

3.0 Development and Amenity Areas



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3.1 Development Areas

3.1.1 This section comprises the core of the draft Planning Scheme and details development permissible in each of the eleven development areas in Adamstown, using statistical and physical parameters illustrated by a series of plans and drawings.

(i) Statistical Parameters

3.1.2 Statistical parameters identify the gross and net extent of each development area. They govern permissible building and housing density using plot ratio and dwellings per hectare. They also define building height and local public open space requirements.

3.1.3 The statistical parameters similarly govern land use. They detail requirements for social and affordable housing, community and childcare facilities and shopping and services. They also define the overall extent of non-residential development permissible in each development area.

3.1.4 The statistical parameters are necessarily prescriptive but are generally expressed as a range to allow for flexibility. They must be read in conjunction with the overall proposals for development detailed elsewhere in the Adamstown SDZ Planning Scheme.

(ii) Physical Parameters

3.1.5 Physical parameters identify the main road layout, road type, parking conditions, principal access points, appropriate levels of vehicular and pedestrian permeability as well as key building frontages and public spaces and should generally be regarded as fixed.

3.1.6 The physical parameters, although prescriptive as illustrated, are expressions of design principle and in some cases may be interpreted with a degree of flexibility. For example, a particular number of access points from the main road network into each development area may be illustrated, but could be relocated subject to appropriate traffic safety considerations.

3.1.7 Similarly, key building frontages should generally be adhered to but may be varied in cases where it can be demonstrated that an alternative approach would achieve the same degree of preservation of the amenities of adjoining properties or passive supervision of public space, as appropriate.

3.1.8 In all cases physical parameters must also be considered in association with the overall proposals for development in the Adamstown SDZ Planning Scheme.

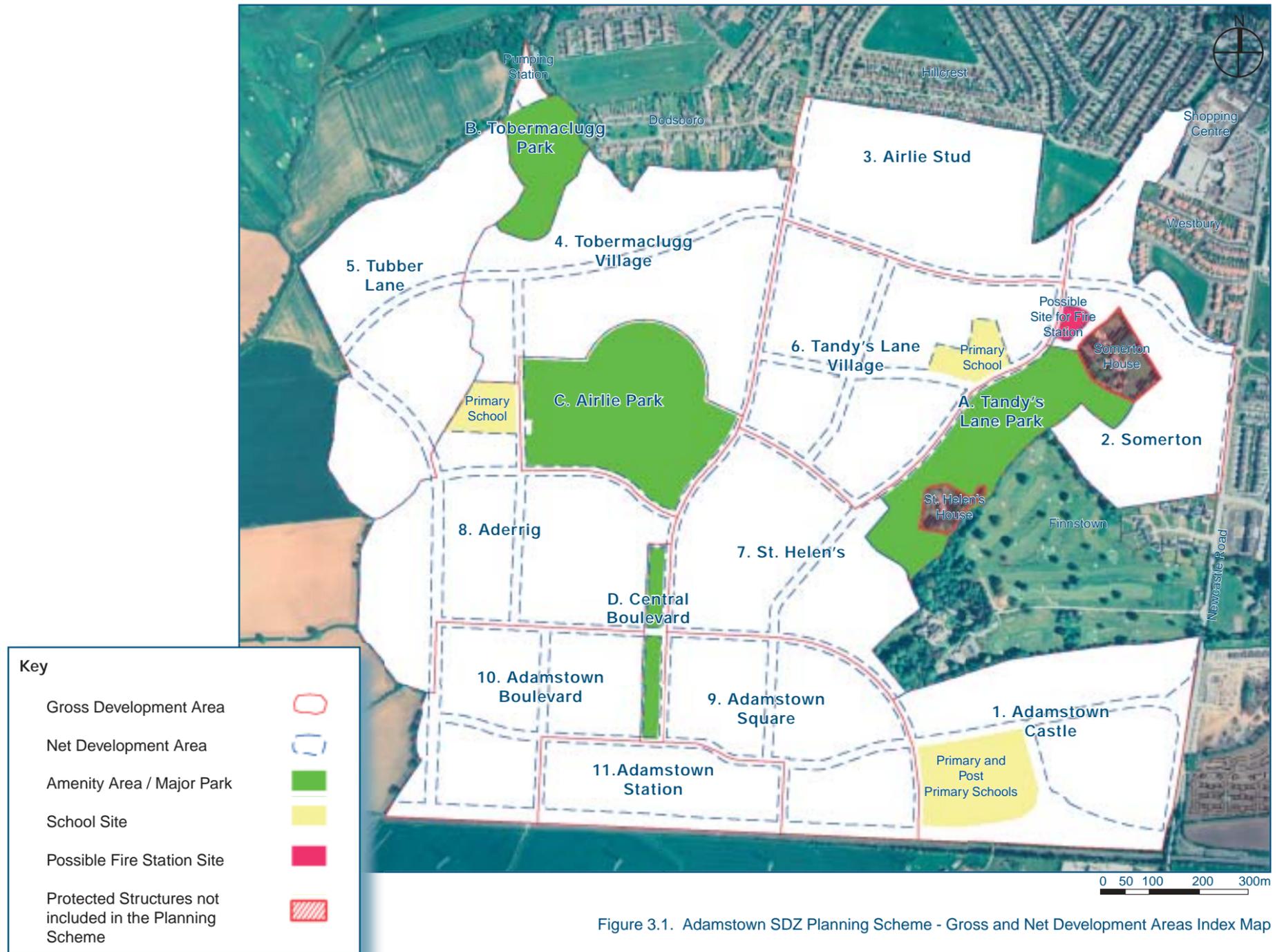


Figure 3.1. Adamstown SDZ Planning Scheme - Gross and Net Development Areas Index Map

(iii) Illustrative Layouts

3.1.9 The illustrative layouts presented for each of the eleven development areas are possible development scenarios arising from the statistical and physical parameters detailed. Again, main roads and key building frontages should generally be regarded as fixed, but local roads and the majority of courtyard buildings should generally be regarded as more flexible.

3.2 Amenity Areas

3.2.1 Proposals for each of the four main amenity areas are also illustrated by a series of plans and drawings. The amenity areas must be subject to the high standard of finish detailed.