

Development Area 7 St. Helen's

- 925 - 1,100 Dwelling units
- Up to 5,500 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 plot ratio	1 : 0.65 - 1 : 0.78
Min-max total development	92,500 - 110,000 sq. m.
Min-max dwellings per Ha.	65 - 78
Min-max total dwelling units	925 - 1,100
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	123 - 146 no. childcare places 1 x 150 sq. m. community centre
Max non-residential development	5% of total development up to 5,500 sq. m.
Max retail development	10% of total non-residential up to 550 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

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
- Local Public Open Space
- Private Open Space
- Established Tree to be Preserved



Access and Movement

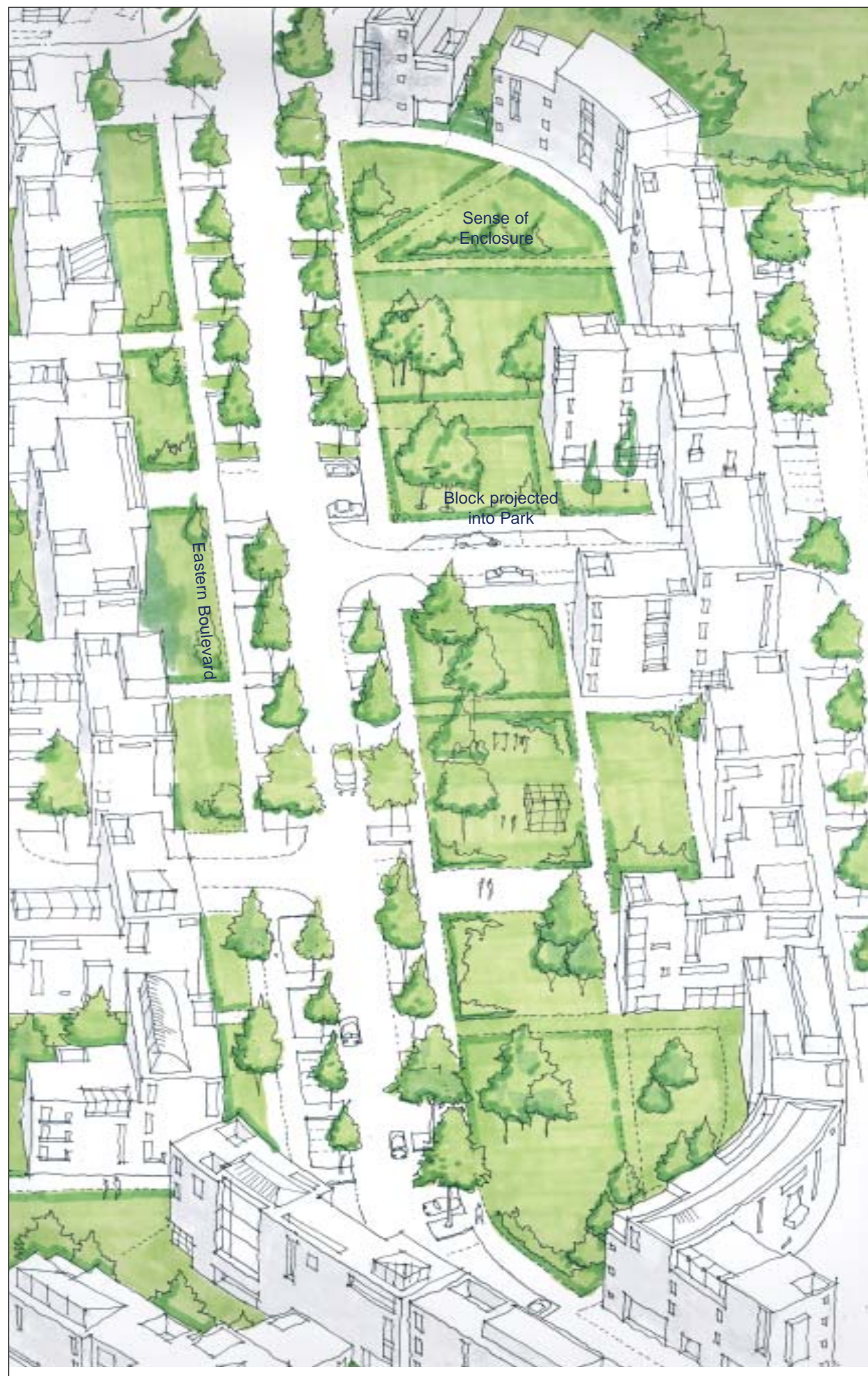


Buildings and Spaces



Indicative Layout

0 50 100 200 300 m



Eastern Boulevard



Quality Street Furniture



Cycle Friendly



Typical Housing Edge



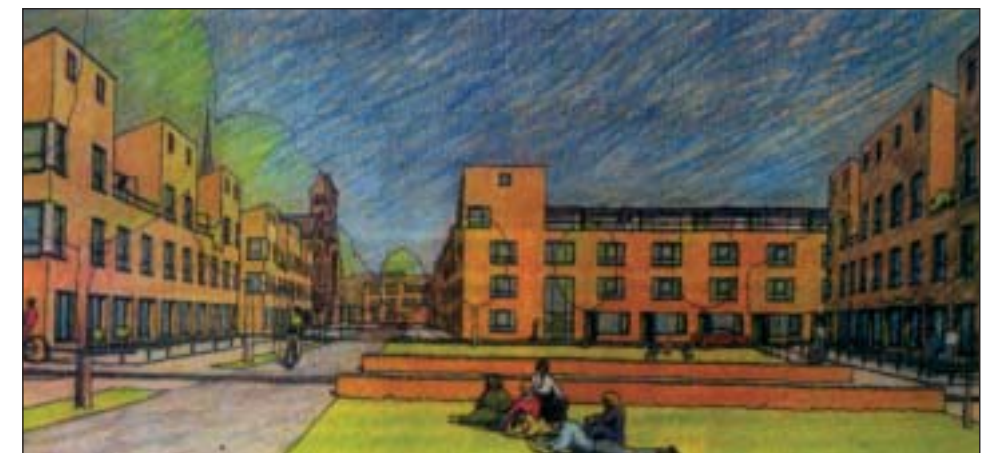
Projecting Blocks In Boulevard

Urban Design Characteristics

- 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



Urban Planting



Boulevard Enclosed by Housing