

Development Area 1 Adamstown Castle

- 500 - 600 Dwelling units
- Up to 3,000 sq. m. of non-residential development
- Primary and Post Primary School site



Adamstown Castle

| | |
|-----------------------------------|--|
| Area character type | Low development density |
| Gross area | 21.1 hectares |
| Net development area | 12.15 hectares |
| Min-max plot ratio | 1 : 0.42 - 1 : 0.50 |
| Min-max total development | 50,000 - 60,000 sq. m. |
| Min-max dwellings per Ha | 42 - 50 |
| Min-max total dwelling units | 500 - 600 |
| Min affordable/social dwellings | 15% of total dwellings |
| Min non-residential development | 133 - 160 no. childcare places |
| Max non-residential development | 5% of total development up to 3,000 sq. 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 |

Key - Access and Movement

- Access Distributor Road with Busway
- Residential Distributor Road with Busway
- 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
- Dedicated QBC Busway
- Perimeter Building
- Courtyard Building
- Reduced Height 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



Bird's Eye View of Entrance to Adamstown



Three-Storey Edge



Local Park - Quality Finishes

Urban Design Characteristics

- 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 creches off primary routes and adjacent to local park



Example of Pedestrian Edge



Example of School



Example of Courtyard Block