

# Development Area 5 Tubber Lane

- 700 - 850 Dwelling units
- Up to 4,250 sq. m. of non-residential development



## Tubber Lane

<b>Area character type</b>	Low development density
<b>Gross area</b>	18.8 hectares
<b>Net development area</b>	17.6 hectares
<b>Min-max plot ratio</b>	1 : 0.4 - 1 : 0.48
<b>Min-max total development</b>	70,000 - 85,000 sq. m.
<b>Min-max dwellings per Ha.</b>	40 - 48
<b>Min-max total dwelling units</b>	700 - 850
<b>Min affordable/social dwellings</b>	15% of total dwellings to include 1x traveller accommodation facility
<b>Min non-residential development</b>	186 - 226 no. childcare places 1 x 150 sq. m. community centre
<b>Max non-residential development</b>	5% of total development up to 4,250 sq. m.
<b>Max retail development</b>	10% of total non-residential up to 425 sq. m.
<b>Min-max courtyard building height</b>	2 - 3 storeys with up to 4 storeys at corner/feature buildings 1 - 2 where reduced
<b>Min-max perimeter building height</b>	3 - 4 storeys with up to 5 storeys at corner/feature buildings 2 - 3 with up to 4 where reduced
<b>Max landmark building height</b>	15 metres (up to 5 storeys approx.)
<b>Min local public open space</b>	0.67 hectares

### Key - Access and Movement

- Access Distributor Road
- 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

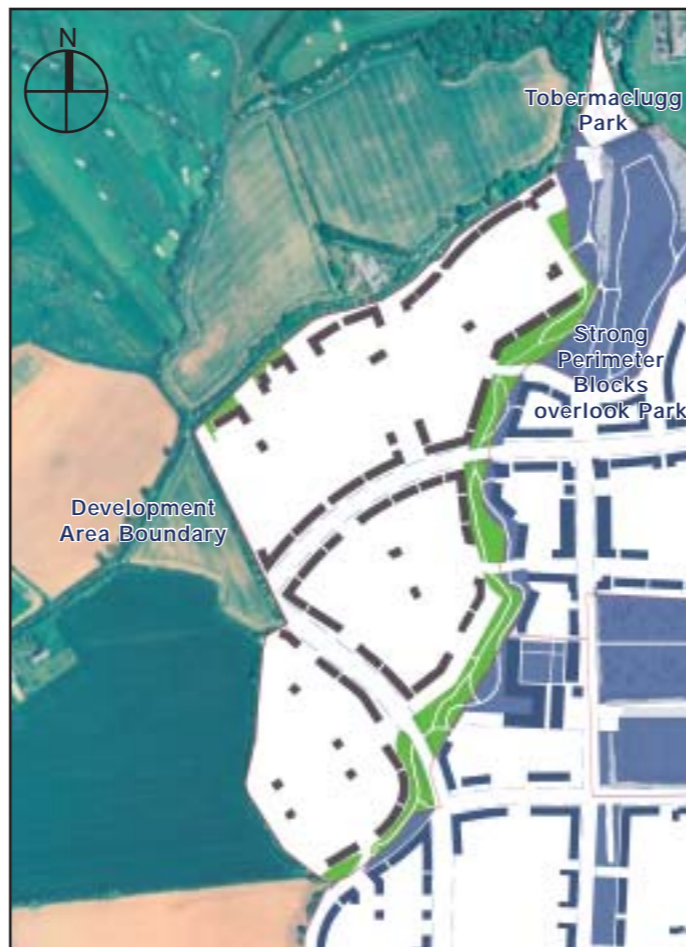
- Boundary of Net Development Area
- Key Building Frontage

### 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 Site
- 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



Courtyard Parking



Duplex Housing



Linear Park

**Urban Design Characteristics**

- 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 creches off primary routes and adjacent to local parks
- Traffic calming through design of road hierarchy



Creative Corner Treatments



Stream in Park - Natural Setting