

Development Area 8 Aderrig

- 1,150 - 1,400 Dwelling units
- Up to 7,000 sq. m. of non-residential development
- Primary School Site



Aderrig

Area character type	Medium development density
Gross area	21.7 hectares
Net development area	17.8 hectares
Min-max plot ratio	1 : 0.65 - 1 : 0.78
Min-max total development	115,000 - 140,000 sq. m.
Min-max dwellings per Ha	65 - 78
Min-max total dwelling units	1,150 - 1,400
Min affordable/social dwellings	15% of total dwellings to include 1 x traveller accommodation facility
Min non-residential development	153 - 186 no. childcare places 1 x 150 sq. m. community centre
Max non-residential development	5% of total development up to 7,000 sq. m.
Max retail development	10% of total non-residential up to 700 sq. m.
Min-max courtyard building height	2 - 3 storeys with up to 4 storeys at corner/feature buildings
Min-max perimeter building height	3 - 5 storeys
Max landmark building height	21 metres (up to 7 storeys approx.)
Min local public open space	0.78 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

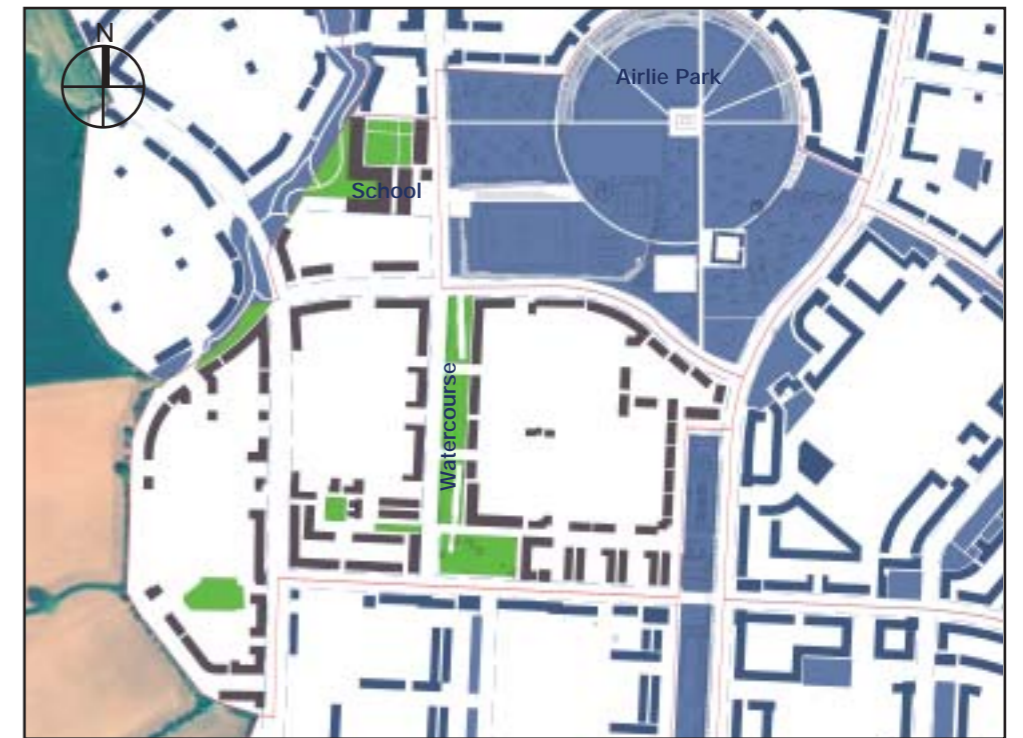
- Boundary of Net Development Area
- Key Building Frontage

Key - All Plans

- SDZ Planning Scheme Boundary (gross development area)
- Road
- Dedicated QBC Busway
- Perimeter Building
- Courtyard 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



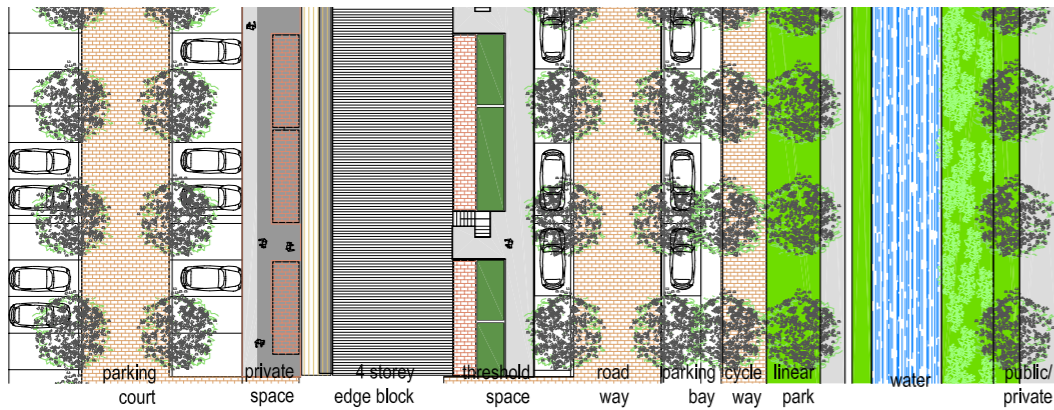
Buildings and Spaces



Indicative Layout



Bird's Eye View



Part Plan at Water Feature



Housing Fronting Water Feature



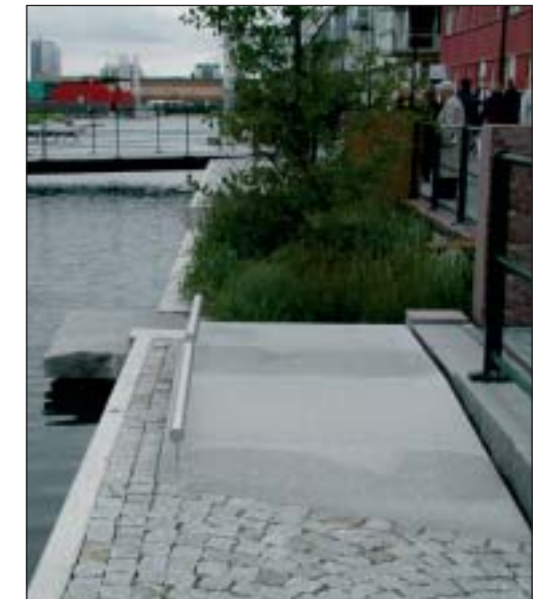
Part Section at Water Feature A-A



Housing Fronting Water Feature

Urban Design Characteristics

- The western boulevard shifts at Aderrig road, closing vistas and generating the local park.
- Landmark buildings edge the local park and water feature. These afford opportunities for creche and flexible use
- The school buildings are located on a route generated by the stream.
- On this route the water takes the form of urban canal, park watercourse and stream
- Permeable pedestrian and cyclist network



Water Edge Detail



Boulevard Scale Water Feature