DEVELOPMENT AND AMENITY AREAS 3.0



- 3.1 Development Areas
- 3.2 Amenity Areas

3.0 DEVELOPMENT AND AMENITY AREAS

3.1 Development Areas

3.1.1 This section comprises the core of the draft Planning Scheme and details development permissible in each of the eleven development areas in Adamstown, using statistical and physical parameters illustrated by a series of plans and drawings.

(i) Statistical Parameters

- 3.1.2 Statistical parameters identify the gross and net extent of each development area They govern permissible building and housing density using plot ratio and dwellings per hectare. They also define building height and local public open space requirements.
- 3.1.3 The statistical parameters similarly govern land use. They detail requirements for social and affordable housing, community and childcare facilities and shopping and services. They also define the overall extent of non-residential development permissible in each development area.
- 3.1.4 The statistical parameters are necessarily prescriptive but are generally expressed as a range to allow for flexibility. They must be read in conjunction with the overall proposals for development detailed elsewhere in the Adamstown SDZ Planning Scheme.

(ii) Physical Parameters

- 3.1.5 Physical parameters identify the main road layout, road type, parking conditions, principal access points, appropriate levels of vehicular and pedestrian permeability as well as key building frontages and public spaces and should generally be regarded as fixed.
- 3.1.6 The physical parameters, although prescriptive as illustrated, are expressions of design principle and in some cases may be interpreted with a degree of flexibility. For example, a particular number of access points from the main road network into each development area may be illustrated, but could be relocated subject to appropriate traffic safety considerations.
- 3.1.7 Similarly, key building frontages should generally be adhered to but may be varied in cases where it can be demonstrated that an alternative approach would achieve the same degree of preservation of the amenities of adjoining properties or passive supervision of public space, as appropriate.
- In all cases physical parameters must also be considered in association with the overall proposals for development in the Adamstown SDZ Planning Scheme.

(iii) Illustrative Layouts

3.1.9 The illustrative layouts presented for each of the eleven development areas are possible development scenarios arising from the statistical and physical parameters detailed. Again, main roads and key building frontages should generally be regarded as fixed, but local roads and the majority of courtyard buildings should generally be regarded as more flexible.

3.2 Amenity Areas

Proposals for each of the four main amenity areas are also illustrated by a series of plans and drawings. The amenity areas must be subject to the high standard of finish detailed.

Key

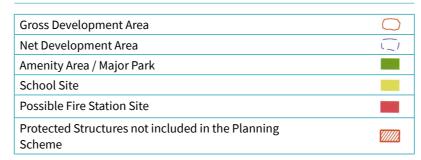


Figure: 3.1 Adamstown SDZ Planning Scheme - Gross and Net Development Areas



DEVELOPMENT (1) AREA



Adamstown Castle

- > 630 640 Dwelling units
- > Up to 3,000 sq. m. of non-residential development
- > 2 Primary and 1 Post Primary School sites

Adamstown Castle

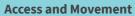
Area character type	Mainly Developed; Remainder Low Development Density
Gross area	22.3 hectares
Net development area	13.6 hectares
Min-max total residential development	57,775-58,975sq.m.
Min-max dwellings per Ha.	46-47
Min-max total dwelling units	630-640
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	65 Childcare Spaces 739 sq.m retail (existing)
Max non-residential development	5% of total development up to 3,000sq. m.
Max retail development	10% of total non-residential up to 300 sq. m
Min-max courtyard building height	1 - 2 storeys with up to 3 storeys at corner/ feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/ feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.76 hectares

Indicative Layout Adamstown-Link-Road

Key

SDZ Planning Scheme Boudary	िंद
Landmark Building	\bigotimes
Established Tree to be Preserved	8
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	





- > Clear pedestrian and cyclist network
- > Landmark buildings at 'arrival' points, especially Adamstown Link Road
- > School buildings provide street edge and internal protected play areas
- > Retain existing trees
- > Overlooked open space / cycleway to edge of Finnstown tree belt
- > Apply orientation principles where possible south facing living space etc
- > Permeable development areas
- > Opportunities for crèches off primary routes and adjacent to local park

Schools



Landmark Building



Castlegate Way



3.0 DEVELOPMENT AND AMENITY AREAS

Park at Castlegate



Corner Feature at Castlegate Drive



Terrace Housing



DEVELOPMENT 2



Somerton

- > 450 540 Dwelling units
- > Up to 3,250 sq. m. of non-residential development
- > Extension to existing District Centre
- > Possible Fire Station site

Somerton

Area character type	Low development density
Gross area	14.5 hectares
Net development area	12.8 hectares
Min-max total residential development	54,000-64,800 sq.m.
Min-max dwellings per Ha.	35-42
Min-max total dwelling units	450 - 540
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy To include 1 x traveller accommodation facility

Min non-residential development	
Max non-residential development	5% of total development up to 3,250 sq. m.
Max retail development	50% of total non-residential up to 1,625 sq. m.
Min-max courtyard building height	1 - 2 storeys with up to 3 storeys at corner/ feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/ feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.52 hectares

Indicative Layout



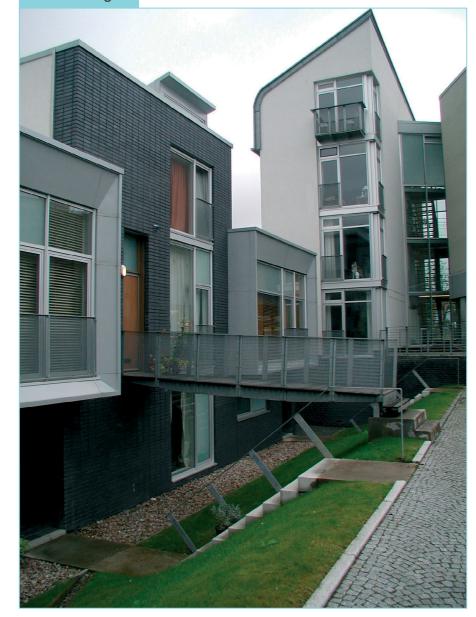


Key

SDZ Planning Scheme Boudary	色
Landmark Building	*
Established Tree to be Preserved	8
Possible Access Point to Backland Development in Dodsboro	∅71
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

- > Development on boundary edge to Westbury housing to be of similar scale and nature. Back to back gardens
- > Permeable housing courts to incorporate pedestrian and cyclist routes
- > Housing overlooks Newcastle Road
- > Potential extended commercial use at Lucan Shopping Centre, link(s) to Adamstown
- > Retain existing trees on boundaries
- > The existing boundary hedgerow to Westbury housing shall be retained and enhanced where possible
- > Apply orientation principles where possible south facing living space etc
- > Good public lighting to edge of parks
- > The Landmark Building at the junction of Newcastle Road (R120) and Tandys Lane (to the south of Westbury estate) shall be no higher than 3-4 storeys in height.

Mixed Housing



Edge Housing to Park



3.0 DEVELOPMENT AND AMENITY AREAS

Communal Gardens



Landscaped Parking Bays - Quality planting throughout



DEVELOPMENT 3 AREA



Airlie Stud

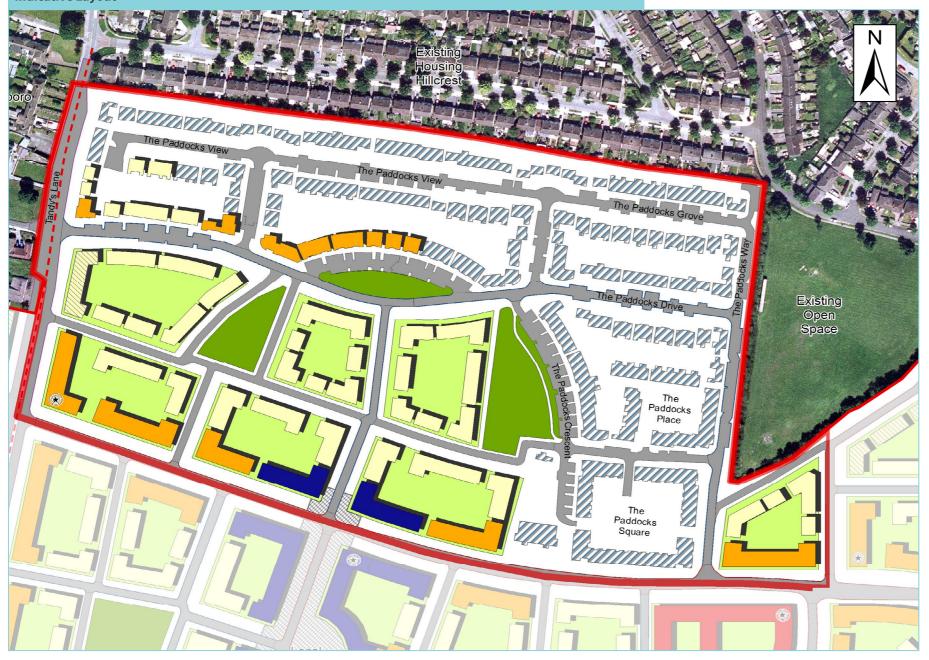
- > 630-675 Dwelling units
- > Up to 3,750 sq. m. of non-residential development

Airlie Stud

Area character type	Part Developed Remainder Low Development Density
Gross area	15.6 hectares
Net development area	14.3 hectares
Min-max total residential development	67,425-72,600 sq.m.
Min-max dwellings per Ha.	44-47 (Remaining)
Min-max total dwelling units	630-675
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	
Max non-residential development	5% of total development up to 3,750 sq. m.
Max retail development	10% of total non-residential up to 375 sq. m.
Min-max courtyard building height	1 - 2 storeys with up to 3 storeys at corner/ feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/ feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.56 hectares

Indicative Layout



Key

SDZ Planning Scheme Boudary	िंद
Landmark Building	\bigcirc
Established Tree to be Preserved	\otimes
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	0
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

Access and Movement



- > Development on boundary edge to Hillcrest housing to be of similar scale and nature; back to back gardens
- > Strong, permeable pedestrian and cyclist network
- > Strong edge treatment to main roads, including overlooking, tree planting etc..
- > Local park acts as a focus for the area
- > Good access to dedicated QBC busway



Corner Typology



3.0 DEVELOPMENT AND AMENITY AREAS

Adamstown Drive



Housing at The Crescent



Paddocks Square



DEVELOPMENT 49



Tobermaclugg Village

- > 770-965 Dwelling units
- > Up to 7,250 sq. m. of non-residential development
- New Local Centre

Tobermaclugg village

Area character type	Low development density
Gross area	21.4 hectares
Net development area	19.3 hectares
Min-max total residential development	84,700-106,150 sq.m
Min-max dwellings per Ha.	40-50
Min-max total dwelling units	770-965
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy 1 x Traveller accommodation facility

Min non-residential development	100 childcare spaces 1,800 sq.m. retail/retail/services
Max non-residential development	7% of total development up to 7,250 sq. m.
Max retail development	33% of total non-residential up to 2,250 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/ feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/ feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.77 hectares

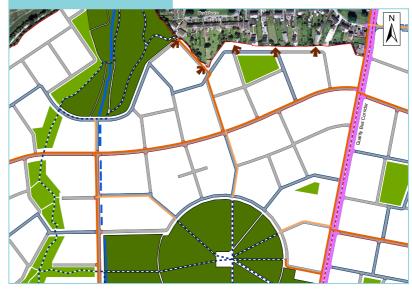
Indicative Layout



Key

SDZ Planning Scheme Boudary	िंद
Landmark Building	\bigotimes
Established Tree to be Preserved	\otimes
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	0
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

Access and Movement



- > Development on boundary edge to Dodsboro housing to be of similar scale and nature; back to back gardens
- > Potential access points to facilitate development of the long rear gardens of Dodsboro housing
- > South facing Crescent to Park to encourage sense of surveillance and safety
- > Gateway buildings identify entrance to Park
- > Change in road surface signals Local Centre. Buildings form
- > Stream runs through Local Centre 'street' as feature.
- > Permeable pedestrian and cyclist network with good access to dedicated Busway
- > Good public lighting to edge of Parks





Calmed Area



3.0 DEVELOPMENT AND AMENITY AREAS

Soft Landscaping to Courtyard - Child Friendly





Frontage to Park



DEVELOPMENT 5 AREA



Tubber Lane

- > 615-790 Dwelling units
- Up to 4,500 sq. m. of non-residential development

Tubber Lane

Area character type	Low development density
Gross area	18.8 hectares
Net development area	17.6 hectares
Min-max total residential development	73,800-94,800 sq.m.
Min-max dwellings per Ha.	35-45
Min-max total dwelling units	615-790
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1x traveller accommodation facility

Min non-residential development	
Max non-residential development	5% of total development up to 4,500 sq. m.
Max retail development	10% of total non-residential up to 450 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/ feature buildings 1 - 2 where reduced
Min-max perimeter building height	3 - 4 storeys with up to 5 storeys at corner/ feature buildings 2 - 3 with up to 4 where reduced
Max landmark building height	15 metres (up to 5 storeys approx.)
Min local public open space	0.67 hectares

Indicative Layout



Access and Movement

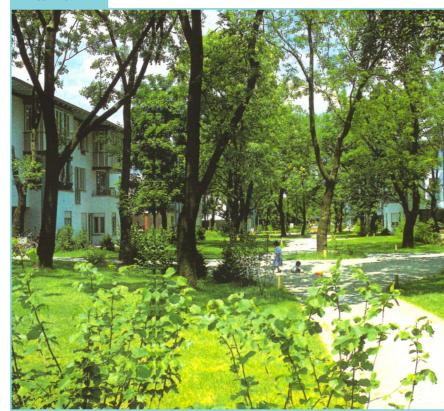


Key

SDZ Planning Scheme Boudary	臼
Landmark Building	\bigcirc
Established Tree to be Preserved	\otimes
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

- > Strong terrace of development to linear park to encourage sense of surveillance and safety
- > Permeable housing courts with good pedestrian and cyclist links
- > Landmark buildings close vistas
- > Opportunities for crèches off primary routes and adjacent
- > Traffic calming through design of road hierarchy

Linear Park

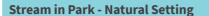


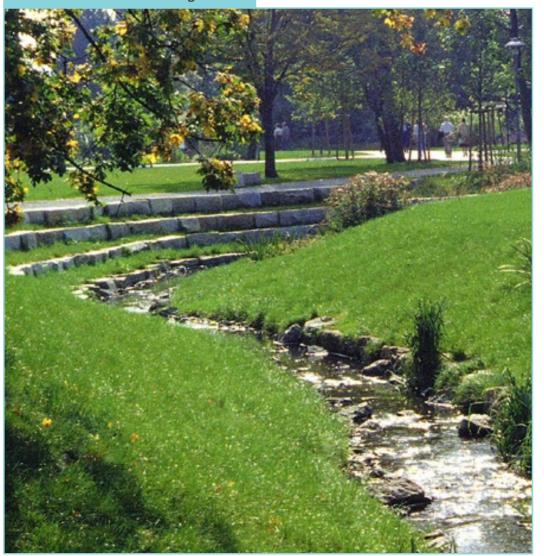
Duplex Housing





3.0 DEVELOPMENT AND AMENITY AREAS







Courtyard Parking



DEVELOPMENT 6

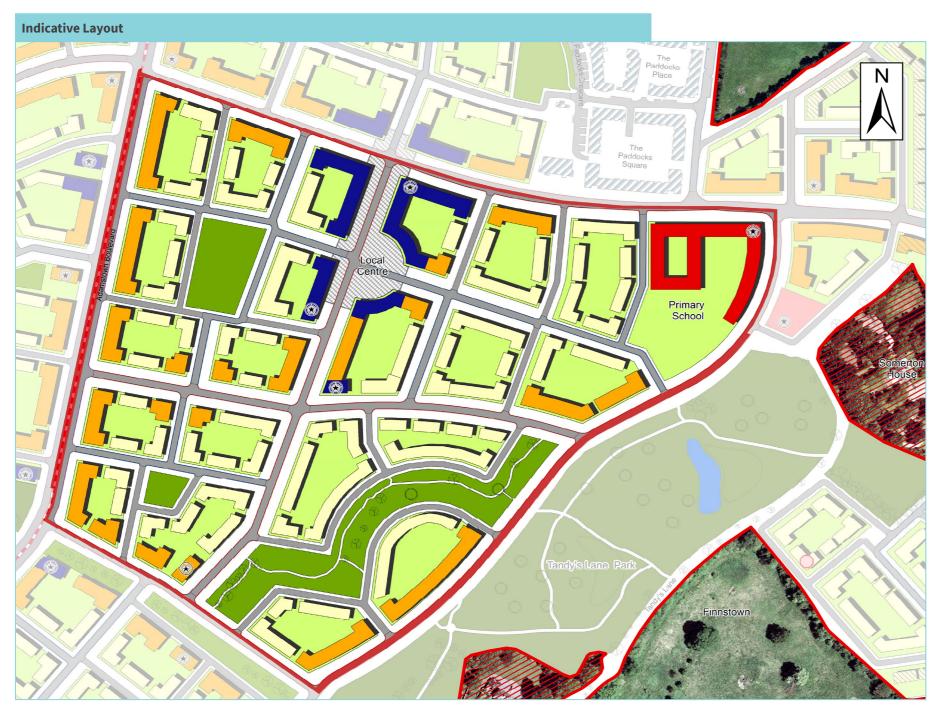


Tandy's Lane Village

- > 680-935 Dwelling units
- > Up to 6,750 sq. m. of non-residential development
- > New Local Centre
- > Primary School Site

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17 hectares
Min-max total residential development	74,800-102,850 sq.m.
Min-max dwellings per Ha.	40-55
Min-max total dwelling units	680 - 935
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	100 no. childcare places 1,620 sq.m. retail/retail/services
Max non-residential development	7% of total development up to 6,750 sq. m.
Max retail development	33% of total non-residential up to 2,025 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/ feature buildings
Min-max perimeter building height	3 - 5 storeys
Max landmark building height	21 metres (up to 7 storeys approx.)
Min local public open space	0.78 hectares

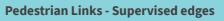


Key

SDZ Planning Scheme Boudary	至
Landmark Building	\bigotimes
Established Tree to be Preserved	⊗
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

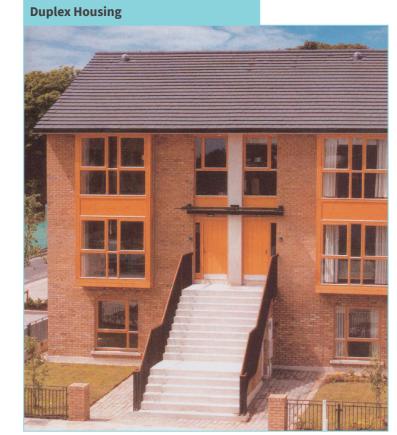


- > Local Centre and school as the focus of the Area
- > Primary School close to Park
- Linear Park organised around existing trees links Tandy's Lane towards the Central Boulevard
- > Cross link from QBC to Local Centre, on to the school and Tandy's Lane Park
- > Good public lighting to edge of Parks
- > Pedestrian and cyclist permeability



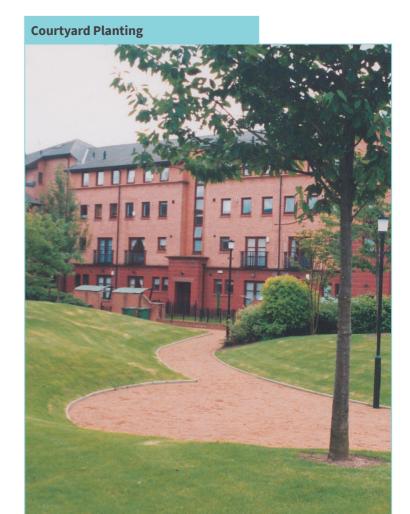


3.0 DEVELOPMENT AND AMENITY AREAS









DEVELOPMENT (7) AREA



St. Helen's

- > 740-925 Dwelling units
- > Up to 3,750 sq. m. of non-residential development

St. Helen's

Area character type	Medium development density
Gross area	16 hectares
Net development area	14.2 hectares
Min-max total residential development	81,400-101,750 sq.m.
Min-max dwellings per Ha.	52 - 65
Min-max total dwelling units	740 - 925
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	100 childcare spaces
Max non-residential development	4% of total development up to 3,750 sq. m.
Max retail development	10% of total non-residential up to 375 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/ feature buildings
Min-max perimeter building height	3 - 5 storeys
Max landmark building height	21 metres (up to 7 storeys approx.)
Min local public open space	0.57 hectares

Indicative Layout

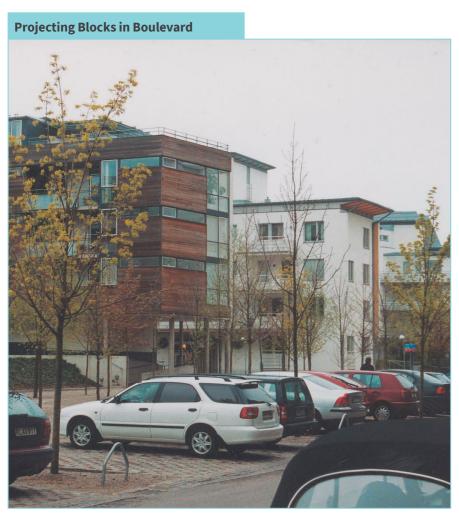
Key

SDZ Planning Scheme Boudary	िंद
Landmark Building	\bigotimes
Established Tree to be Preserved	8
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

Access and Movement



- > The Eastern Boulevard is the neighbourhood focus
- > A series of projecting elements define a series of public and semi-public 'rooms' or gardens
- > Enclosure is provided by curved Landmark buildings or 'bookends'
- > The cycleway becomes a part of the park without the cyclist being removed from the urban network
- > Airlie House as secondary focus with views to Airlie Park
- > Permeable pedestrian and cyclist links with good links to QBC busway







3.0 DEVELOPMENT AND AMENITY AREAS



Urban Planting

DEVELOPMENT 6



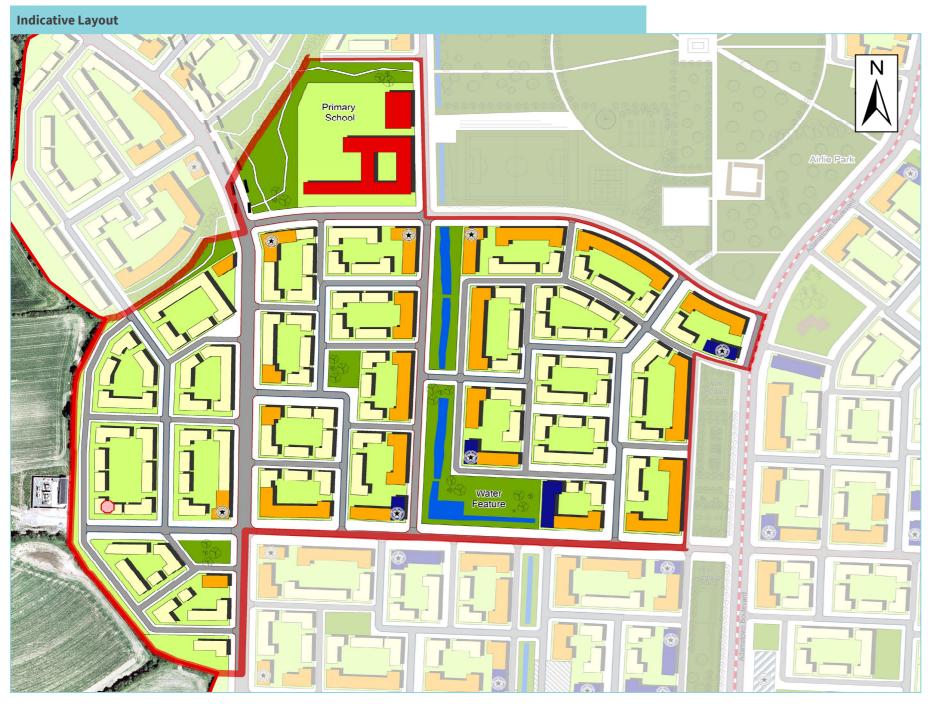
Aderrig

- > 925 1155 Dwelling units
- > Up to 4,750 sq. m. of non-residential development
- > Primary School Site

Aderrig

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17.8 hectares
Min-max total residential development	97,125-121,275 sq.m.
Min-max dwellings per Ha.	52 - 65
Min-max total dwelling units	925-1155
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy to include 1 x traveller accommodation facility

Min non-residential development	
Max non-residential development	4% of total development up to 4,750 sq. m.
Max retail development	10% of total non-residential up to 475 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/ feature buildings
Min-max perimeter building height	3 - 5 storeys
Max landmark building height	21 metres (up to 7 storeys approx.)
Min local public open space	0.78 hectares



Key

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Access and Movement

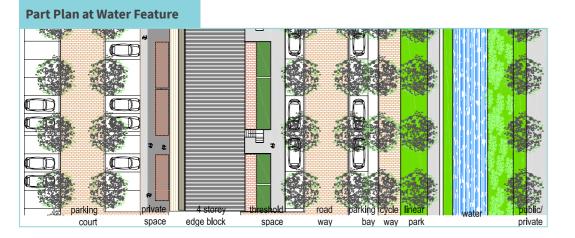


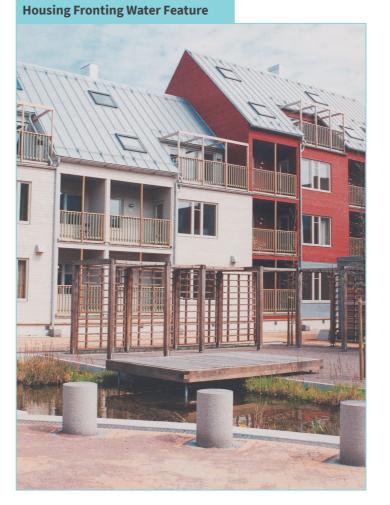
Housing Fronting Water Feature

Urban Design Characteristics

- > The western boulevard shifts at Aderrig road, closing vistas and generating the local park
- Landmark buildings edge the Local Park and water feature. These afford opportunities for crèche and flexible use
- > The school buildings are located on a route generated by
- > On this route the water takes the form of urban canal, park watercourse and stream
- > Permeable pedestrian and cyclist network

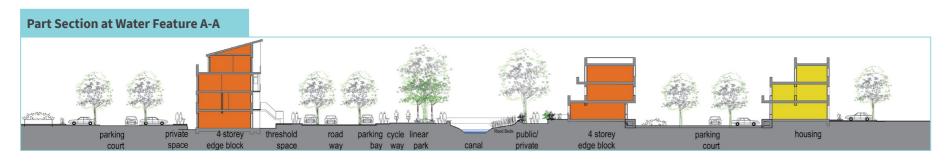






3.0 DEVELOPMENT AND AMENITY AREAS





DEVELOPMENT (9) AREA



Adamstown Square

- > 640 655 Dwelling units
- > Up to 8,000 sq. m. of non-residential development
- New District Centre periphery

Adamstown Square

Area character type	Part Developed Remainder High Development Density
Gross area	13.5 hectares
Net development area	10.9 hectares
Min-max total residential development	78,720 -80,565 sq.m.
Min-max dwellings per Ha.	59-60
Min-max total dwelling units	640-655
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	
Max non-residential development	10% of total development up to 8,000 sq. m.
Max retail development	10% of total non-residential up to 800 sq. m.
Min-max courtyard building height	2 - 4 storeys with up to 5 storeys at corner/ feature buildings
Min-max perimeter building height	3 storeys plus setback to 5 storeys plus setback
Max landmark building height	30 metres (up to 10 storeys approx.)
Min local public open space	0.54 hectares

Indicative Layout Adamstown Station

Key

SDZ Planning Scheme Boudary	िंद
Landmark Building	*
Established Tree to be Preserved	★
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	

Access and Movement



Urban Design Characteristics

- > End of eastern boulevard and urban square as focal point
- > Landmark buildings edge the Square on two sides providing a back 'wall' to the plaza which looks south
- > The road edges are defined by quality street furniture and
- > Strong urban blocks edge the Central boulevard to the east
- > Pedestrian and cyclist permeability

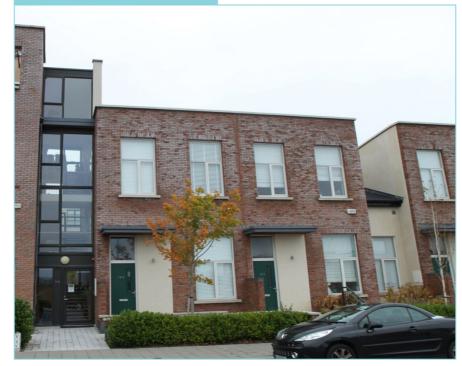
Housing at Stratton Walk



Terrace Housing



Quality Finishes and Materials



3.0 DEVELOPMENT AND AMENITY AREAS

Corner Detail



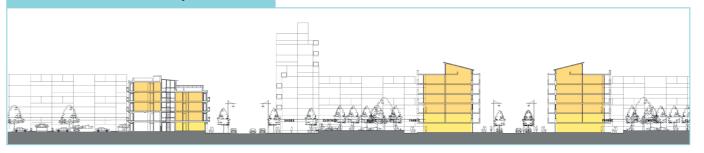
Contemporary Courtyard Development



Variety in Form Frames Square



Section A-A at Adamstown Square



Materials



DEVELOPMENT (D) AREA



Adamstown Boulevard

- > 690 865 Dwelling units
- > Up to 8,750 sq. m. of non-residential development
- New District Centre periphery

Adamstown Boulevard

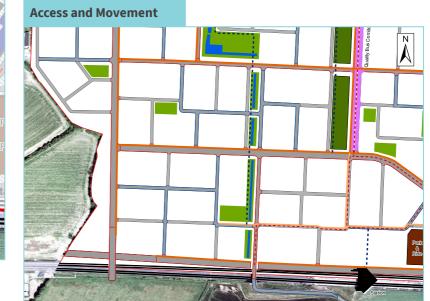
Area character type	High development density
Gross area	14.6 hectares
Net development area	11.5 hectares
Min-max total residential development	72,450 – 90,825 sq.m.
Min-max dwellings per Ha.	60-75
Min-max total dwelling units	690 - 865
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

Min non-residential development	
Max non-residential development	10% of total development up to 8,750 sq. m.
Max retail development	10% of total non-residential up to 875 sq. m.
Min-max courtyard building height	2 - 4 storeys with up to 5 storeys at corner/ feature buildings
Min-max perimeter building height	3 storeys plus setback to 5 storeys plus setback
Max landmark building height	30 metres (up to 10 storeys approx.)
Min local public open space	0.5 hectares

Indicative Layout

Key

SDZ Planning Scheme Boudary	Œ
Landmark Building	\bigcirc
Established Tree to be Preserved	8
Possible Access Point to Backland Development in Dodsboro	7
Adamstown Railway Station	1
Traveller Accommodation Site	
Major Pedestrian & Cycle Route	
Pedestrian Cyclist Only Route	
Shared Cycle Vehicle Route	
Dedicated QBC Busway	
Boulevard	
Avenue	
Side Street	
Back Street	
Park and Ride Carpark	
Gross Development Area	
School / Civic Building	
Flexible Use Perimeter	
Perimeter Building	
Perimeter Reduced Height	
Courtyard Building	
Courtyard Reduced Height	
Constructed Development	
Constructed Public Space	
Constructed Schools	
Open Space Private	
Open Space Public	
Major Parks	



Urban Design Characteristics

- > In the Western Boulevard the Water feature is treated with a more urban edge, and hard landscaping
- > The Central Boulevard has more uses and a mixture of hard and soft landscaping with an active edge
- > Pedestrian and cyclist permeability
- > Crèches to be associated with Public Open Space





Corner Shop



Hard Landscaped Space

3.0 DEVELOPMENT AND AMENITY AREAS



Contemporary Treatment



Cafe Boulevard



Quality Bus Corridor- QBC



DEVELOPMENT 11 AREA



Adamstown Station

- > 490 585 Dwelling units
- > Up to 29,250 sq. m. of non-residential development
- > New District Centre Core
- > Railway Station Transport Interchange

Adamstown Station

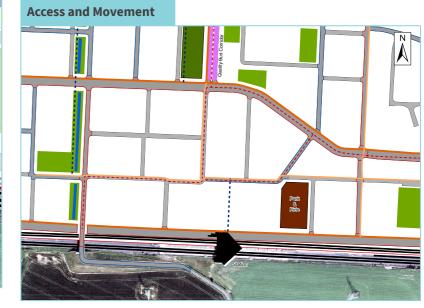
Area character type	High development density
Gross area	8.6 hectares
Net development area	6.5 hectares
Min-max total residential development	49,000 – 58,500sq.m.
Min-max dwellings per Ha.	75 - 90
Min-max total dwelling units	490 - 585
Min affordable/social dwellings	To be negotiated in accordance with relevant legislation and SDCC Housing Policy

200 childcare spaces 11,700 sq.m retail/retail services
50% of total development up to 29,250 sq. m.
50% of total non-residential up to 14,625 sq. m.
2 - 4 storeys with up to 5 storeys at corner/ feature buildings
3 storeys plus setback to 5 storeys plus setback
30 metres (up to 10 storeys approx.)
0.3 hectares

Indicative Layout Civic Square Park & Ride Station Road Adamstown Station

Key

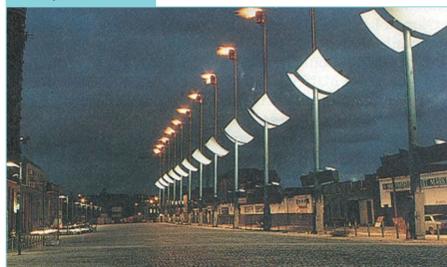
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Urban Design Characteristics

- > The civic space is located to one side of the central boulevard to remove traffic from the centre of the space
- > The sequence of spaces is provided by a narrowing or 'pinch' at Adamstown Road
- > Building heights vary along main roads, the highest at street intersections. There are opportunities for tall buildings at the end of vistas
- > Smaller block depths encourage a tighter urban grain
- > Markers' or Landmark buildings close vistas and provide identity & enclosure.
- > The one way bus loop insures the Civic space will not be a bus park. The interchange takes place on the side street close to the sttation entrance
- > The road edges are defined by quality street furniture and lighting

Civic Space



Quality Architecture



Urban Scale



3.0 DEVELOPMENT AND AMENITY AREAS

Busy Street - Mixed Use Edge To Planted Pedestrian Precinct





Urban Park Treatment



Station As Destination



Contemporary Treatment



AMENITY (A) AREA



Tandy's Lane Park

3.0 DEVELOPMENT AND AMENITY AREAS

Tandy's Lane Park

Area character type	Major Park
Gross area	8.0 hectares
Net development area	7.7 hectares

Description of the Park

The park setting benefits from the existing mature trees in this area, located mainly within private properties and Finnstown House. The proposed open space will visually link these wooded areas.

The open space will provide a mainly passive environment. A programme of tree planting will be established to create an arboretum that will continue the woodland character of this areas as the planting matures.

Secured boundaries will be established to the perimeter of the site, with particular attention being given to where the park adjoins main transport routes.

Minimum Requirements: See Table 2.15

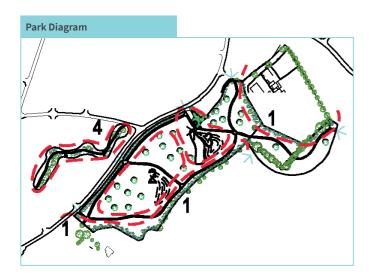
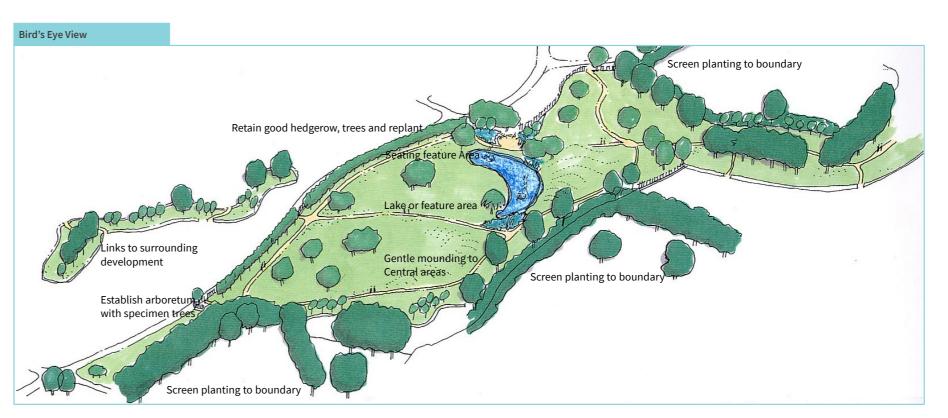


Diagram Drawing Key

Park Landmarks - Features / Buildings	*
Access	>
Use Zones	:::::
Boundary with adjoining Properties Establish planting appropriate to surrounding mature woodland areas	1
Arboretum Zone Large Specimen Trees to complement surrounding mature landscapes	2
Feature Zone Seating and Feature Area	3
Retained Tree and Hedgerows Retain and reinforce mature hedgerow trees	4



Boundary of Gross Development Area	
Public Open Space	
Established Tree to be Preserved	8
Protected Structures not included in the Planning Scheme	









AMENITY (B) AREA



Tobermaclugg Park

Tobermaclugg Park

Area character type	Major Park
Gross area	3.8 hectares
Net development area	3.4 hectares

Description of the Park

Set in a natural hollow this areas contains historical and $% \left(1\right) =\left(1\right) \left(1\right) \left$ archeological remains, with a holy well and the ruins of Tobermaclugg House within the proposed park area.

The park will focus on developing the stream and woodland habitats in addition to highlighting the links with the past. This will be achieved through enhancing the historical traces within focal areas, where appropriate, and a planting mix of mainly native species suitable to the location.

The existing steep sided slopes of the river valley will be terraced to allow maximum use for surrounding residents and to facilitate access for all. A bridge will allow access across the Tobermaclugg stream.

Minimum Requirements: See Table 2.15

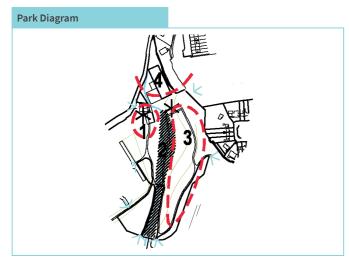
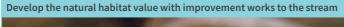


Diagram Drawing Key

Park Landmarks - Features / Buildings	*
Access	>
Use Zones	:::::
Seating Area drawing on footprint of remains of Tobermaclugg House	1
Tobermaclugg stream Improve habitat value and accommodate attenuation requirements	2
Terraced Banks create informal grassed terraces	3
Pump Station with Screen planting	4

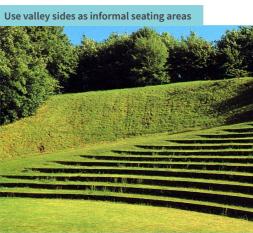


3.0 DEVELOPMENT AND AMENITY AREAS









SDZ Planning Scheme Boundary (Gross Development Area)	
SDZ Planning Scheme Boundary (where outside gross development area)	
Public Open Space	
Established Tree to be Preserved	\$





AMENITY (S) AREA



Airlie Park

Airlie Park

Area character type	Major Park
Gross area	11.6 hectares
Net development area	10.9 hectares

Description of the Park

Centred on the old stud complex and positioned to allow the retention of existing trees and hedges the proposed Airlie Park is 11 hectares and is one of the main parkland areas proposed within the SDZ.

The park will contain a mix of active and passive areas and will also incorporate the existing Tober stream within a wildlife area. It will adjoin both main circulation routes and housing areas and appropriate links to surrounding areas will be detailed.

In addition to providing an open green space, it is proposed to create sports, play and amenity areas.

Minimum Requirements: See Table 2.15

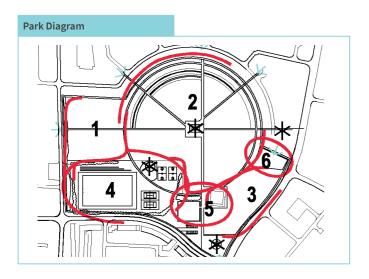


Diagram Drawing Key

Park Landmarks - Features / Buildings	*
Access	>
Use Zones	1001
Education Zone Linked to School Site	1
Formal Park Zone Linked to Residential Area	2
Historic Zone	3
Sports Zone Secured Managed Area	4
Active Zone Older Play Area and Stables	
Play Zone	

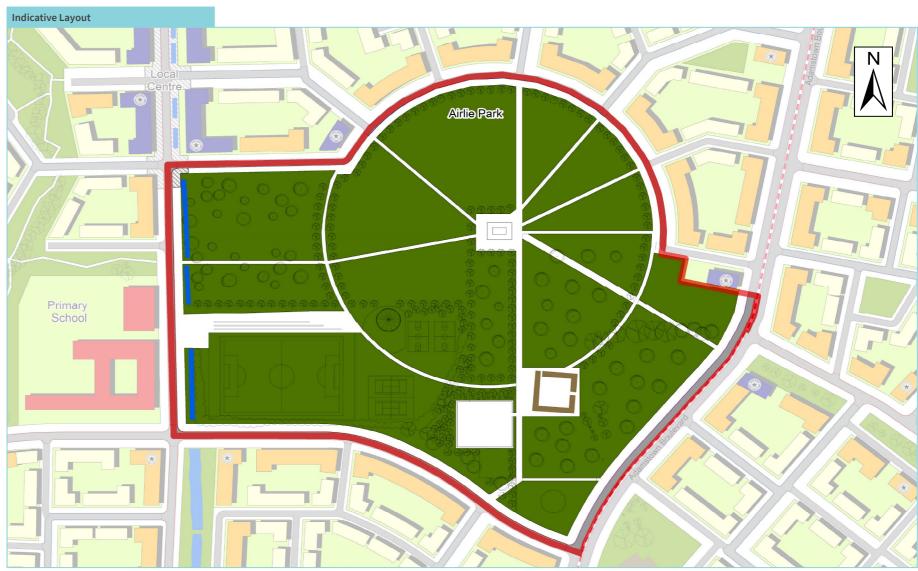


3.0 DEVELOPMENT AND AMENITY AREAS





Boundary of Gross Developmen	t Area \Box
Public Open Space	
Established Tree to be Preserved	1 🛞



AMENITY (5) AREA



Central Boulevard

Central Boulevard

Area character type	Urban Park
Gross area	1.9 hectares
Net area	1.3 hectares

Description of the Park

A spine of open space linking Airlie park to the central area. The space will be for pedestrian use and will be buffered from surrounding roads by appropriate planting and feature elements.

The space will be designed to incorporate a number of linked but differently themed areas for various uses. Play elements will be incorporated along with active spaces but opportunities will also be there for passive areas. By creating various rooms within the overall spine areas can be versatile both in design and management terms.

Minimum Requirements: See Table 2.15

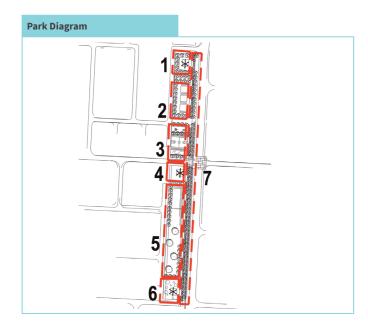


Diagram Drawing Key

Park Landmarks - Features / Buildings	*
Use Zones	[223
Feature buildings and amenity area	1
Demonstration gardens or sponsored plant display areas	2
Active play area secured ball court and older play areas	3
Kiosk / Information point / Feature	4
Sunken multi use area performance space / Market area etc. orientated to the sun	5
Possible linked play for younger children	6
Avenue and main pathway lined with hedges and sculptural lighting to create an edge to the space.	7





3.0 DEVELOPMENT AND AMENITY AREAS









Boundary of Gross Development Area	
Hard Landscaped Public Space	
Public Open Space	
Established Tree to be Preserved	8