

Development Area 6 Tandy's Lane Village

- 850 - 1,025 Dwelling units
- Up to 10,250 sq. m. of non-residential development
- New Local Centre
- Primary School Site



Tandy's Lane Village

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17 hectares
Min-max plot ratio	1 : 0.5 - 1 : 0.6
Min-max total development	85,000 - 102,500 sq. m.
Min-max dwellings per Ha.	50 - 60
Min-max total dwelling units	850 - 1,025
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	151 - 182 no. childcare places 1 x 150 sq. m. community centre 1 x 1,500 sq. m. enterprise centre 2,125 sq. m. retail/retail/services
Max non-residential development	10% of total development up to 10,250 sq. m.
Max retail development	25% of total non-residential up to 2,575 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.) height
Min local public open space	0.78 hectares

Key - Access and Movement

- Residential Distributor Road with Busway
- Residential Distributor Road - with Parking
- Access Point from Main Road Network
- Local Through Road
- Pedestrian and Cycle Network

Key - Buildings and Spaces

- Boundary of Net Development Area
- Key Building Frontage

Key - All Plans

- SDZ Planning Scheme Boundary (gross development area)
- Road
- Dedicated QBC Busway
- Perimeter Building
- Courtyard Building
- Flexible Use (Perimeter) Building
- School/Civic Building
- Opportunity for Landmark Building
- Hard Landscaped Public Space
- Local Public Open Space
- Private Open Space
- Established Tree to be Preserved



Access and Movement



Buildings and Spaces



Indicative Layout



Bird's Eye View

Urban Design Characteristics

- 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



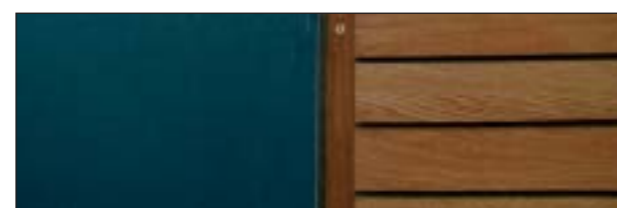
Duplex Housing



Courtyard Planting



Pedestrian Links - Supervised edges



Quality Finishes Throughout



Quality Materials and Links



Hard courtyard Edge