



AAMI Stadium Precinct Master Plan

After preparing the strategic advice to the SANFL regarding the rezoning and delivery of the 23.5ha AAMI Stadium Precinct to the market, Holmes Dyer was engaged to prepare a development concept for the entire precinct as a basis for establishing development costs and yields and a value for the sale of the land.

A range of concepts were prepared which varied the mix of houses and apartments and the scale of apartment development within the project. The preferred concept delivers 500 small lot dwellings and 1,600 apartments in a range of smaller scaled 3-4 level apartment buildings through to 6-8 level apartments around the retained oval and 8 level mixed use buildings fronting Turner Drive and the adjacent district centre complex.

The design process included formulation of a number of apartment concepts which delivered relatively high densities in affordable building configurations which readily fit into the subdivision grid, allowing the flexibility of substitution for small lot housing and, by retaining car parking at ground level, reduce the cost of apartment delivery.

The wider concept delivers extensive public open space, the potential for community use of the oval at selected times, a main street environment encouraging smaller scale retail, commercial and community facilities, a stormwater network and pedestrian and cycle connectivity throughout the site.