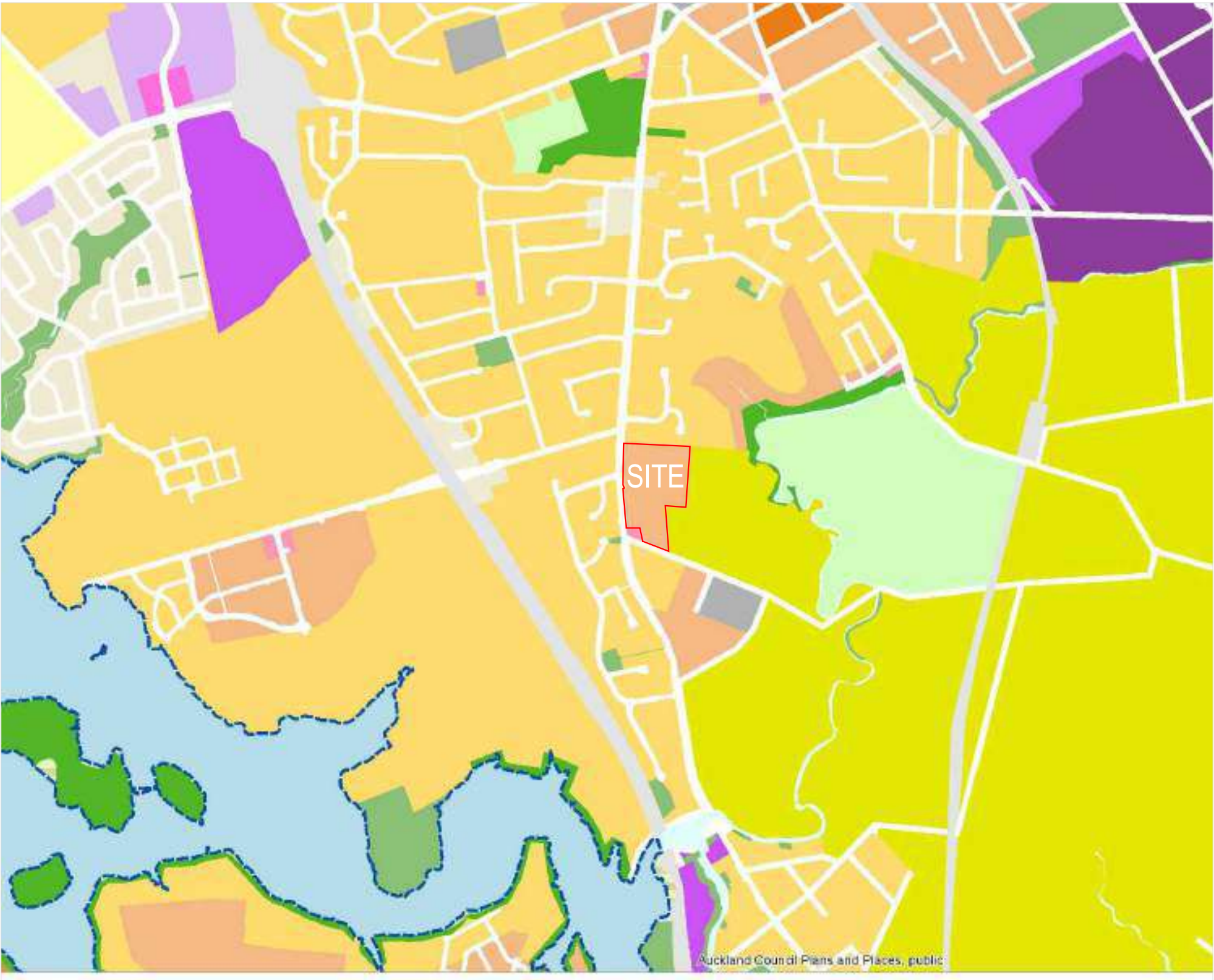


OZAC22108_470 Great South Road Development
FAST-TRACK CONSENTING PRE-APPLICATION PACKAGE

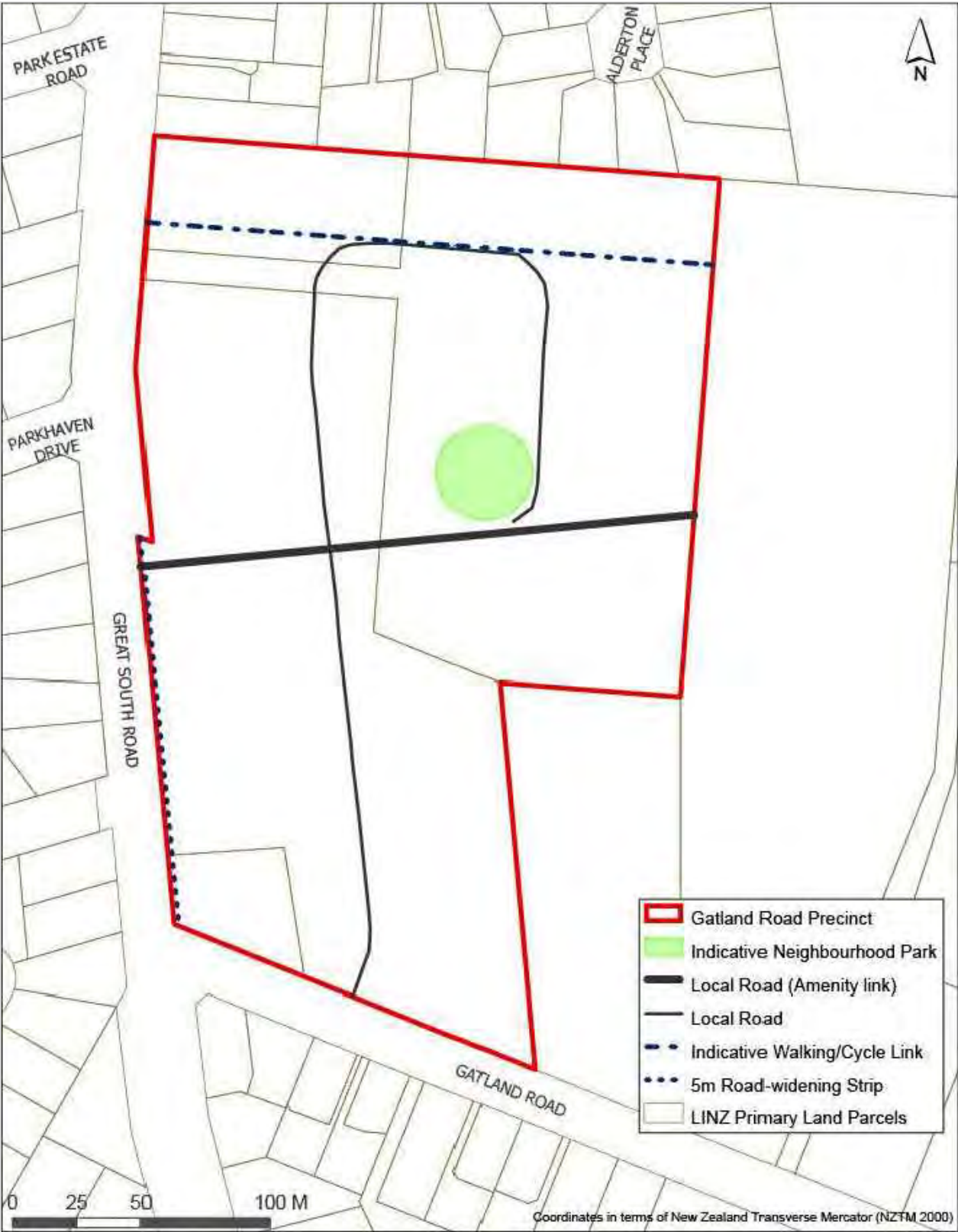
JUL 2022
REV B

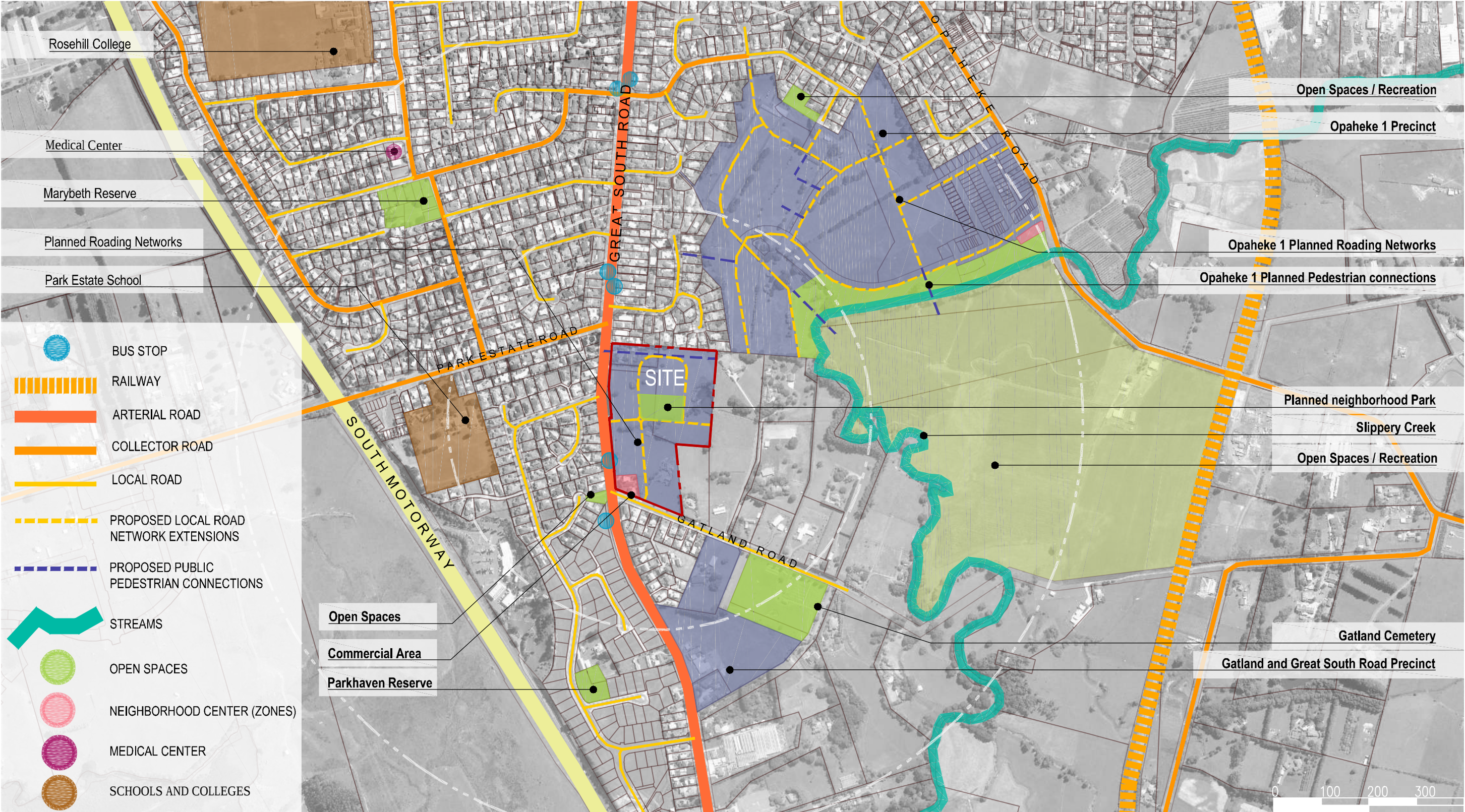
Site Photos

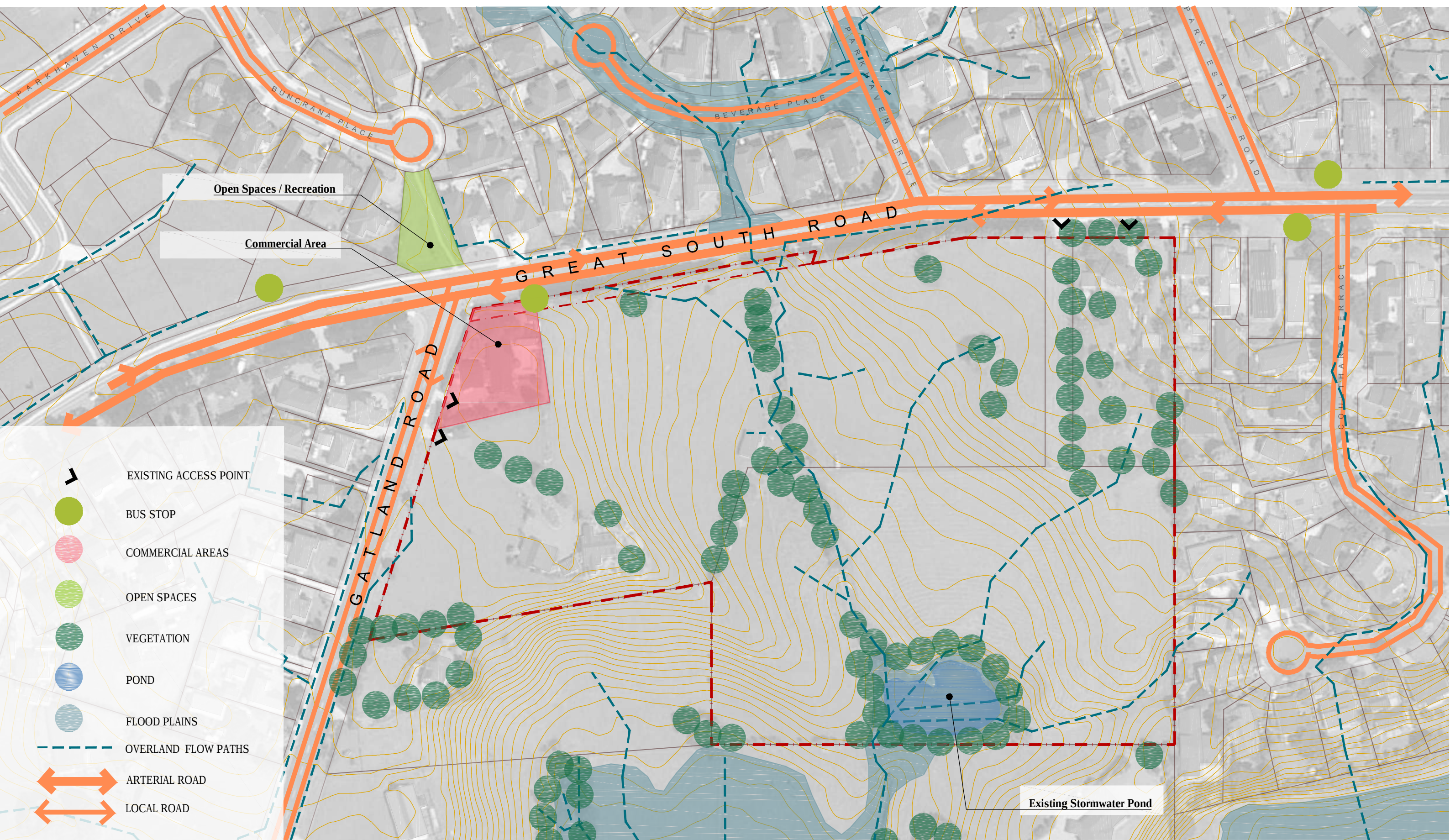




Zones	
	Residential - Large Lot Zone
	Residential - Rural and Coastal Settlement Zone
	Residential - Single House Zone
	Residential - Mixed Housing Suburban Zone
	Residential - Mixed Housing Urban Zone
	Residential - Terrace Housing and Apartment Buildings Zone
	Open Space - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone
	Business - City Centre Zone
	Business - Metropolitan Centre Zone
	Business - Town Centre Zone
	Business - Local Centre Zone
	Business - Neighbourhood Centre Zone
	Business - Mixed Use Zone
	Business - General Business Zone
	Business - Business Park Zone
	Business - Heavy Industry Zone
	Business - Light Industry Zone
	Future Urban Zone









GREAT SOUTH ROAD

GATLAND ROAD

Gatland Rd

Gatland Rd

1

4663 SQM

2

3812 SQM

7

5209 SQM

8

3382 SQM

3

6008 SQM

4

4501 SQM

12

3000 SQM
PARK

14

4009 SQM

13

1389 SQM

9

1530 SQM

5

2420 SQM

6

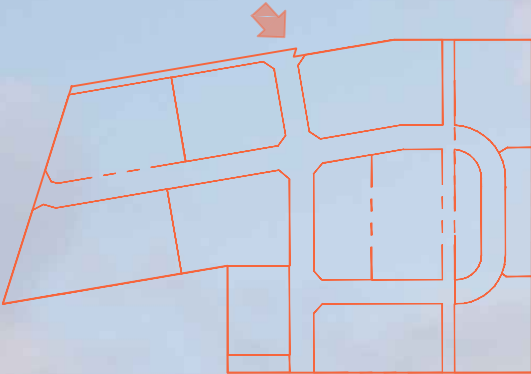
PUMP STN
476 SQM

11

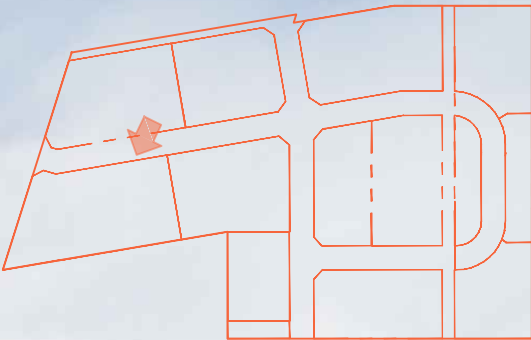
SWMA
3862 SQM

10

2851 SQM

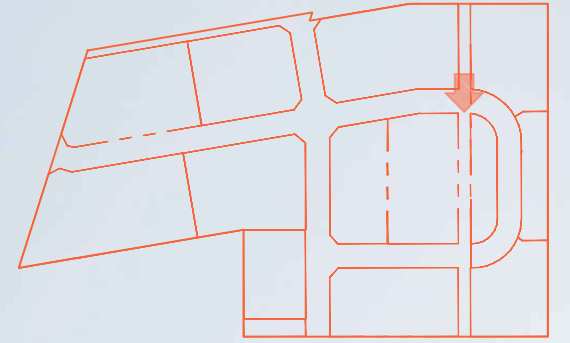














MAIN SITE ACCESS TO AND FROM GREAT SOUTH ROAD
16.0m wide road with 2-way vehicle access, cycleway, footpaths, street parking with quality amount of street trees/landscaping on both sides

GREAT SOUTH ROAD, ROAD RESERVE WIDENING
each side to have 5.0m wide expansion with 2.0m wide footpath & 2.0m wide cycle lane

PUBLIC WALKING / CYCLING LINK
6m wide public cycling and walking link
4m formed access and landscaping on both sides

ACTIVATED STREET FRONTAGE
All units with street frontage to have direct access from the front yards

REAR LANES / INTERNAL DRIVEWAYS
For residential parking, service access (waste collection and household deliveries)

MAIN SITE ACCESS TO AND FROM GATLAND ROAD
16.0m wide road with 2-way vehicle access, footpaths, street parking and quality amount of street trees/landscaping on both sides

STRONG PUBLIC PEDESTRIAN CONNECTIVITY
min 2.0m wide footpath fronting units without public street frontage

"LOOP ROAD"
16m wide Public Road with street parking and public footpaths on both sides

ACTIVATED STREET FRONTAGE
All units with street frontage to have direct access from the front yards

DOUBLE-FRONTED UNIT DESIGN
to blocks interfacing to the pedestrian link in respect of CPTED principle for passive surveillance

STRONG PUBLIC PEDESTRIAN CONNECTIVITY
For blocks without public street frontage

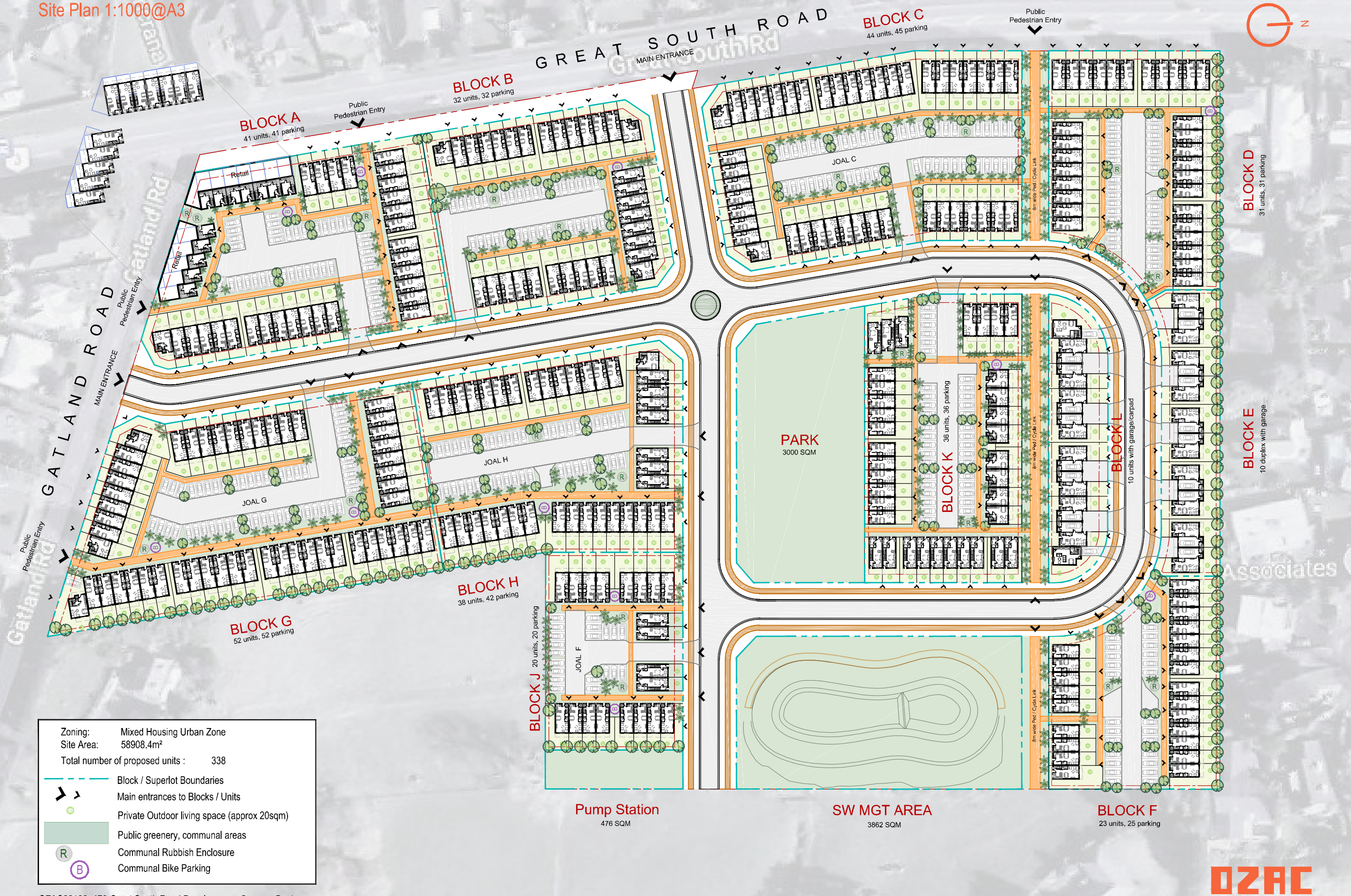
"SPINE ROAD"
16m wide Public Road with street parking and public footpaths on both sides

REAR LANES / INTERNAL DRIVEWAYS
For residential parking, service access (waste collection and household deliveries)

STRONG PUBLIC PEDESTRIAN CONNECTIVITY
For blocks without public street frontage

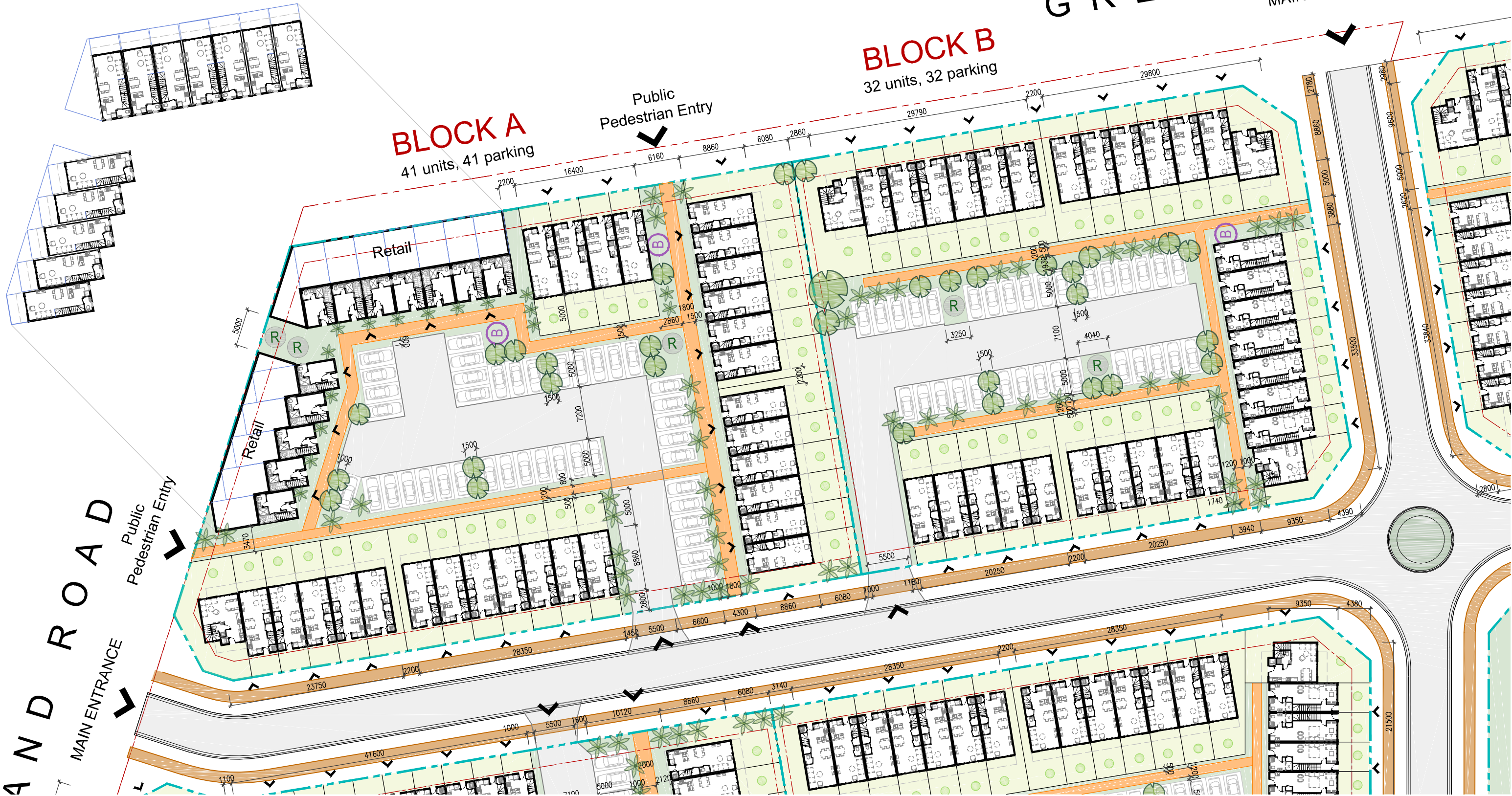
SWMA + PARK
With amenities for residents' recreational activities

- BUS STOP
- ARTERIAL ROAD
- LOCAL ROAD
- FUTURE CYCLING PATH
- PUBLIC FOOTPATH
- PUBLIC ROAD (LOCAL ON-SITE)
- REAR LANES / INTERNAL DRIVEWAY
- PUBLIC WALKING & CYCLING LINK (ON-SITE)
- MAIN PUBLIC FOOTPATHS
- MINOR FOOTPATH





G R E A T S O U T H
MAIN ENTRANCE



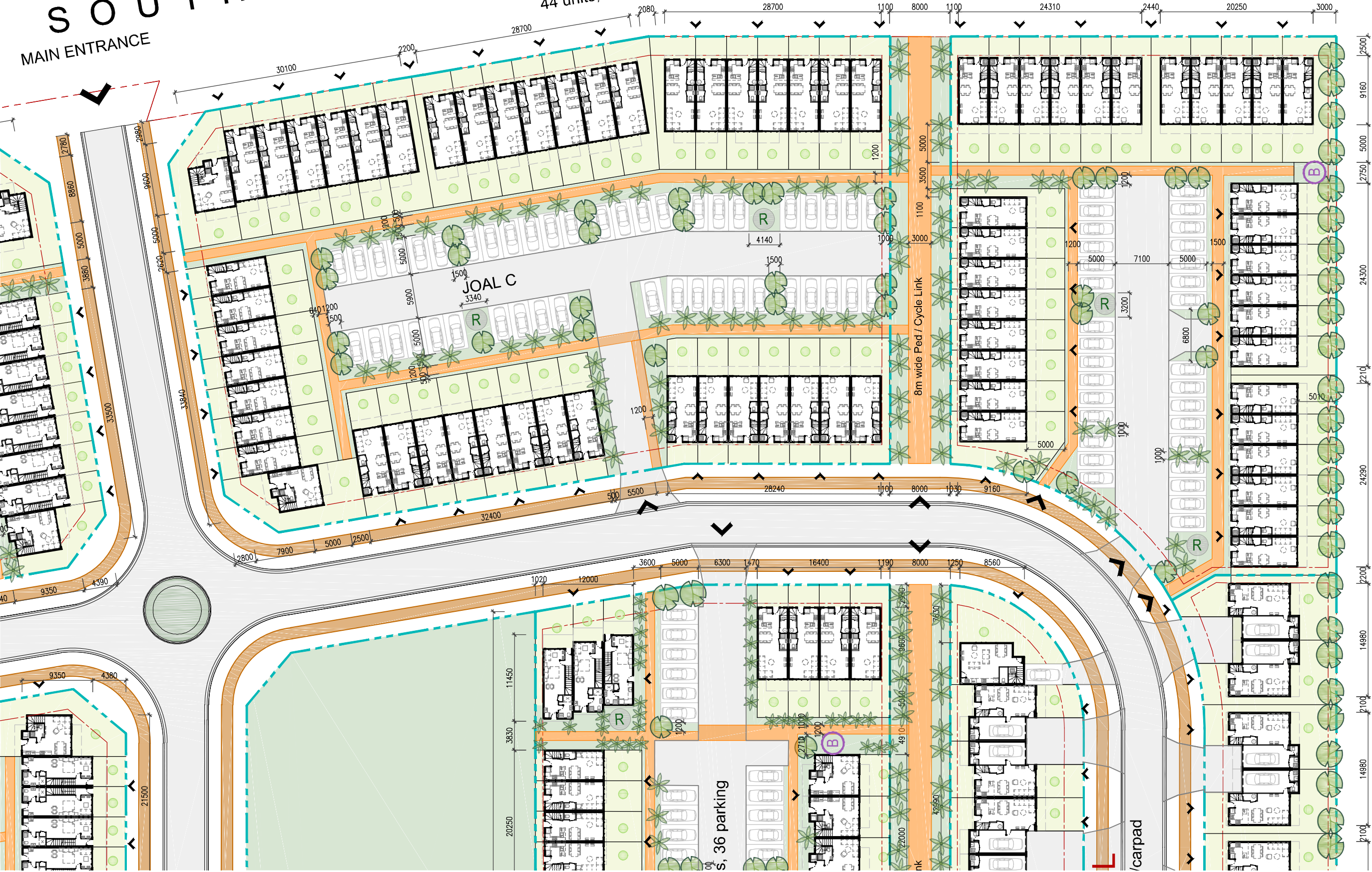


SOUTH ROAD

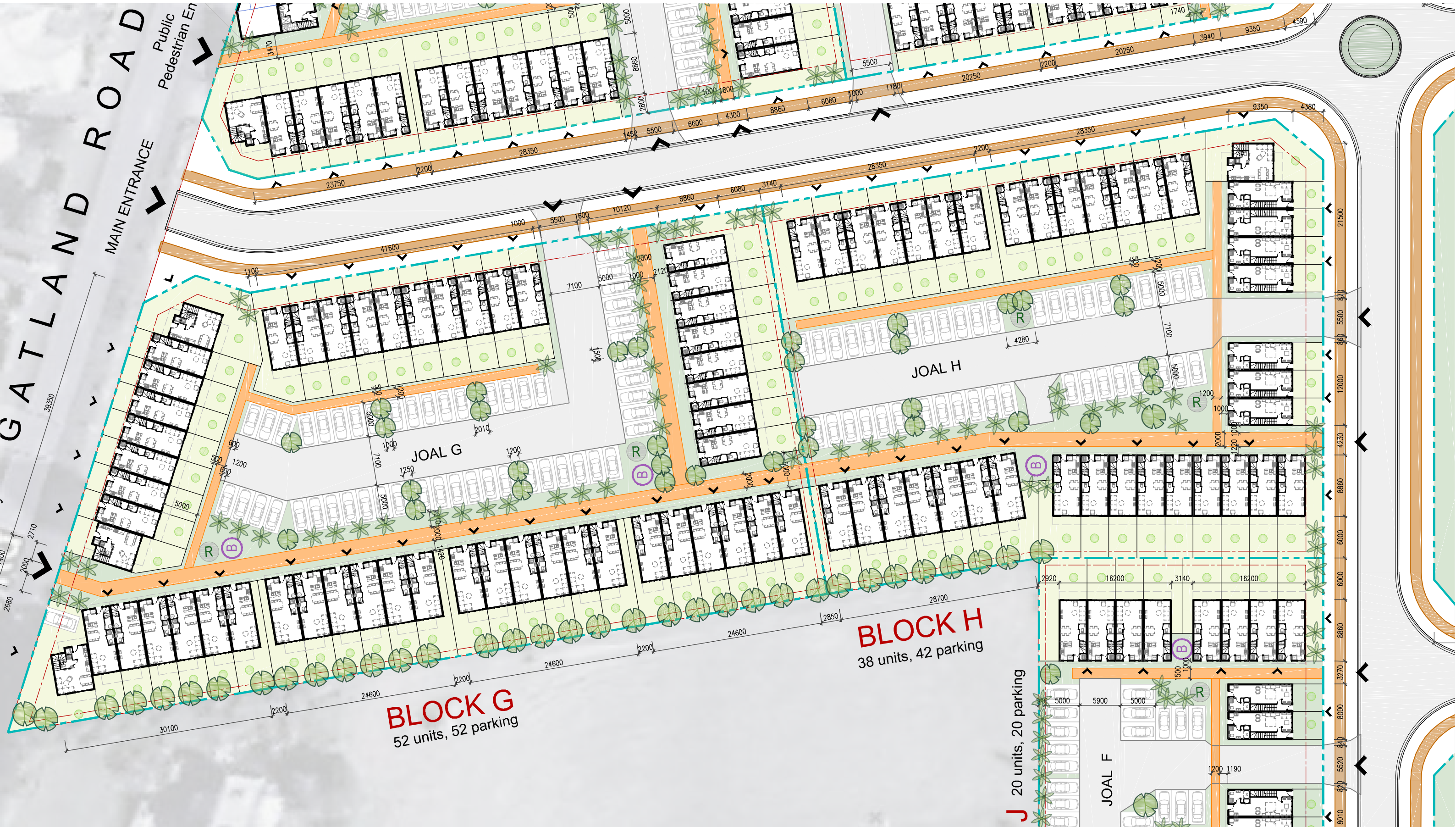
BLOCK C
44 units, 45 parking

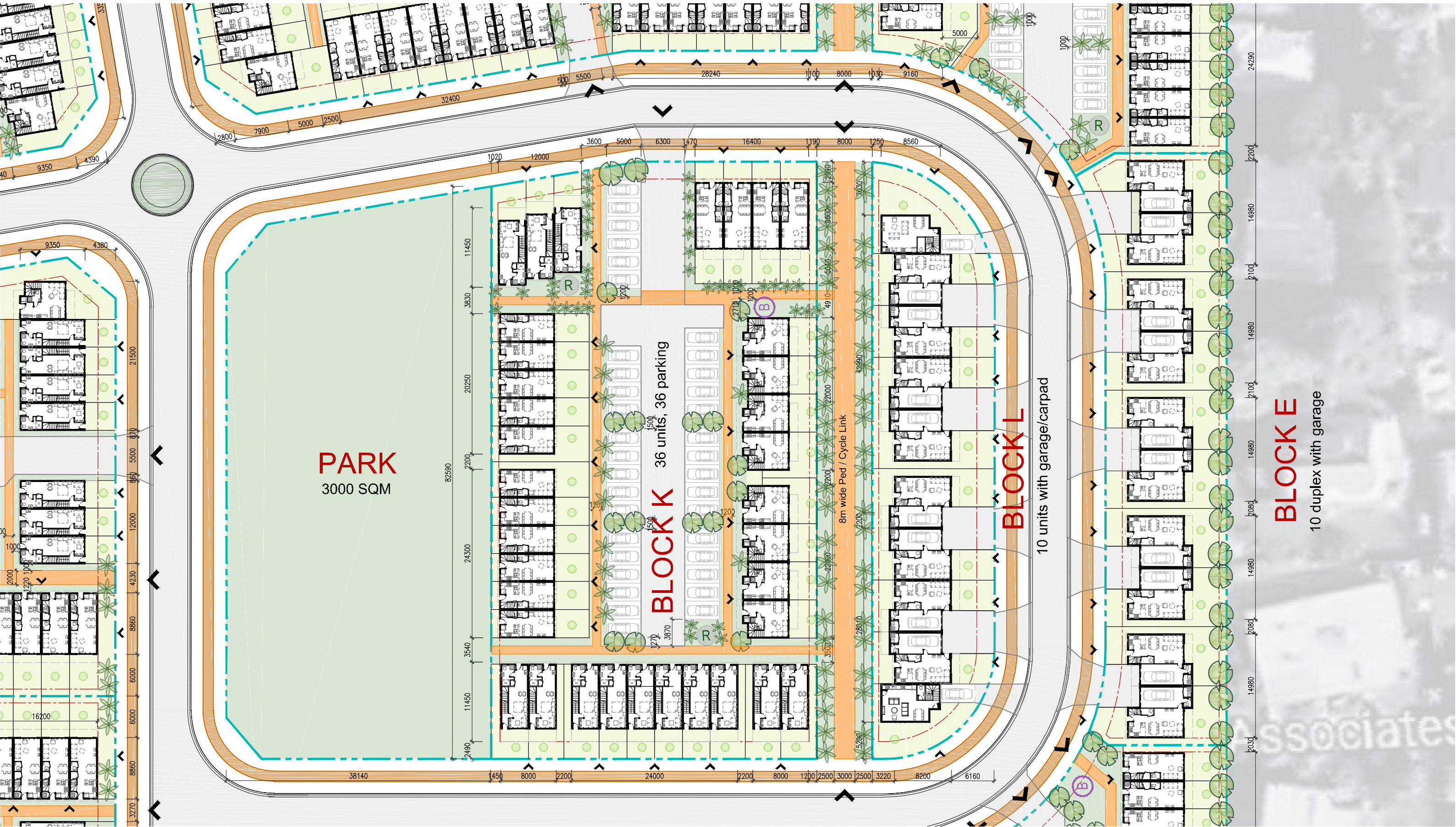
Public
Pedestrian Entry

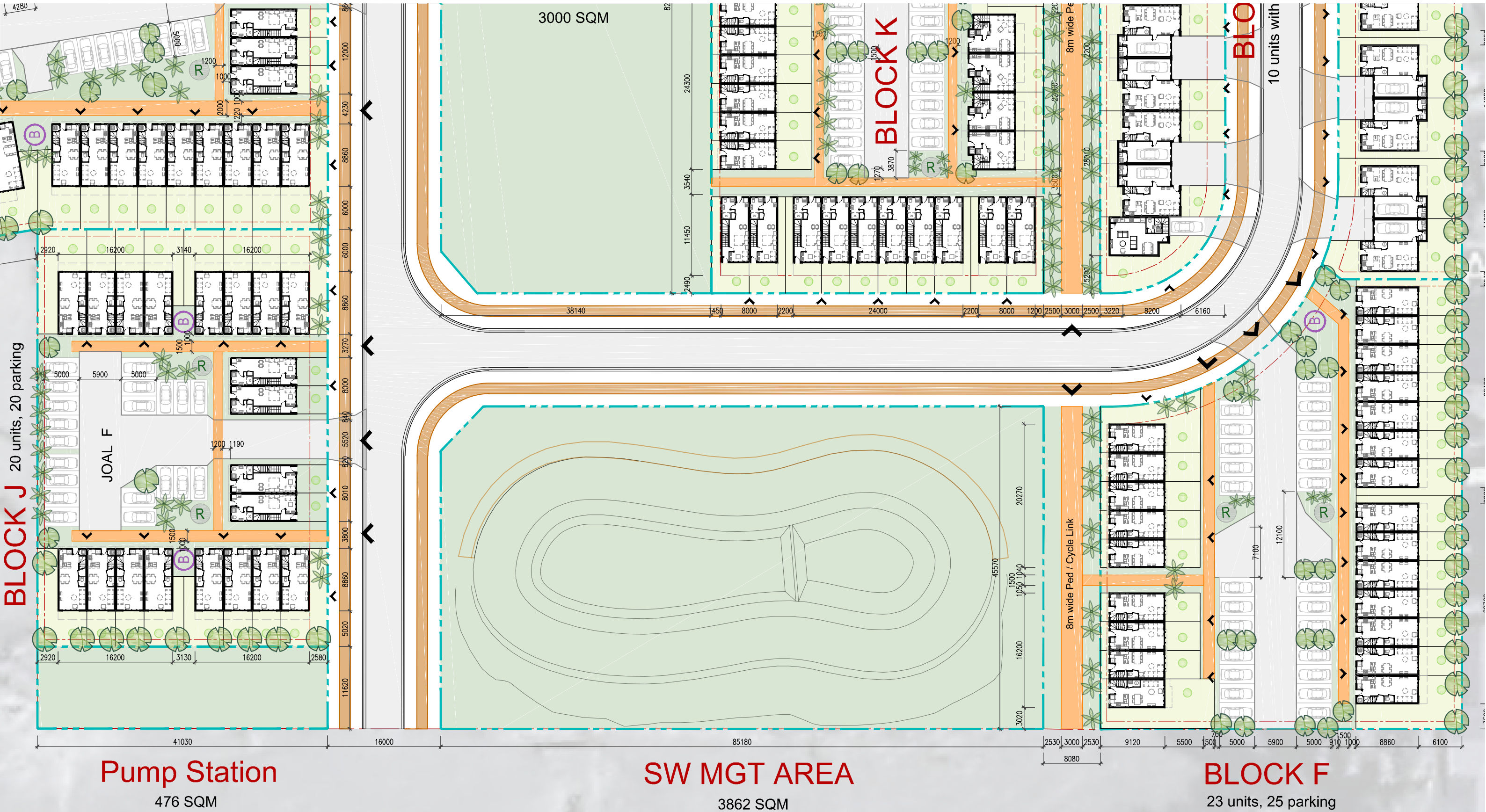
BLOCK D
31 units, 31 parking

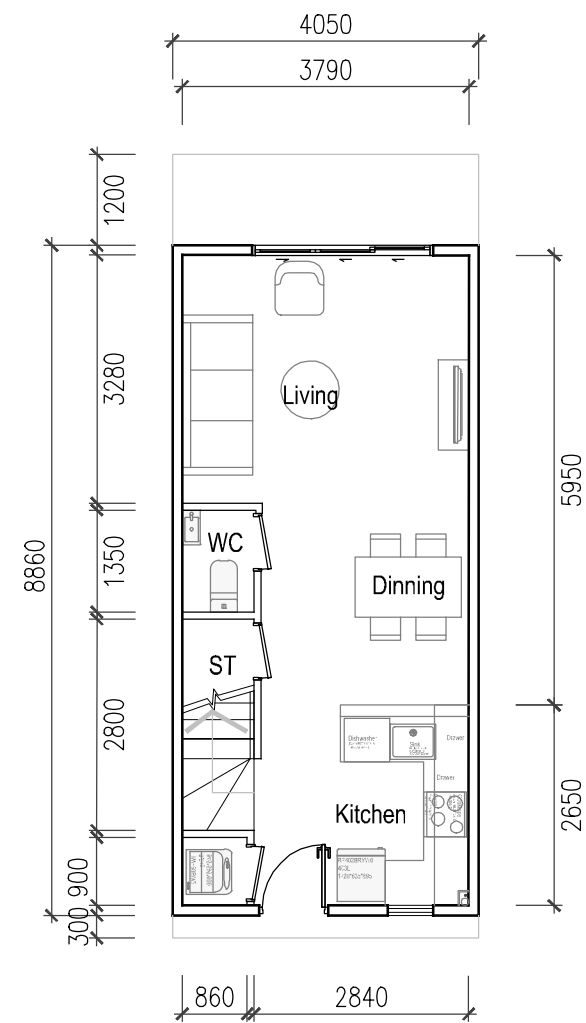


E
arage

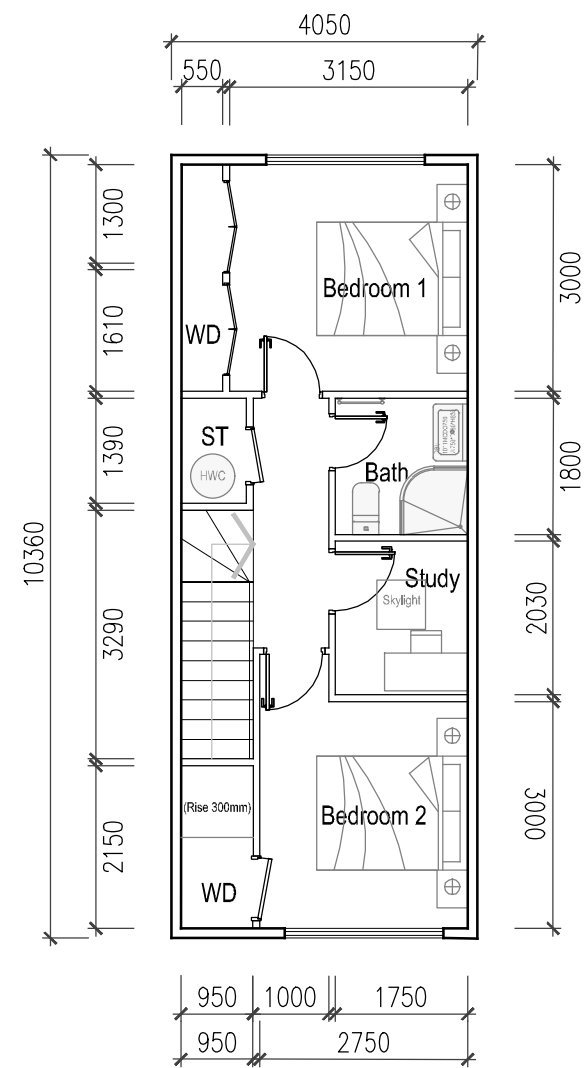








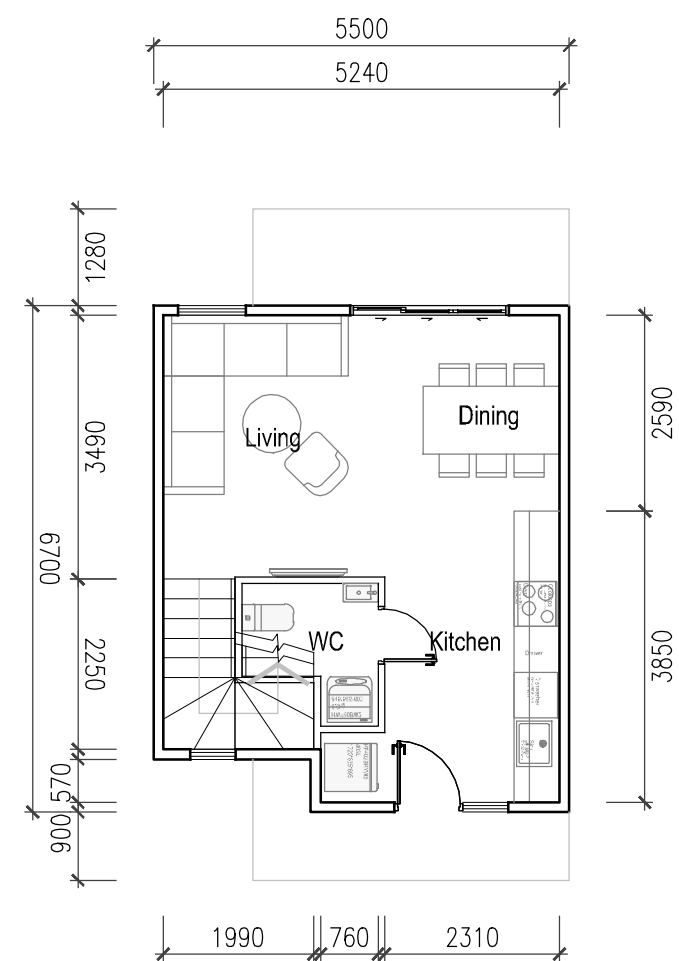
Ground Floor Plan



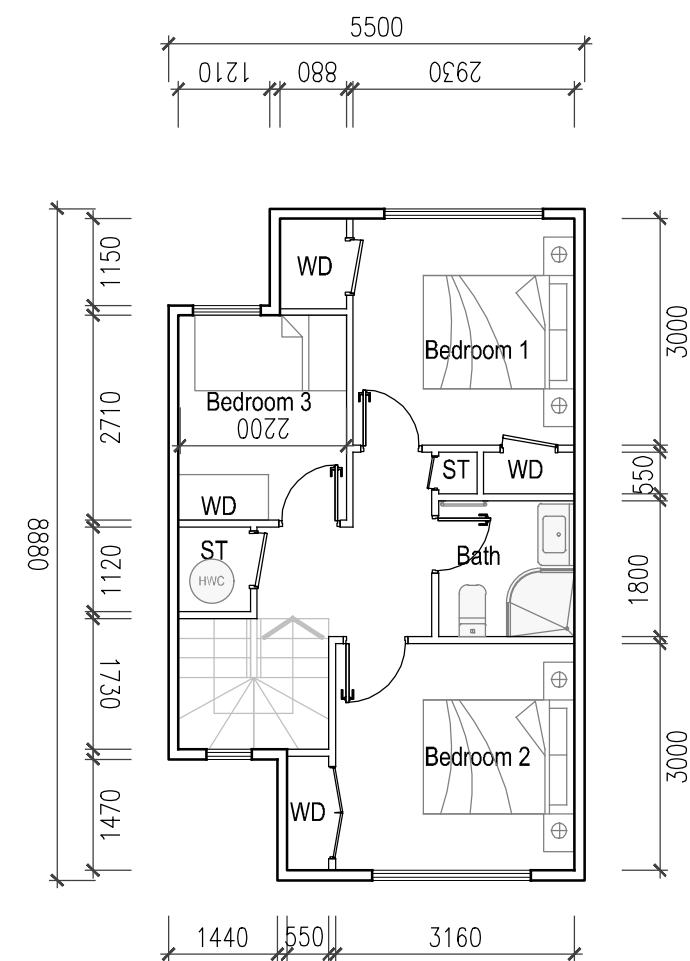
First Floor Plan

GFA:77.8m²





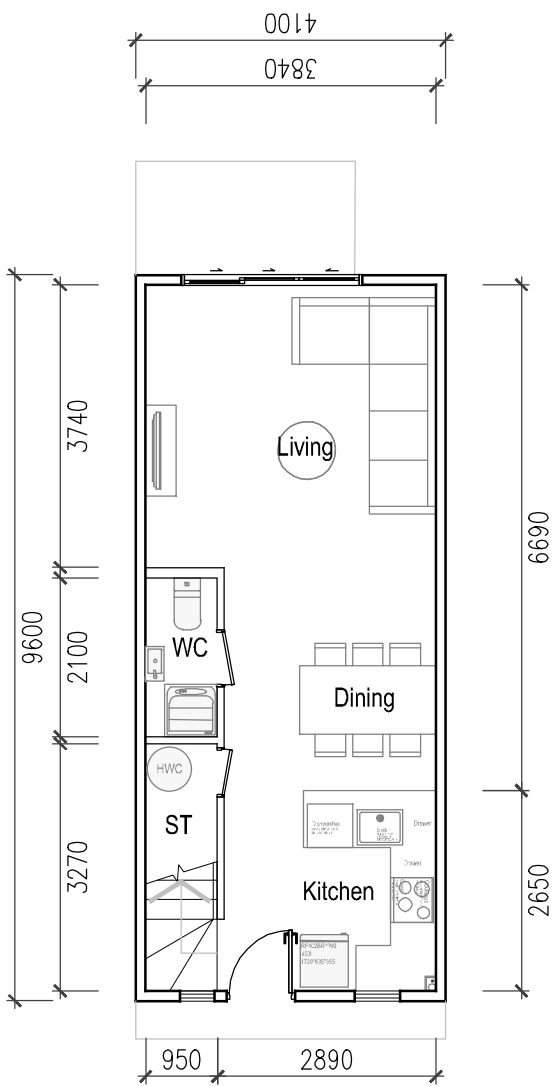
Ground Floor Plan



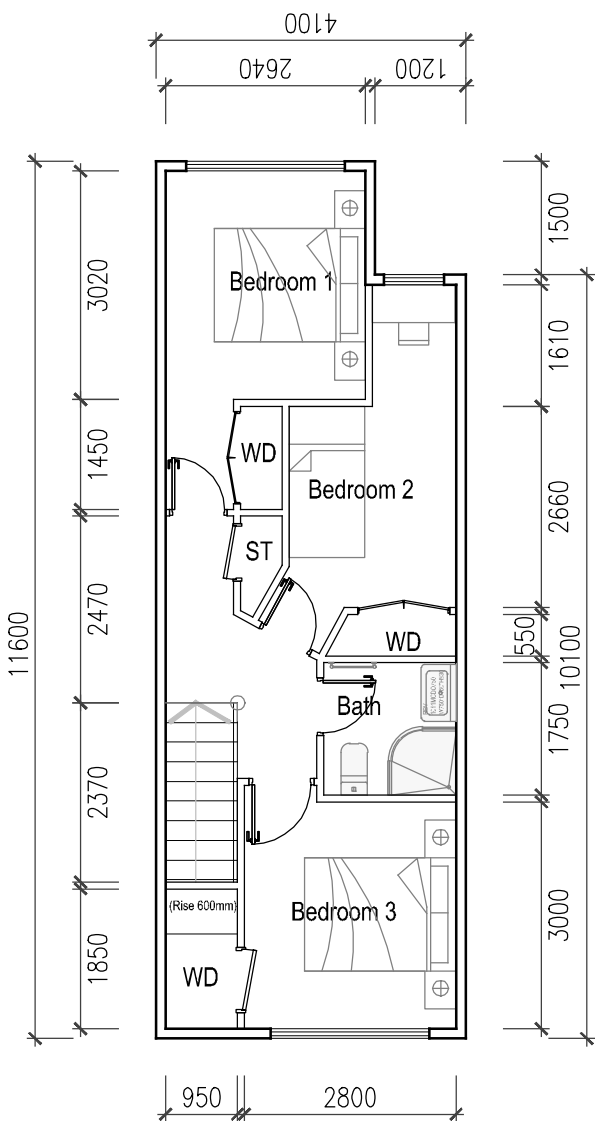
First Floor Plan

GFA:80.2 m²





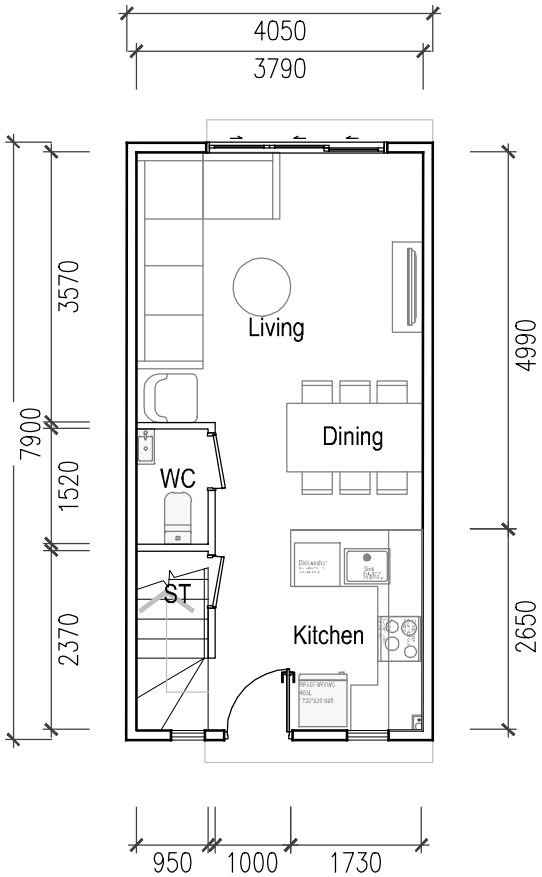
Ground Floor Plan



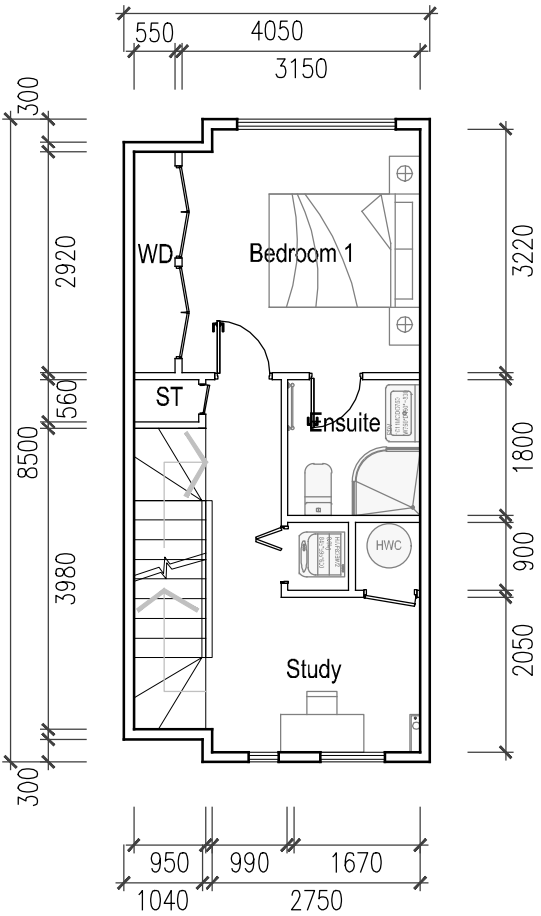
First Floor Plan

GFA:85.1m²

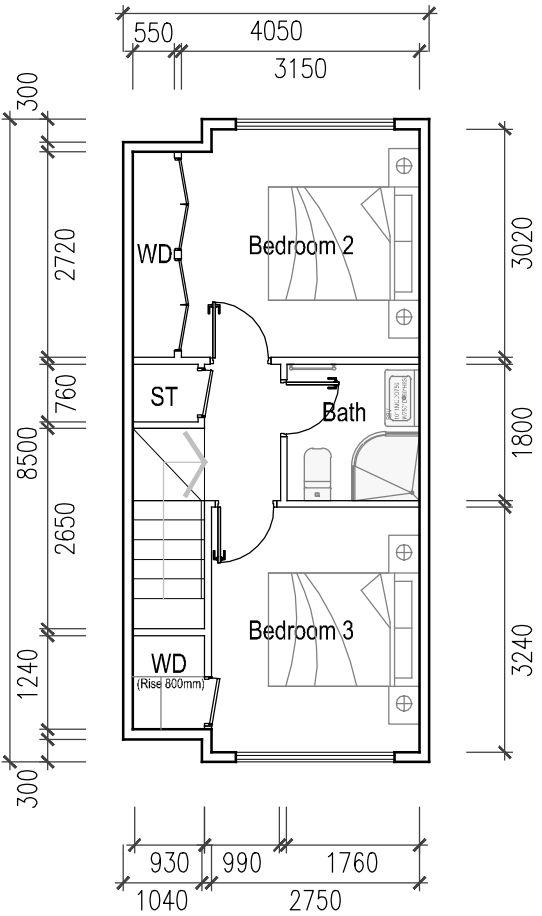




Ground Floor Plan



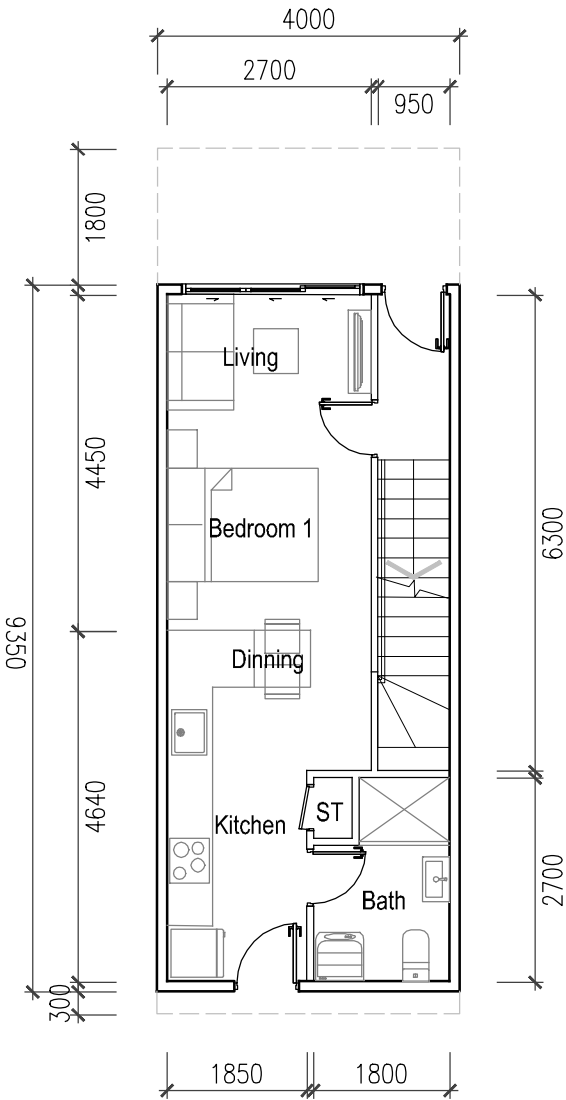
First Floor Plan



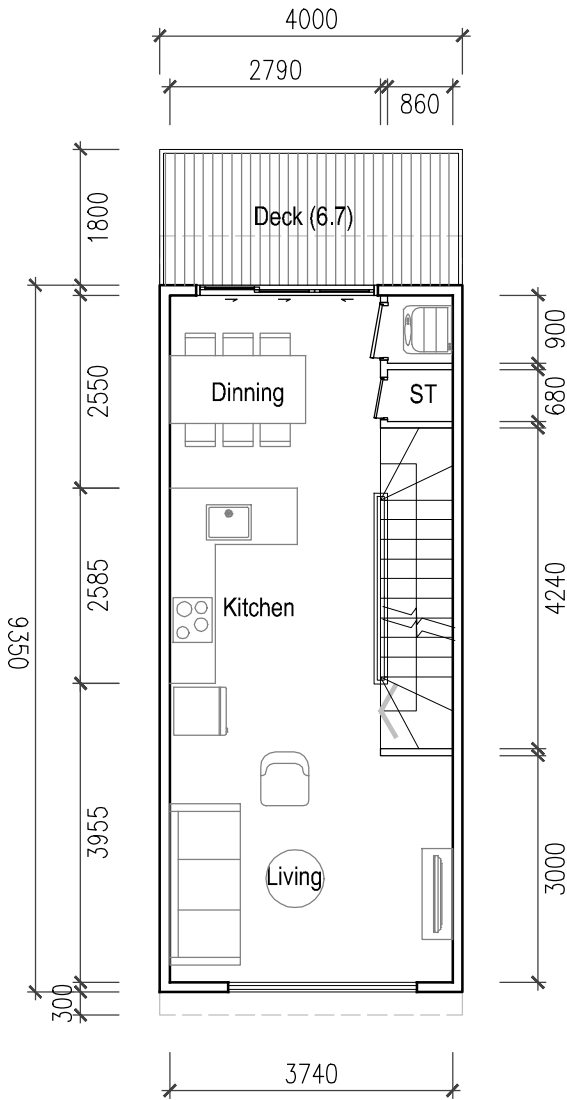
Second Floor Plan

GFA:99.6m²

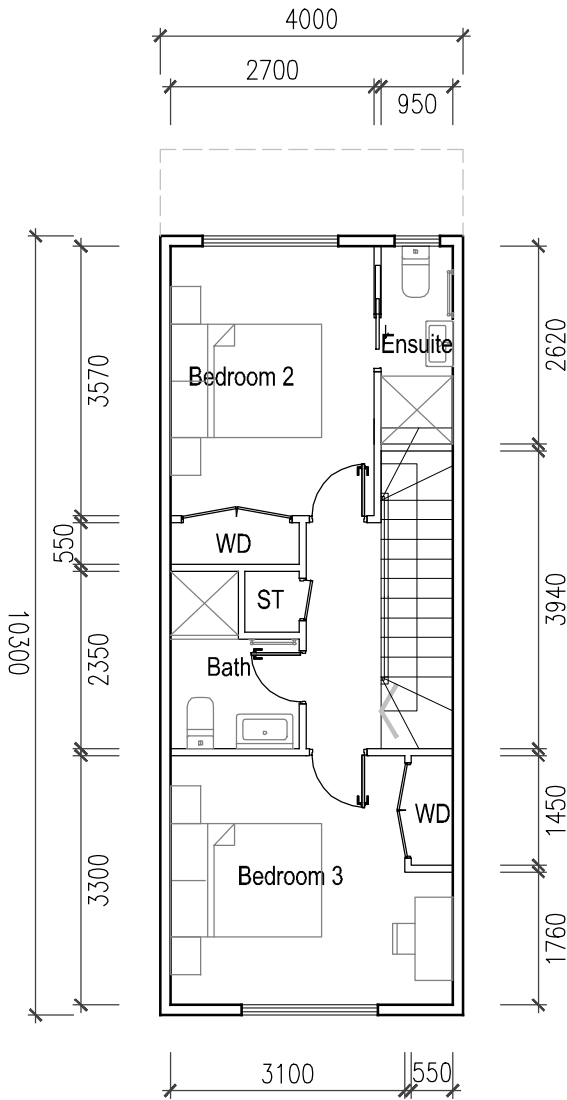




Ground Floor Plan



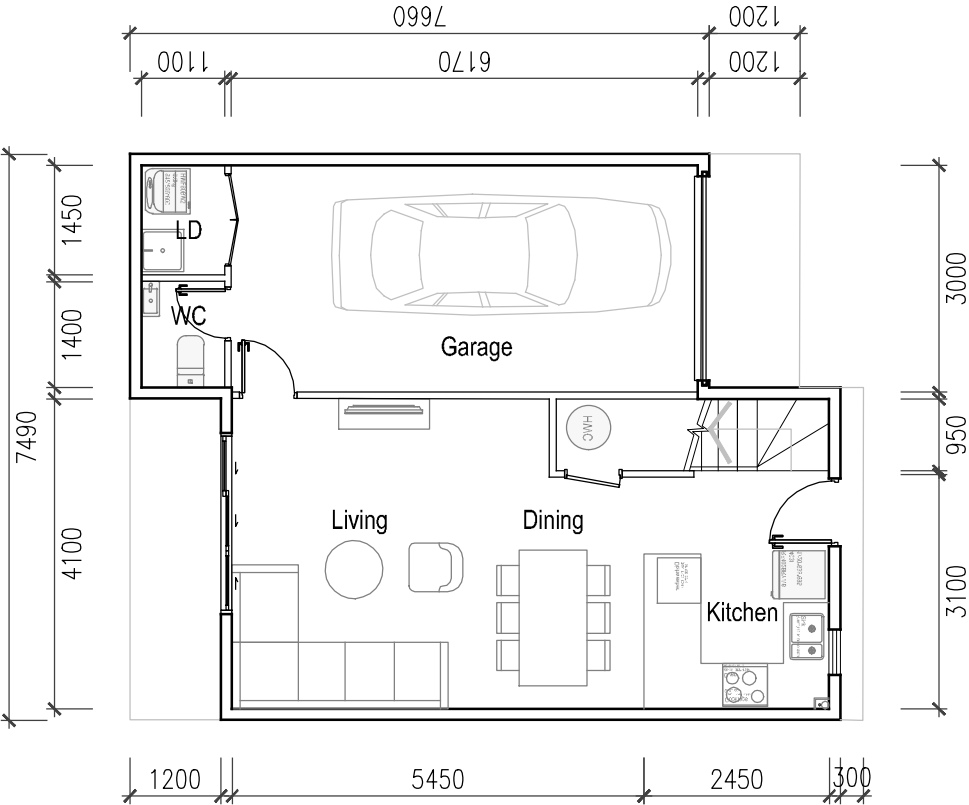
First Floor Plan



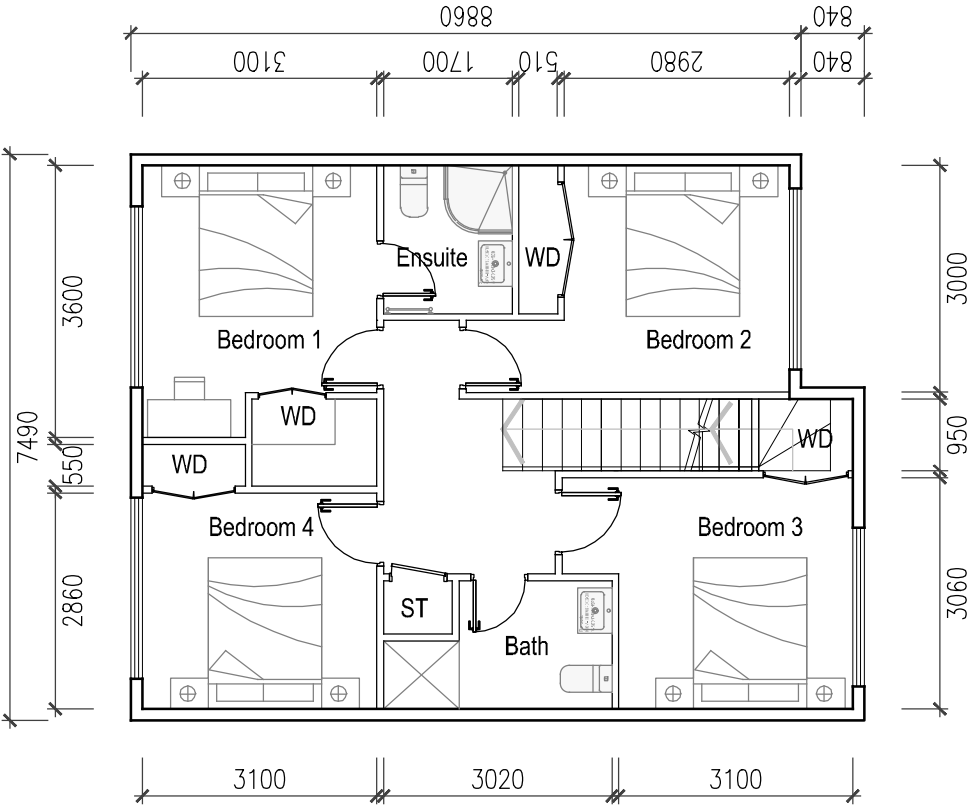
Second Floor Plan

GFA:116.0m²



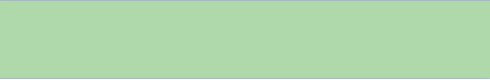


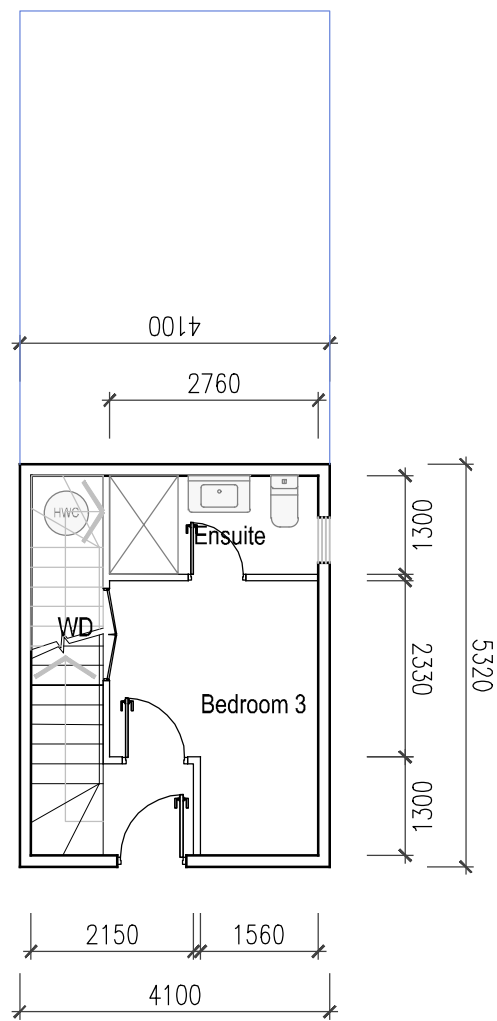
Ground Floor Plan



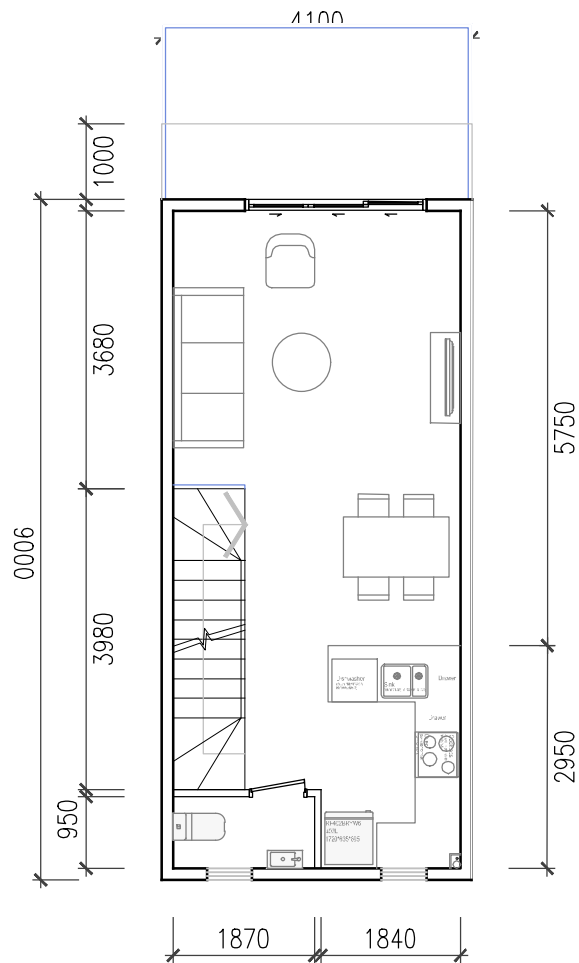
First Floor Plan

GFA:130.0 m²

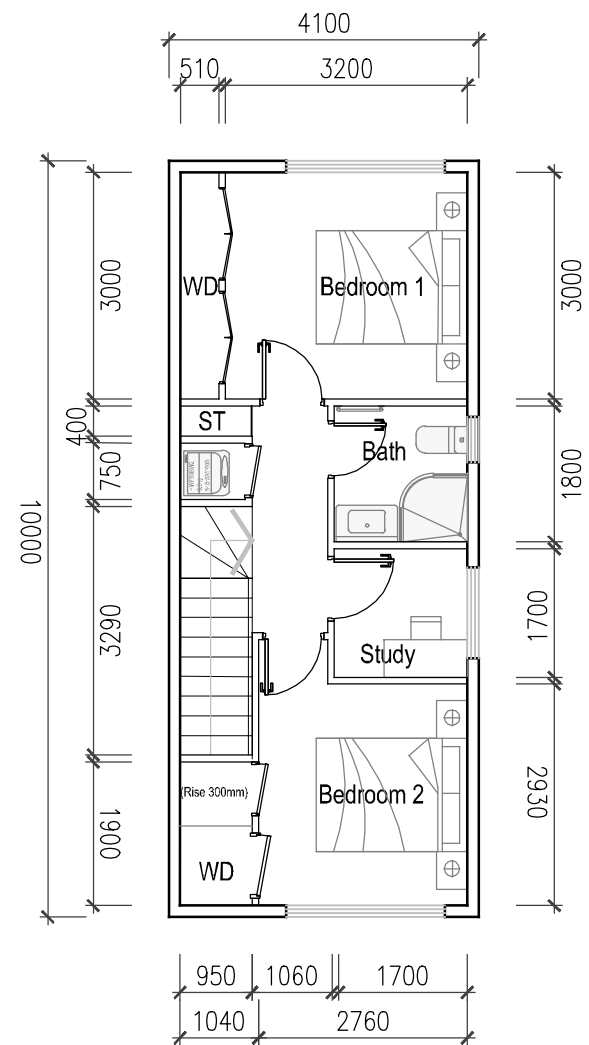




Ground Floor Plan



First Floor Plan



Second Floor Plan

GFA:99.7m²

