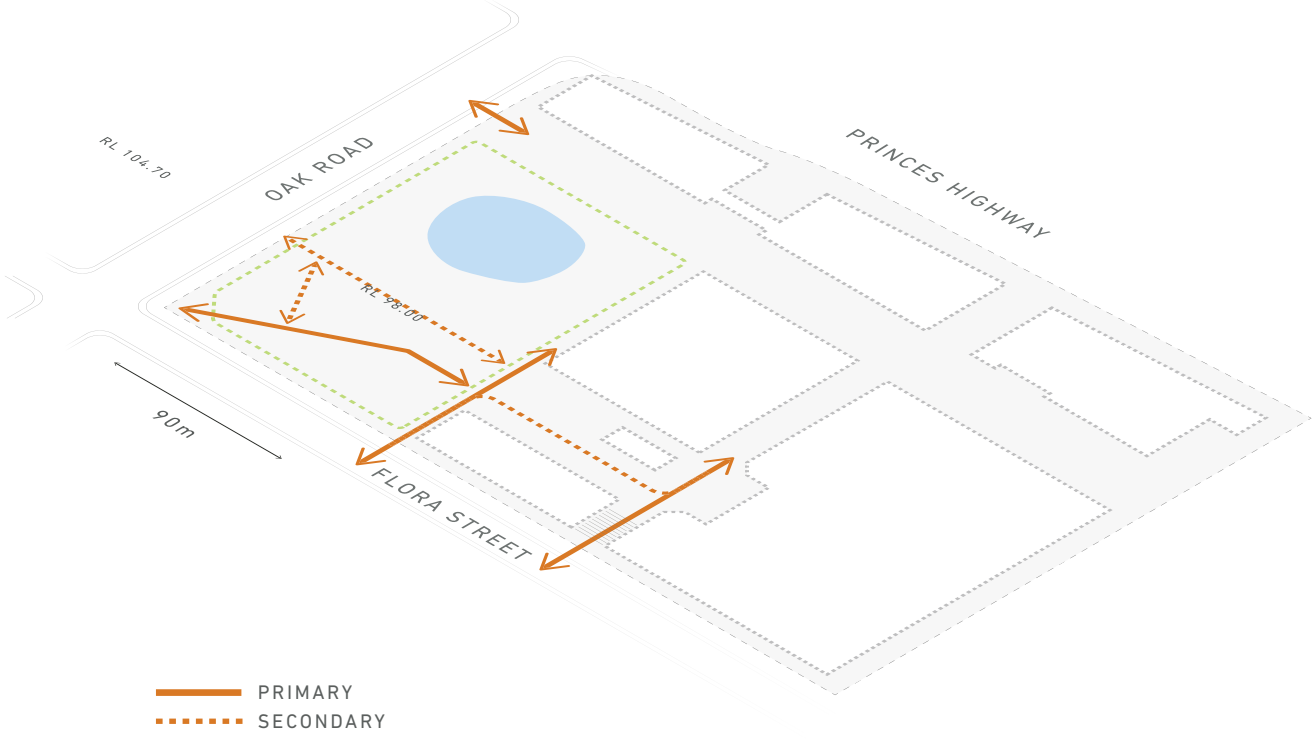
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



POOR RELATIONSHIPS TO OAK ROAD + FLORA STREET

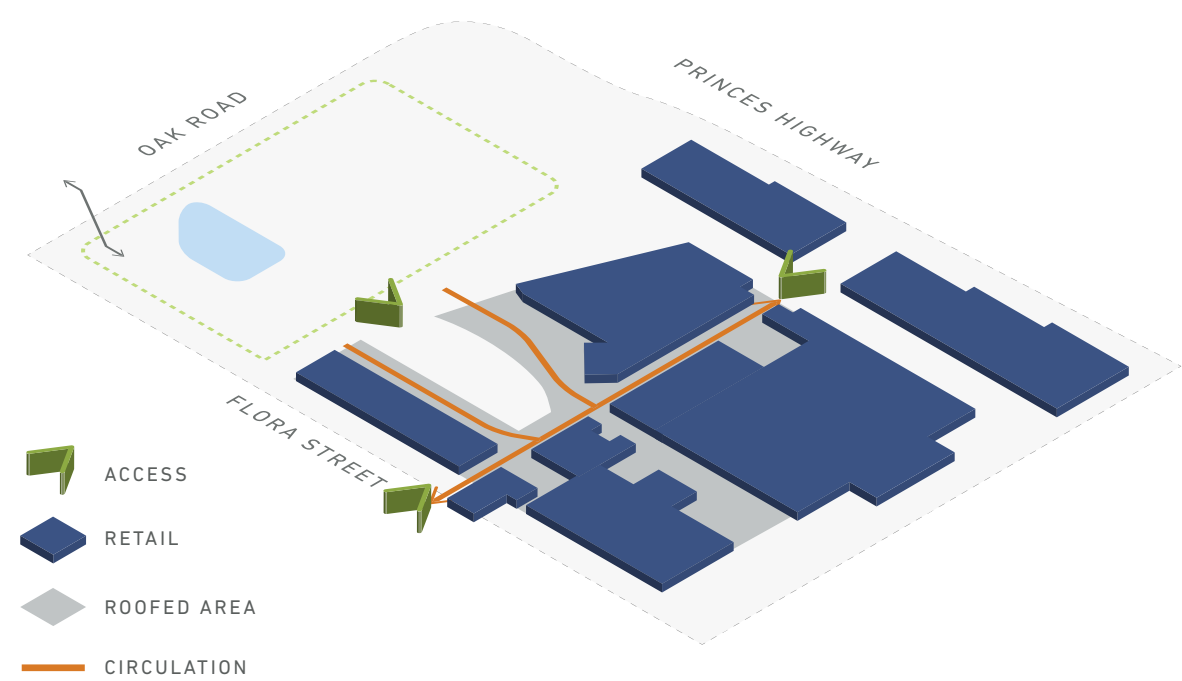
PAYCE PROPOSAL



CLEARER AND MORE PRACTICAL CONNECTION TO OAK ROAD AND FLORA STREET

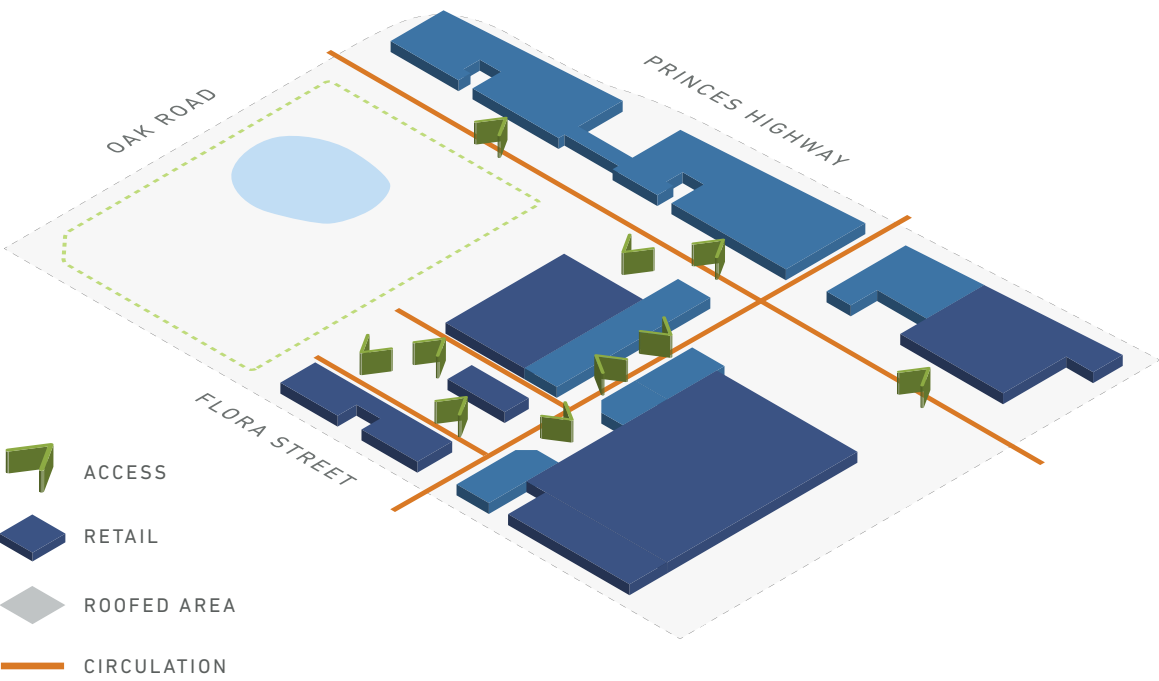
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



INTERNALISED RETAIL ARCADE + FLORA STREET

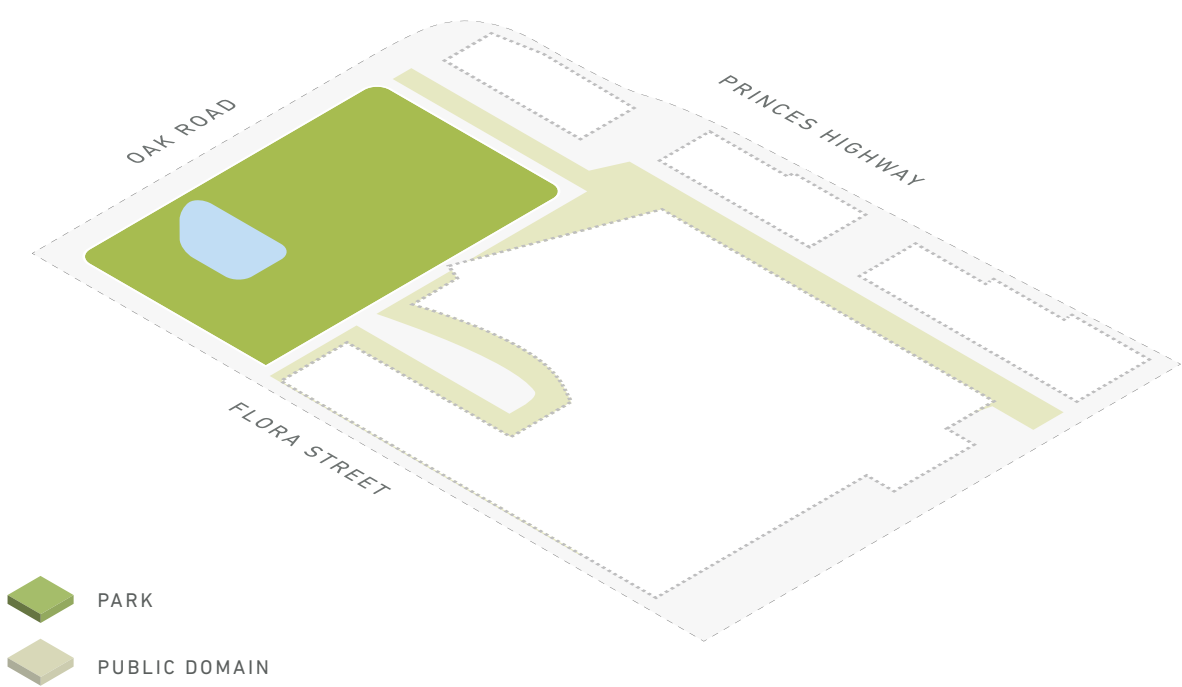
PAYCE PROPOSAL



RETAIL CHARACTERISED AS PEDESTRIAN 'HIGH STREET'

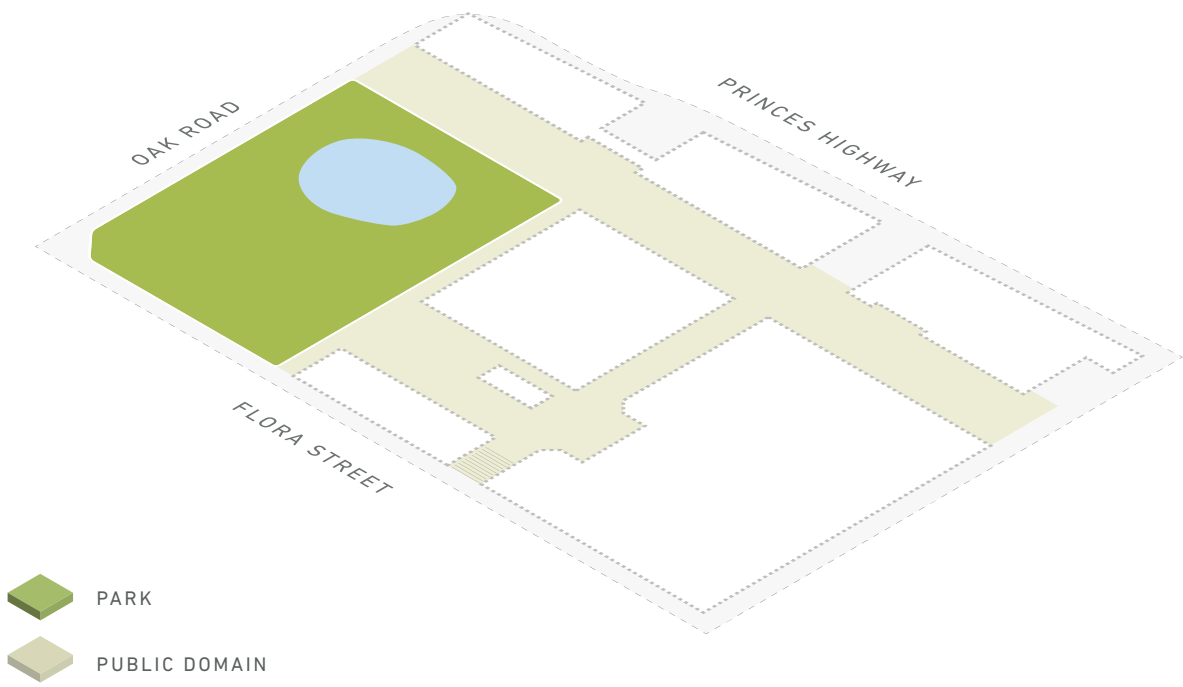
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



PUBLIC DOMAIN

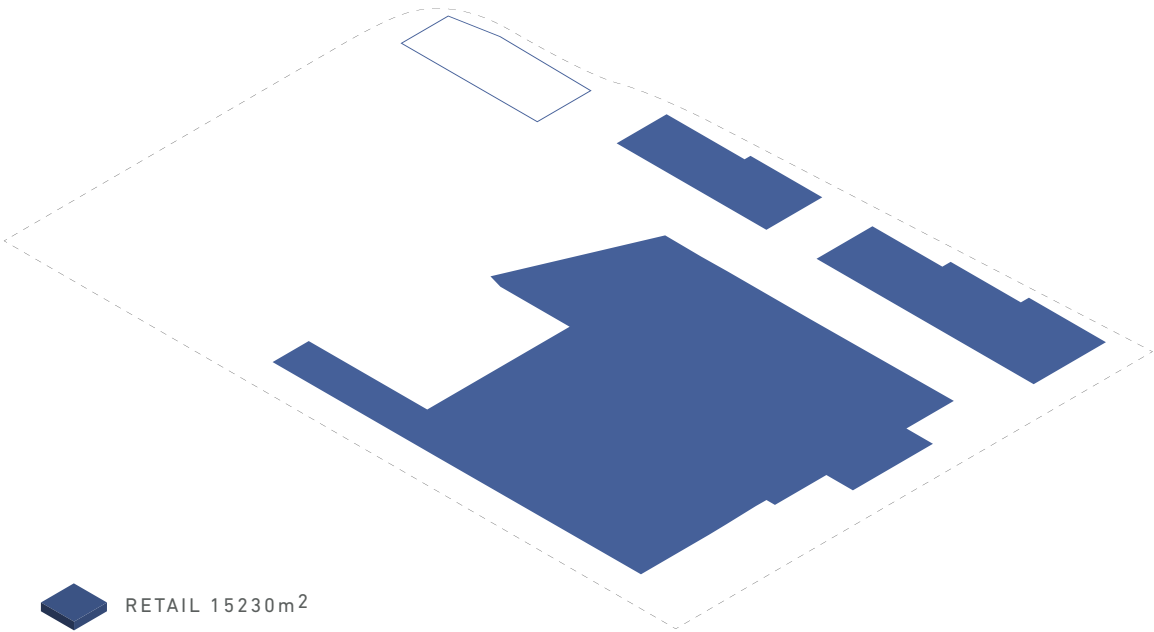
PAYCE PROPOSAL



ENHANCED PUBLIC DOMAIN

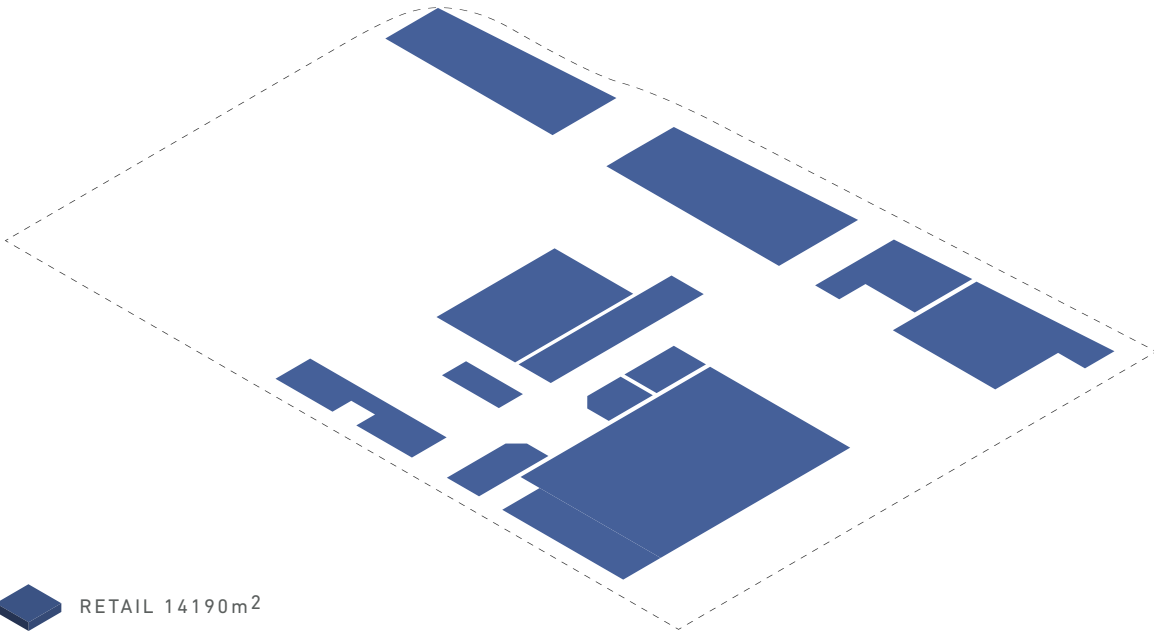
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



MORE RETAIL

PAYCE PROPOSAL



LESS RETAIL

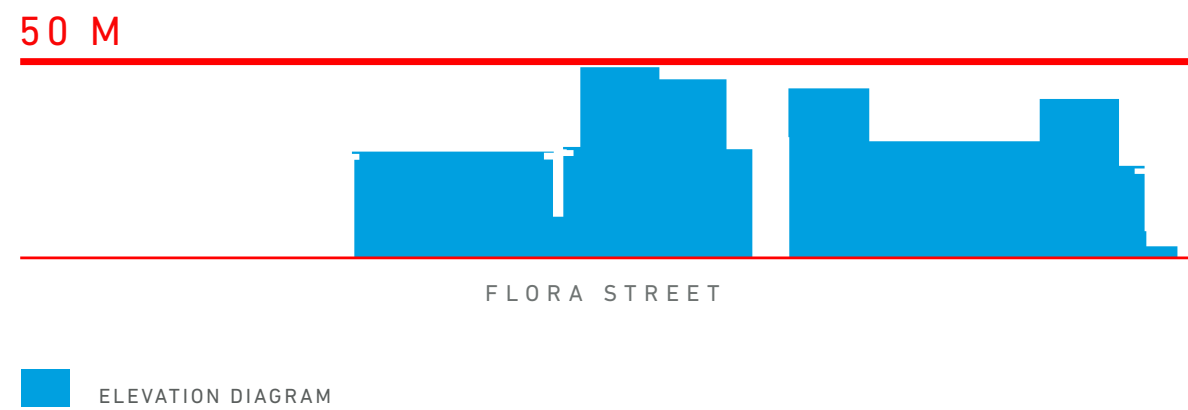
EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



APPROVED HEIGHTS BELOW 50m

PAYCE PROPOSAL

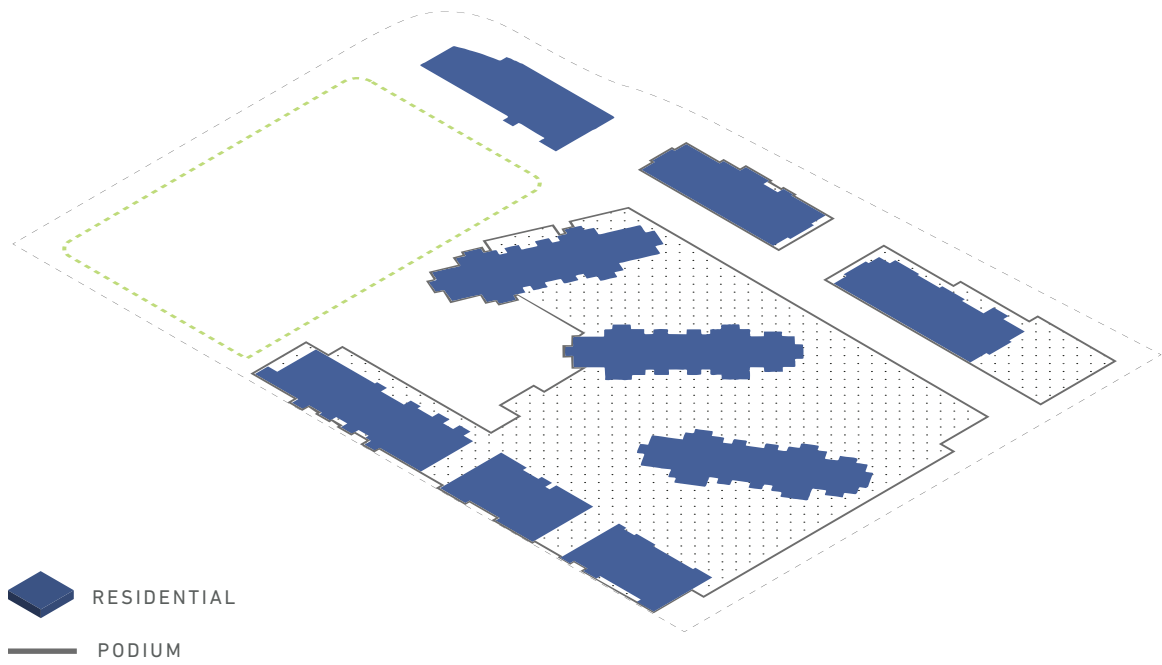


ALL BUILDINGS MAXIMUM 50m & WITHIN APPROVAL ENVELOPE

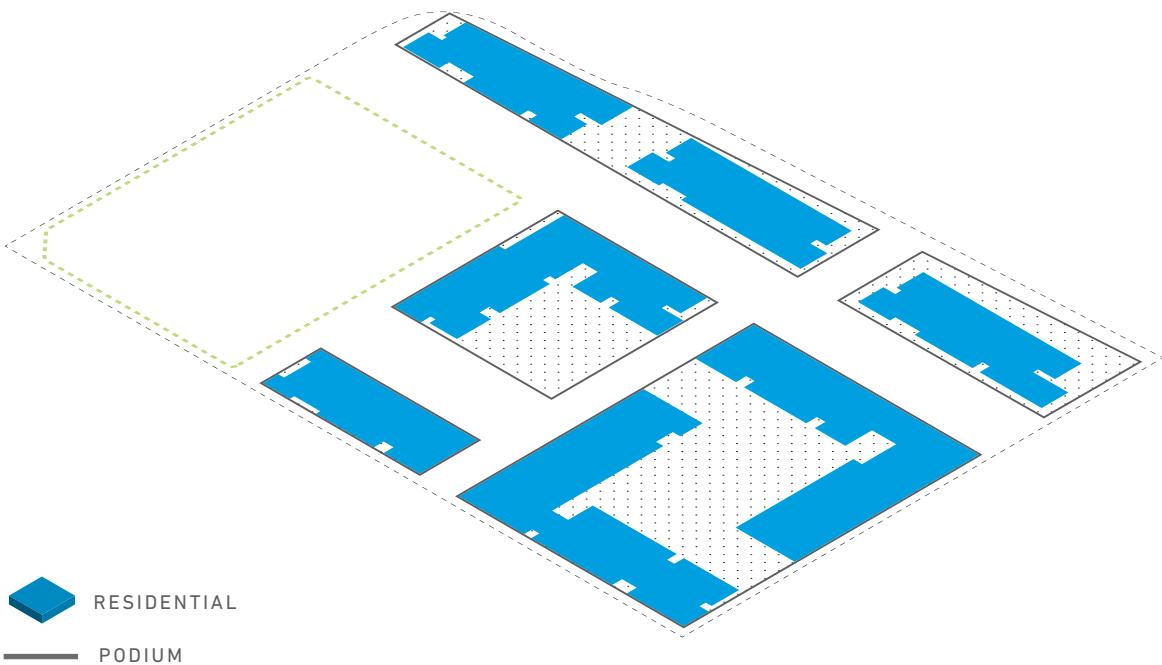
SITE PLAN

EXISTING APPROVAL

PART 3(A) CONCEPT PLAN



PAYCE PROPOSAL



KEY STATISTICS

EXISTING APPROVAL

PART 3(A) CONCEPT PLAN

RETAIL	15230 m ²
RESIDENTIAL	45505 m ²
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TOTAL GFA	60735 m ²
TOTAL CARS	1150



PAYCE PROPOSAL

RETAIL	14190 m ²
RESIDENTIAL	70810 m ²
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TOTAL GFA	85000 m ²
TOTAL CARS	1566



RETAIL PRECEDENT IMAGES

