

## Development Area 2 Somerton

- 450 - 550 Dwelling units
- Up to 2,750 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 plot ratio	1 : 0.35 - 1 : 0.42
Min-max total development	45,000 - 55,000 sq. m.
Min-max dwellings per hectare	35 - 42
Min-max total dwelling units	450 - 550
Min affordable/social dwellings	15% of total dwellings to include 1 x traveller accommodation facility
Min non-residential development	120 - 146 no. childcare places
Max non-residential development	5% of total development up to 2,750 sq. m.
Max retail development	50% of total non-residential up to 1,375 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	0.52 hectares

**Key - Access and Movement**

- Residential Distributor Road - no Parking
- 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)
- SDZ Planning Scheme Boundary (where outside gross development area)
- Road
- Perimeter Building
- Courtyard Building
- Reduced Height Building
- Flexible Use (Perimeter) Building
- School/Civic Building
- Traveller Accommodation Group Housing
- Opportunity for Landmark Building
- Hard Landscaped Public Space
- Local Public Open Space
- Private Open Space
- Established Tree to be Preserved



Access and Movement

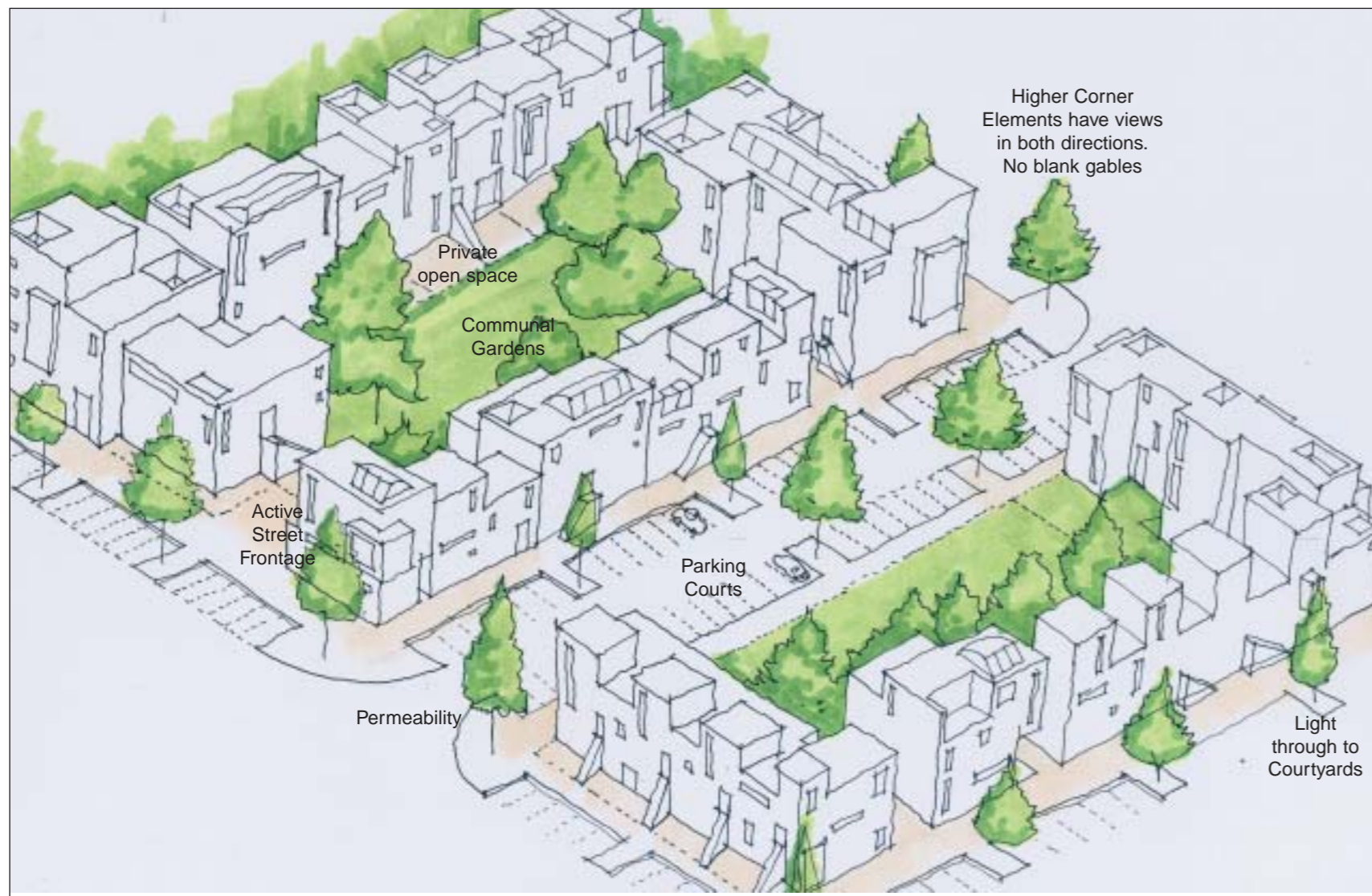


Buildings and Spaces



Indicative Layout

0 50 100 200 300 m



Birds Eye View Typical Courtyards

**Urban Design Characteristics**

- 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 Superquinn, link(s) to Adamstown
- Retain existing trees on boundaries
- Apply orientation principles where possible - south facing living space etc.
- Good public lighting to edge of parks



Edge Housing to Park



Housing Fronting Open Space



Landscaped Parking Bays - Quality planting throughout



Mixed Housing



Communal Gardens