

Development Area 10 Adamstown Boulevard

- 850 - 1,025 Dwelling units
- Up to 10,250 sq. m. of non-residential development
- New District Centre periphery



Adamstown Boulevard

Area character type	High development density
Gross area	14.4 hectares
Net development area	11.3 hectares
Min-max plot ratio	1 : 0.75 - 1 : 0.90
Min-max total development	85,000 - 102,500 sq. m.
Min-max dwellings per Ha	75 - 90
Min-max total dwelling units	850 - 1,025
Min affordable/social dwellings	15% of total dwellings
Min non-residential development	113 - no. childcare places 1 x 150 sq. m. community centre
Max non-residential development	10% of total development up to 10,250 sq. m.
Max retail development	10% of total non-residential up to 1,025 sq. m.
Min-max courtyard building height	2 - 4 storeys with up to 5 storeys at corner/feature buildings
Min-max perimeter building height	3 storeys plus setback to 5 storeys plus setback
Max landmark building height	30 metres (up to 10 storeys approx.)
Min local public open space	0.5 hectares

Key - Access and Movement

- Access Distributor Road
- 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
- 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 of Western Boulevard



Corner Shop



Hard Landscaped Space

Urban Design Characteristics

- In the Western Boulevard the Water feature is treated with a more urban edge, and hard landscaping
- The Central Boulevard has more uses and a mixture of hard and soft landscaping with an active edge
- Pedestrian and cyclist permeability
- Creches to be associated with Public Open Space



Urban Scale



Contemporary Treatment



Boulevard Cafe



Quality Bus Corridor- QBC



Bird's Eye View of Boulevard