

Section 2.13 Overall Proposals for Development

The aim of this section is to provide the cumulative quantifiable parameters outlined in the Planning Scheme. The development of the SDZ lands is required to be consistent with the overall Planning Scheme and the written text and parameters in the individual sections should be read in conjunction with the table and maps below.

Figure 2.13.1 and Figure 2.13.2 visualise the completed scheme to provide a context to Table 2.13.1. Figure 2.13.3 should be read in conjunction with Table 2.13.1.

Table 2.13.1 outlines a summary of the quantitative parameters contained within the Planning Scheme. Figure 2.13.3 and Figure 2.13.4 outlines the Development Areas (in colour) and the sub sectors for each Development Area (for example, label CNW-S1 is Clonburriss North West Sector 1).

Table 2.13.1 outlines a summary of the quantitative parameters contained with the Planning Scheme document. Figure 2.13.3 outlines the Development Areas (in colour) and the sub sectors for each Development Area (for example, label CNW-S1 is Clonburriss North West Sector 1).

Figure 2.13.1 | 3 Dimensional view of the Planning Scheme



Figure 2.13.2 | Overall Planning Scheme

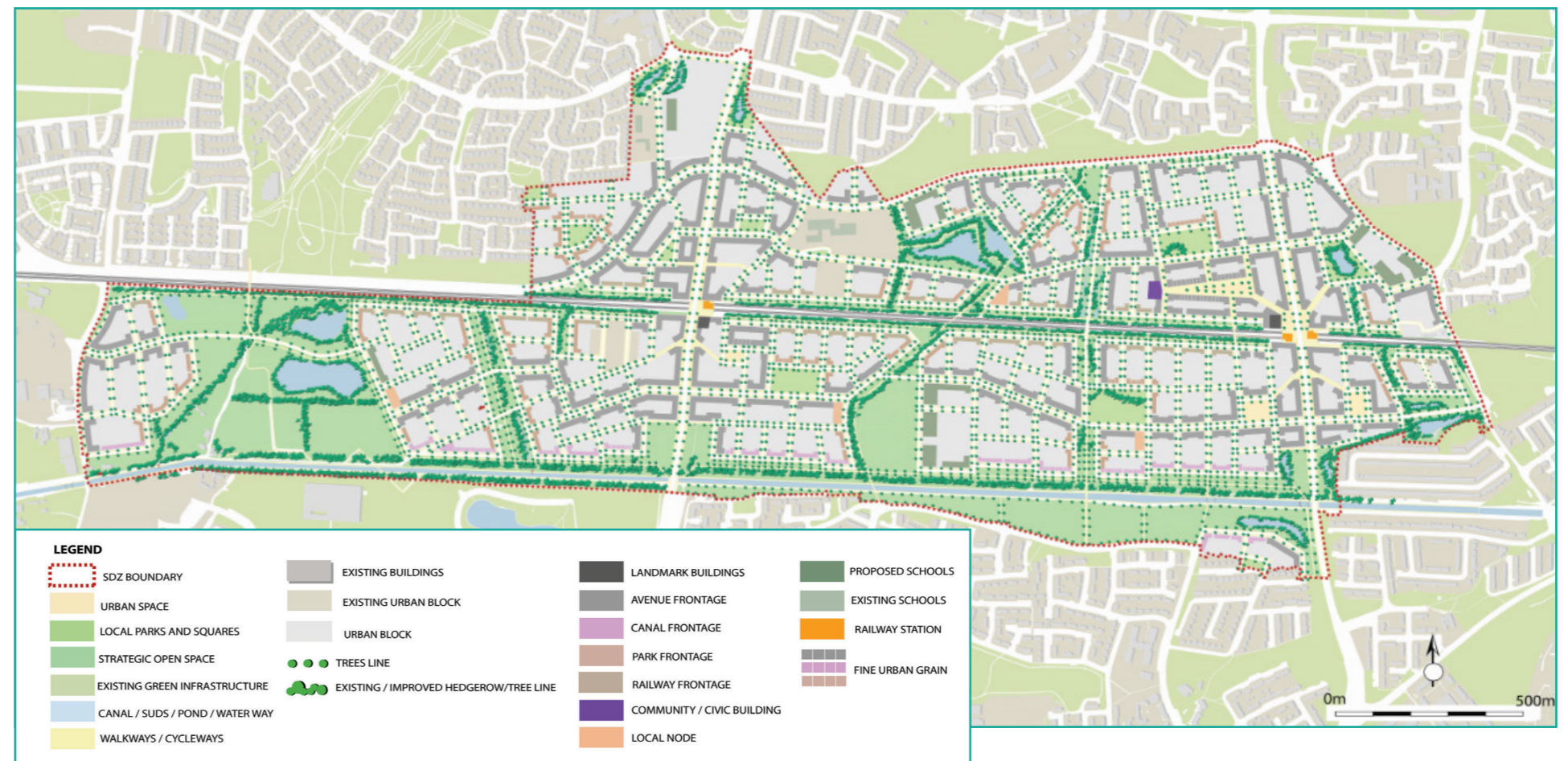


Figure 2.13.3 | Development Areas in Clonburr and Sub Sectors

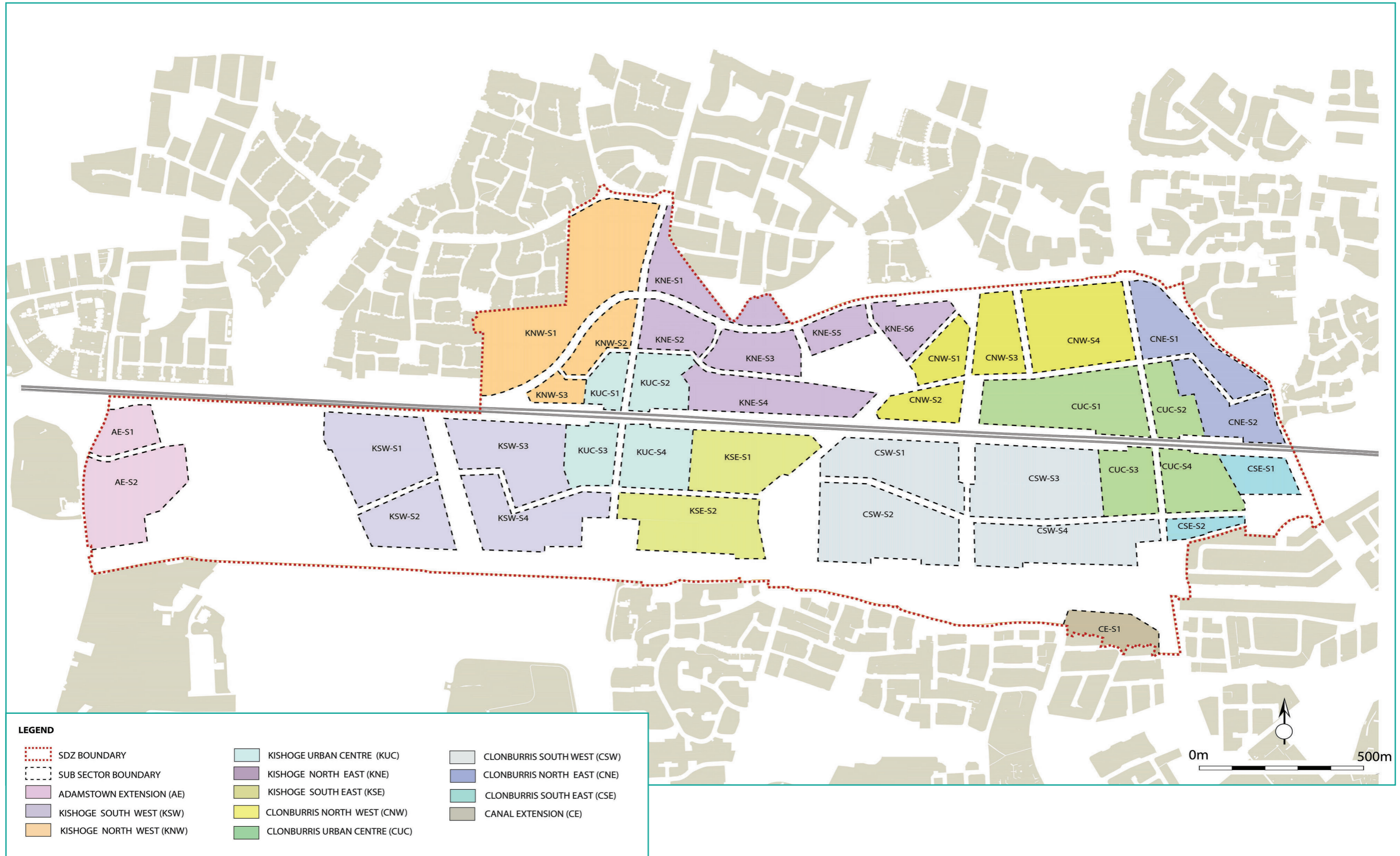
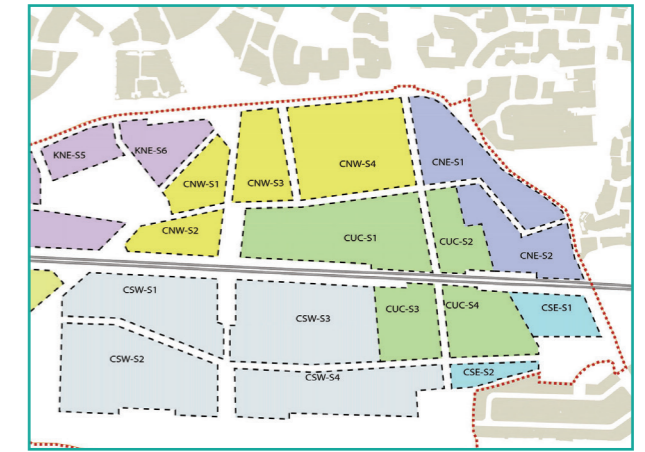
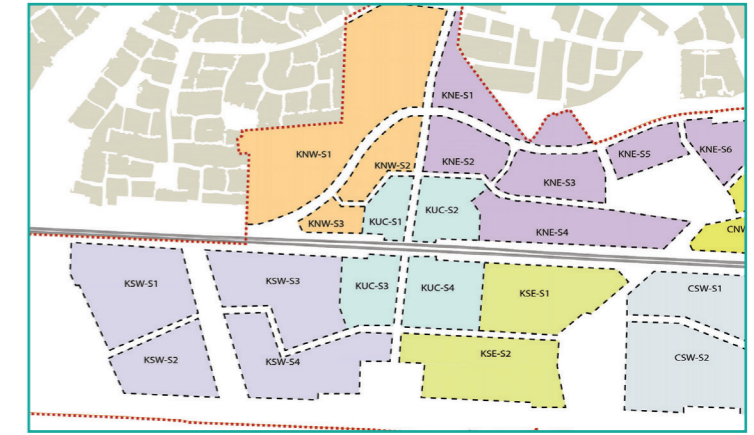


Table 2.13.1 Summary of Planning Scheme Tables



Place	Development Areas	Sub-Sector	Gross Areas (ha.)	Net Area (ha.)	Average Net Density - Low Margin (-5 DPH)	Average Net Density (Target)	Average Net Density - High Margin (+5 DPH)	Total Dwellings (Low Margin)	Total dwellings (Target)	Total Dwellings (High Margin)	Retail GFA (sqm)	Employment GFA (sqm)	Community / Civic Building GFA (sqm)	Local Parks and Squares (sqm)	School Sites (Existing or Proposed)	
											Retail (Maximum)	Non-retail (Minimum)	Minimum	Minimum		
CLONBURRIS	Clonburris Urban Centre	CUC-S1		8.21	64	69	74	523	564	605	12,920	4,515	2,500	6,000		
		CUC-S2		2.56	73	78	83	186	198	211	800	4,500		800		
		CUC-S3		3.31	63	68	73	210	226	243	1,600	4,500		4,800		
		CUC-S4		3.82	67	72	77	258	277	296	1,200	5,000		3,600		
		Sub-total		17.9	17.90			1,176	1,265	1,355	16,520	18,515	2,500	15,200	0	
	Clonburris North West	CNW-S1			2.17	45	50	55	98	109	119					
		CNW-S2			2.31	45	50	55	104	116	127	400	200	600		
		CNW-S3			3.37	55	60	65	185	202	219					
		CNW-S4			6.52	50	55	60	324	356	389				9,700	
		Sub-total		15.21	14.37			711	783	854	400	200	600	9,700	0	
	Clonburris North East	CNE-S1			3.31	63	68	73	207	224	240					
		CNE-S2			4.19	39	44	49	165	186	207				15,300	
		Sub-total		9.58	7.50			372	410	447	0	0	0	15,300	1	
	Clonburris South West	CSW-S1			6.33	45	50	55	285	317	348					
		CSW-S2			4.84	45	50	55	218	242	266					
		CSW-S3			8.27	51	56	61	420	461	502				14,300	
		CSW-S4			6.54	59	64	69	389	421	454	400	200	600		
		Sub-total		29.56	25.98			1,311	1,441	1,571	400	200	600	14,300	2	
	Clonburris South East	CSE-S1			2.17	51	56	61	111	122	133				4,300	
		CSE-S2			1.13	65	70	75	73	79	85					
		Sub-total		3.3	3.30			184	201	217	0	0	0	4,300	0	
	Canal Extension	CE-S1			2.27	48	53	58	110	121	133				2,500	
		Sub-total		2.27	2.27			110	121	133	0	0	0	2,500	0	
Clonburris Sub Totals			77.82	71.32				3,864	4,221	4,577	17,320	18,915	3,700	61,300	3	



Place	Development Areas	Sub-Sector	Gross Areas (ha.)	Net Area (ha.)	Average Net Density - Low Margin (-5 DPH)	Average Net Density (Target)	Average Net Density - High Margin (+5 DPH)	Total Dwellings (Low Margin)	Total dwellings (Target)	Total Dwellings (High Margin)	Retail GFA (sqm)	Employment GFA (sqm)	Community / Civic Building GFA (sqm)	Local Parks and Squares (sqm)	School Sites (Existing or Proposed)	
											Retail (Maximum)	Non-retail (Minimum)	Minimum	Minimum		
KISHOGE	Kishoge Urban Centre	KUC-S1		1.59	58	63	68	93	101	109	300	2,400		1,500		
		KUC-S2		2.79	65	70	75	181	195	209	300	2,400				
		KUC-S3		2.72	63	68	73	171	185	198	300	2,400				
		KUC-S4		3.84	61	66	71	234	253	273	2,600	4,600	1,500	2,200		
		Sub-total		11.16	10.94				680	734	789	3,500	11,800	1,500	3,700	
	Kishoge North West	KNW-S1			7.73	42	47	52	321	360	398				12,800	
		KNW-S2			2.27	55	60	65	125	136	148					
		KNW-S3			1.16	55	60	65	64	70	75					
		Sub-total		16.57	11.16				510	566	621	0	0	0	12,800	2
	Kishoge North East	KNE-S1			3.50	48	53	58	169	186	204				3,500	
		KNE-S2			2.57	49	54	59	125	138	151				2,700	
		KNE-S3														
		KNE-S4			4.72	45	50	55	211	235	259				3,300	
		KNE-S5			0.80	45	50	55	36	40	44					
		Sub-total		19.9	14.36				666	738	809	0	0	0	9,500	2
	Kishoge South West	KSW-S1			6.12	40	45	50	245	275	306	300	200	600		
		KSW-S2			4.09	40	45	50	164	184	205				3,800	
		KSW-S3			5.32	46	51	56	247	274	300					
		KSW-S4			6.02	49	54	59	296	326	356					
		Sub-total		23.57	21.55				951	1,059	1,167	300	200	600	3,800	1
Kishoge South East	KSE-S1			5.72	45	50	55	259	288	317				9,200		
	KSE-S2			6.78	52	57	62	356	390	424	400	200	1,500			
	Sub-total		12.5	12.50				615	678	740	400	200	1,500	9,200		
Kishoge Sub Totals			83.70	70.51				3,422	3,774	4,127	4,200	12,200	3,600	39,000	5	
ADAMSTOWN EXTENSION	Adamstown Extension	AE-S1		2.19	43	48	53	94	105	115						
		AE-S2		7.00	43	48	53	303	338	373						
Adamstown Extension Sub Totals			9.19	9.19				396	442	488	0	0	0	0	0	
Total (Places)			170.71	151.02				7,682	8,437	9,192	21,520	31,115	7,300	100,300	8	

		Gross Areas (ha.)
Strategic Infrastructure (Gross)	Link Streets	10.78
	Canal corridor - North	12.40
	Canal corridor - South	11.40
	Barony - North	3.50
	Barony - South	4.00
	Cappaghmore	1.00
	Griffin Valley Park Extension	15.00
	Other - Predominantly unassigned Green areas with some existing residential development	29.61
Total		87.69

Notes

Overall developable area is the developable area excluding strategic corridors

Strategic corridors consist of the Railway, arterial routes and canal.

The overall gross development area is the developable area excluding strategic infrastructure and strategic corridors.

The net development area is the gross development area excluding the school sites and some existing residential areas.

OVERALL DEVELOPABLE AREA		258.40
Existing Strategic Corridors		22.6
Total		22.60
Overall Plan Lands		281.00

