

Development Area 3 Airlie Stud

- 575 - 700 Dwelling units
- Up to 3,500 sq. m. of non-residential development



Airlie Stud

Area character type	Low development density
Gross area	15.6 hectares
Net development area	14.5 hectares
Min-max plot ratio	1 : 0.40 - 1 : 0.48
Min-max total development	57,500 - 70,000 sq. m.
Min-max dwellings per Ha.	40 - 48
Min-max total dwelling units	575 - 700
Min affordable/social dwellings	15% of total dwellings
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 3,500 sq. m.
Max retail development	10% of total non-residential up to 350 sq. m.
Min-max courtyard building height	1 - 2 storeys with up to 3 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	0.56 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
- Perimeter Building
- Courtyard Building
- Reduced Height Building
- Flexible Use (Perimeter) Building
- School/Civic Building
- Opportunity for Landmark Building
- Local Public Open Space
- Private Open Space
- Established Tree to be Preserved



Access and Movement

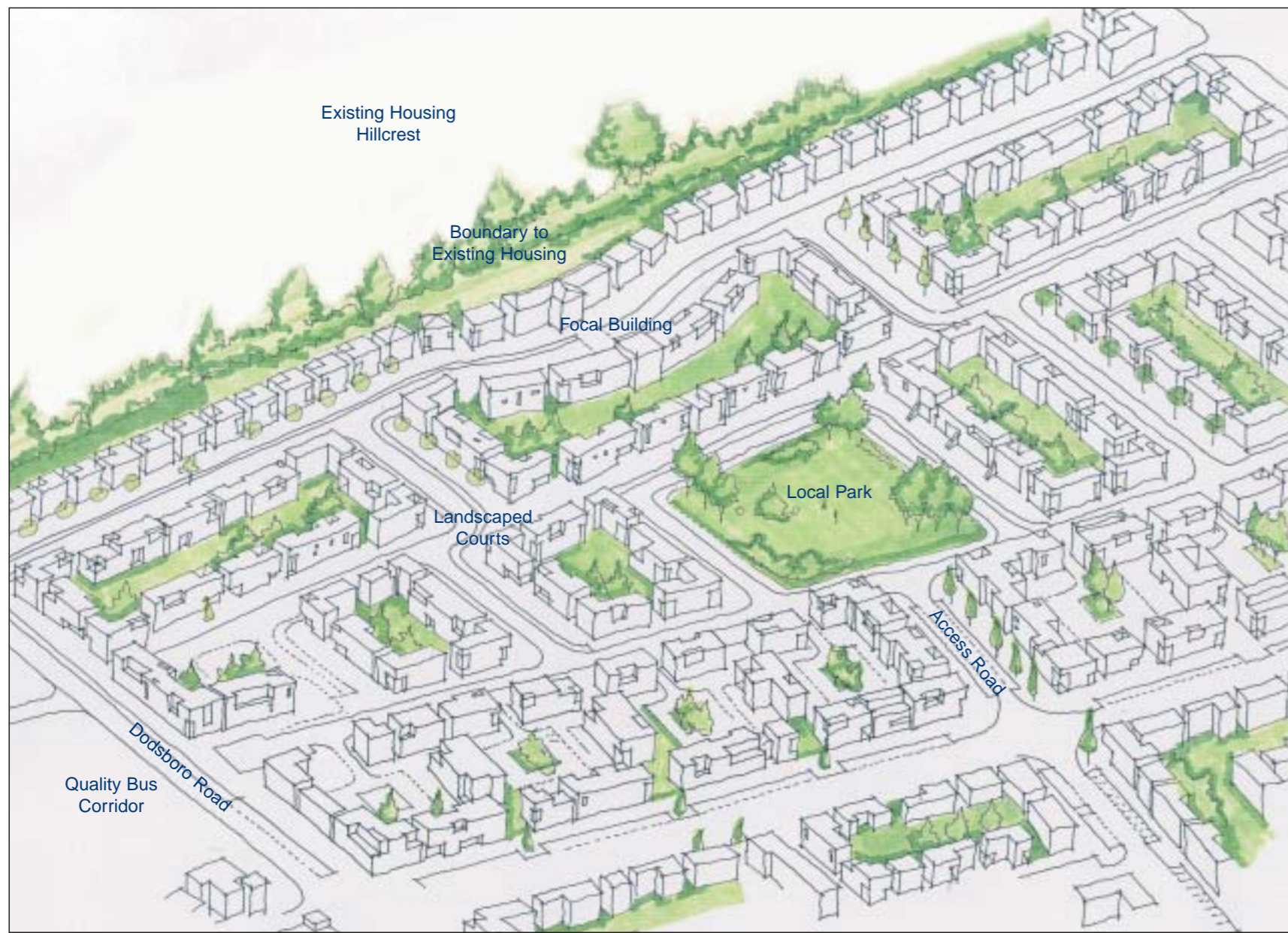


Buildings and Spaces



Indicative Layout

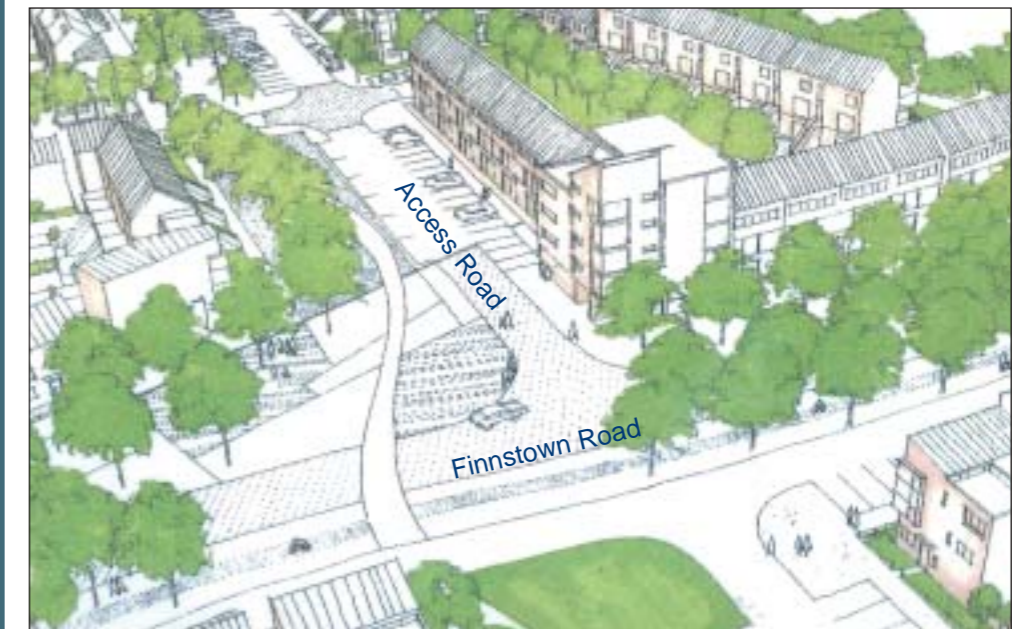




Birds Eye View



Landscaped Court



Road Way Edge - Possible Treatment



Courtyard Housing



Edge Housing Fronting Local Park



Integrated Traffic Calming

Urban Design Characteristics

- Development on boundary edge to Hillcrest housing to be of similar scale and nature; back to back gardens
- Strong, permeable pedestrian and cyclist network
- Strong edge treatment to main roads, including overlooking, tree planting etc..
- Local park acts as a focus for the area
- Good access to dedicated QBC busway