

Development Area 4 Tobermaclugg Village






- 875 - 1,050 Dwelling units
- Up to 10,500 sq. m. of non-residential development
- New Local Centre



Tobermaclugg Village

Area character type	Low development density
Gross area	21.4 hectares
Net development area	19.3 hectares
Min-max plot ratio	1 : 0.45 - 1 : 0.54
Min-max total development	87,500 - 105,000 sq. m.
Min-max dwellings per Ha.	45 - 54
Min-max total dwelling units	875 - 1,050
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	155 - 186 no. childcare places 1 x 150 sq. m. community centre 1 x 1,500 sq. m. enterprise centre 2,200 sq. m. retail/retail services
Max non-residential development	10% of total development up to 10,500 sq. m.
Max retail development	25% of total non-residential up to 2,625 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 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	0.77 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

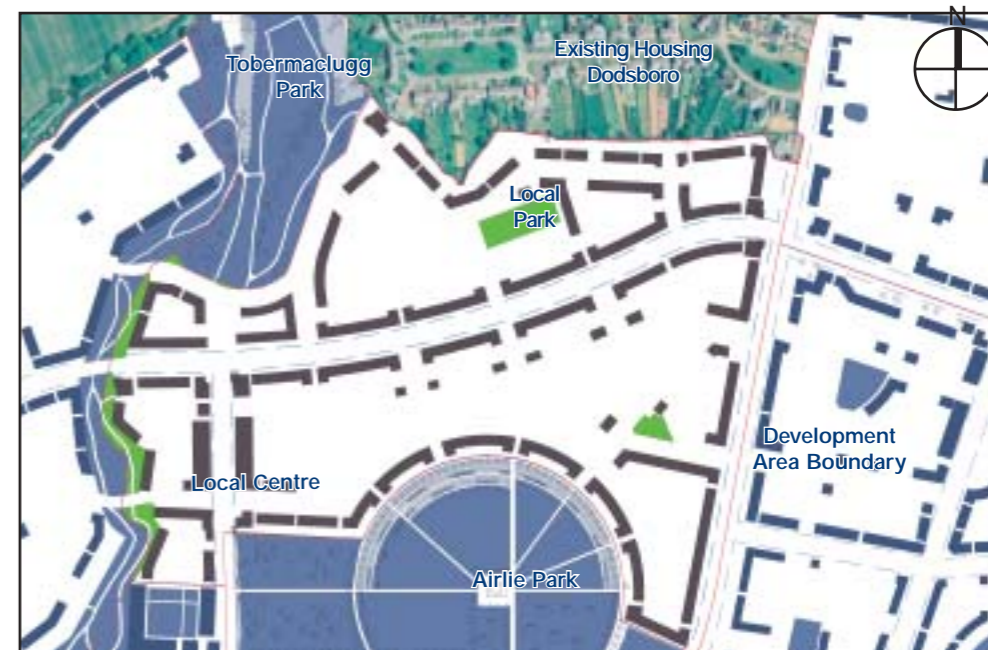
- Boundary of Net Development Area 
- Key Building Frontage 

Key - All Plans

- SDZ Planning Scheme Boundary (Gross Development Area) 
- SDZ Planning Scheme Boundary (where outside gross development area) 
- Road 
- Dedicated QBC Busway 
- Possible Access Point to Backland Development 
- Perimeter Building 
- Courtyard Building 
- Reduced Height Building 
- Flexible Use (Perimeter) Building 
- School/Civic Building 
- 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



Bird's Eye View



Frontage to Park



Landmark Building Fronting Park

Urban Design Characteristics

- Development on boundary edge to Dodsboro housing to be of similar scale and nature; back to back gardens
- Potential access points to facilitate development of the long rear gardens of Dodsboro housing
- South facing Crescent to Park to encourage sense of surveillance and safety
- Gateway buildings identify entrance to Park
- Change in road surface signals Local Centre. Buildings form urban edge
- Stream runs through Local Centre 'street' as feature.
- Permeable pedestrian and cyclist network with good access to dedicated Busway
- Good public lighting to edge of Parks



Calmed Area



Soft Landscaping to Courtyard - Child Friendly