

Section 2.4 Urban Centres

Overarching Principle

To develop vibrant mixed use centres around Clonburris and Kishoge railway stations as part of a hierarchy of urban centres to serve Clonburris.



2.4.1 Introduction

This section of the Plan details the urban centres that are central to the development of the Planning Scheme. Retailing is a key contributor to the vitality and viability of centres. The quantum of retail and retail services for the Planning Scheme are detailed in Section 2.5 and should be read in conjunction with this section.

The Urban Centre hierarchy of the Planning Scheme is based on a bi-centric model, consisting of two new settlements/communities centred on new urban centres, Clonburris and Kishoge, located at the points of highest accessibility. These principal urban centres are supported by four local nodes at Grange, Clonburris Little, Gallanstown and Cappagh to support local communities.

2.4.2 Place Making

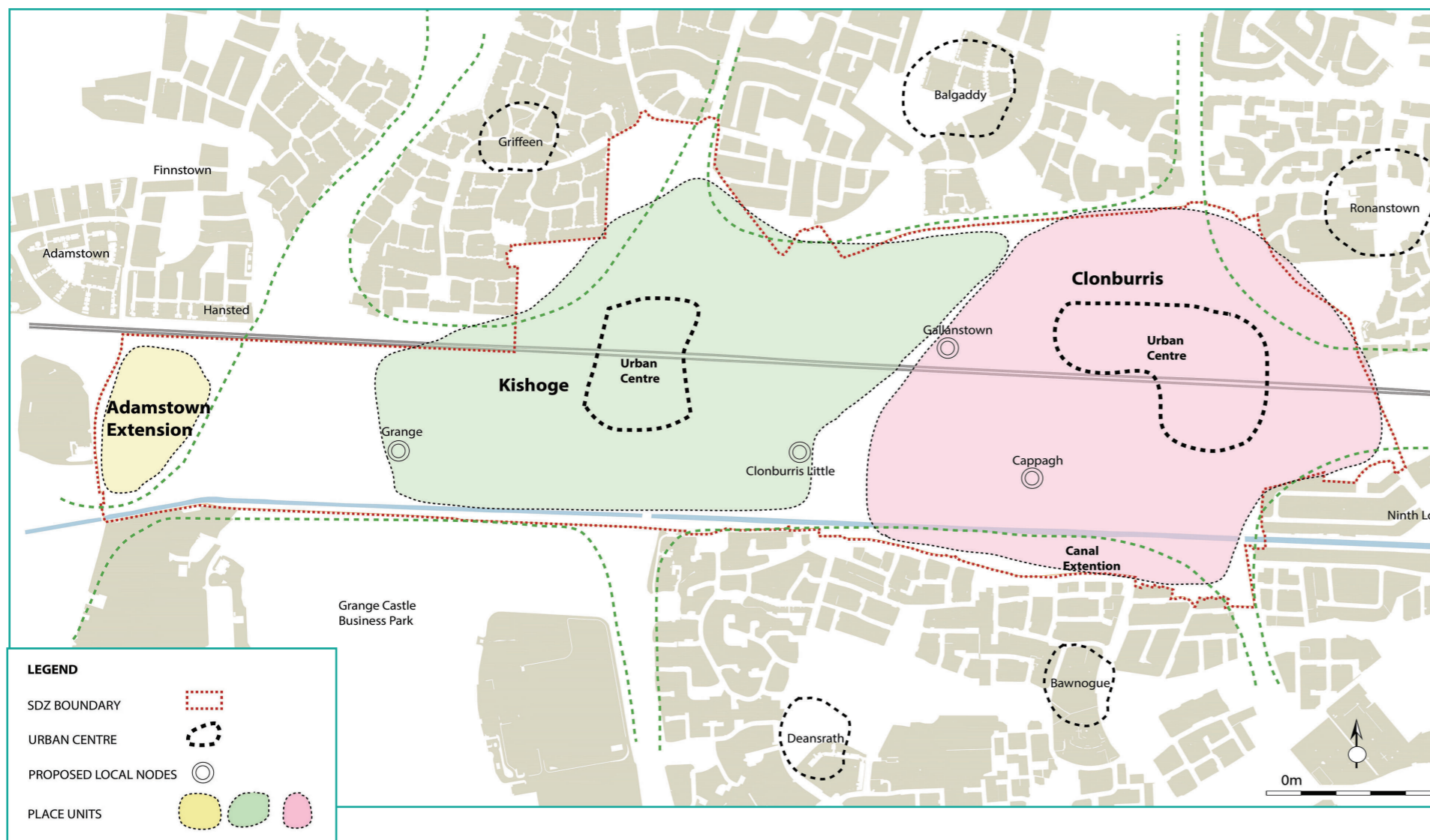
Place Making is the combination of spatial planning, urban design and public realm to create attractive, distinct and vibrant locations. The urban centres in the Planning Scheme will be critical in the creation of distinctive new places in Clonburris and ensuring that there are discernable focal points in the scheme to provide identity, amenities and facilities for the community. The urban centres at Clonburris and Kishoge are key elements in achieving the vision of this Planning Scheme which sets out to create a vibrant community offering a new way of living.

The delivery of the urban centres in tandem with population increase from residential construction is required in the phasing to provide place making and ensure a high quality of life for residents as the new community establishes. Please refer to Section 4.4 Place Making for the phasing requirements associated with place making.

Key Principles

- » To develop the Planning Scheme based on the following urban centres hierarchy:
 - Clonburris as a vibrant and sustainable centre to serve a district catchment;
 - Kishoge as a vibrant and sustainable secondary urban centre to serve a large local catchment; and
 - A network of four Local Nodes to serve a local catchment.
- » To promote Clonburris Urban Centre as the primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre;
- » To promote Kishoge Urban Centre as a primary urban centre in the Planning Scheme by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses within and adjoining the Core Retail Area of this centre;
- » To direct retail, commercial, leisure, entertainment, civic, community and cultural uses into Clonburris and Kishoge Urban Centres and to achieve a critical mass of development and a mix of uses that is appropriate to each level in the urban hierarchy;
- » To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit;
- » To achieve an efficient use of land in centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian movement; and
- » To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses and to limit or control uses that might have a detrimental impact on the amenities of centres.

Figure 2.4.1 | Urban Centres in the Planning Scheme



Urban Grain

Urban grain is a way of describing the degree of mixing of different physical elements in an urban area. It generally relates to the pattern of urban blocks and the pattern of the subdivision of urban blocks into plots. Urban grain is often described as being coarse when blocks and plots are mainly large in size, mixed where they are of different sizes and fine where they are small in size. Urban grain is a key factor in determining mix of uses and diversity in an area as greater mix of uses is associated with greater variety of blocks and plots

In the urban centre where coarser urban grain and larger buildings are proposed, a careful approach to the design of facades will be required. Designers will be required to clearly express the ground floor, the main façade, a strong parapet and the roof form. Individual buildings within blocks should express distinctive building design.

At selected locations, a fine urban grain is required in the main squares of the urban centres at Clonburris and Kishoge to provide for physical, visual and land use diversity in contrast to the predominant coarse grain. Fine urban grain will provide for smaller commercial footprints, which are attractive to smaller, independent businesses and are important to the development and sustenance of a mixed, local economy.

At Clonburris Retail Core, three block frontages to the square shall be selected for fine grain frontage. Figure 2.4.2 shows an indicative Plan for the Clonburris Retail Core, including indicative locations for fine urban grain that should be developed as terraces of individual and spatially-independent, mixed use buildings. This type of fine urban grain has been shown to be an important component of successful masterplanned urban centres. The fine urban grain frontage of individual plots should be between 6 and 8 metres and should not in any case exceed 10 metres (see indicative elevation and plan in Figure 2.4.3 and 2.4.4). Each plot shall have an individual distinctive design.

The main entrances to buildings should be from the main street or space frontage. In general, these entrances should be frequent to ensure increased street activity and passive surveillance. Distances between entrances should not exceed 10m in the primary and secondary frontage. See Section 2.8.4 for general urban grain requirements.

2.4.3 Urban Design

Frontage

Section 2.5 outlines the key Primary and Secondary Retail Frontages in the urban centres. The Primary Retail Frontage is the principal frontage for the Retail Core area at Clonburris Urban Centre. Primary Retail Frontage should be dominated by retail uses, with a smaller proportion of supporting, small scale services (restaurants, public house, post office, specialist services etc.). The primary frontage should be highly varied, and not dominated by one or a small number of units. On the Primary Retail Frontage, a minimum floor-to-floor dimension of 4 metres will be required. The ground floor of the primary frontage should present diversity in terms of shopfront design, colours and materials.

Buildings should not be set back from the street or space on the primary or secondary retail frontages, and where commercial uses are proposed at ground floor.

The Secondary Retail Frontage is of a lower order of scale and value than the primary frontage. A mix of retail, service and non-retail commercial uses is permissible. Secondary Retail Frontage excludes large-scale comparison and convenience shopping.

Figure 2.4.2 | Fine Urban Grain Locations in Planning Scheme

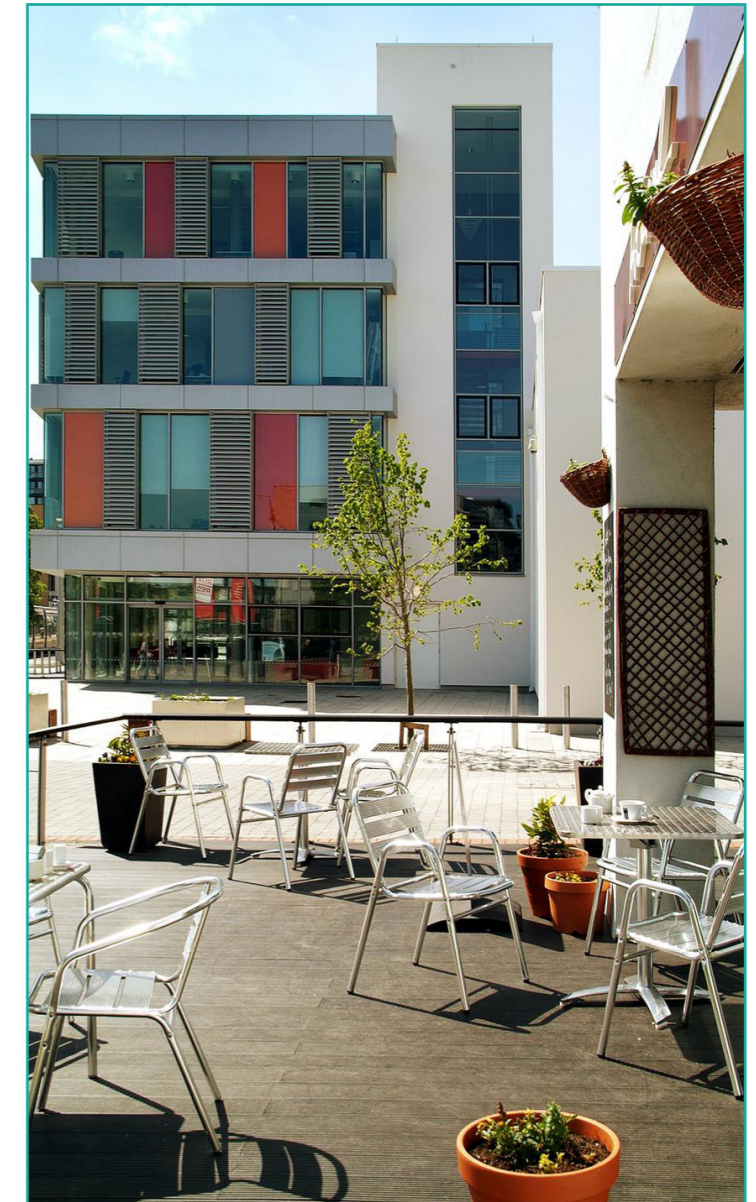
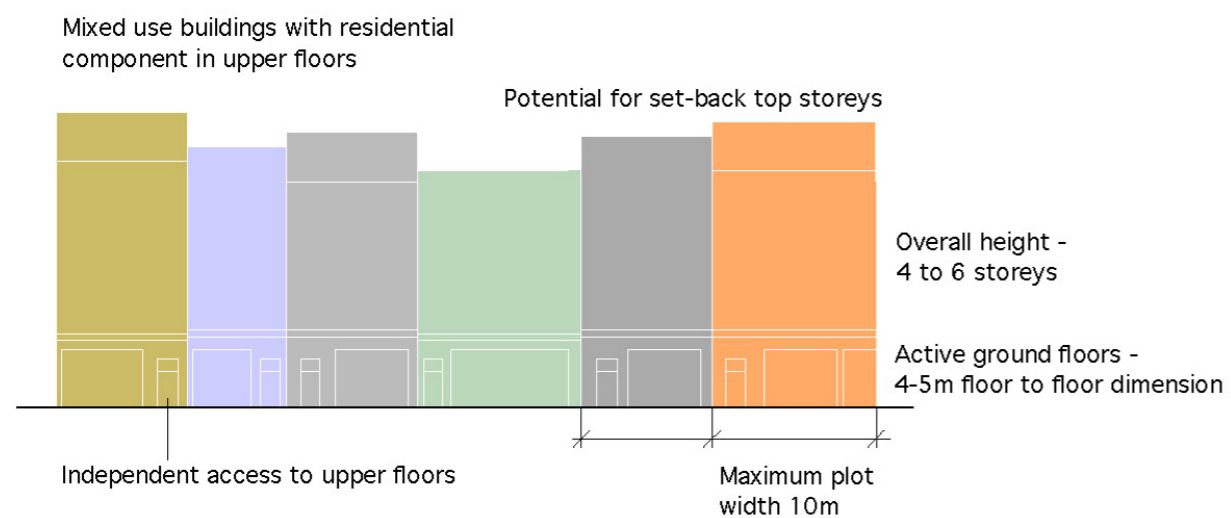
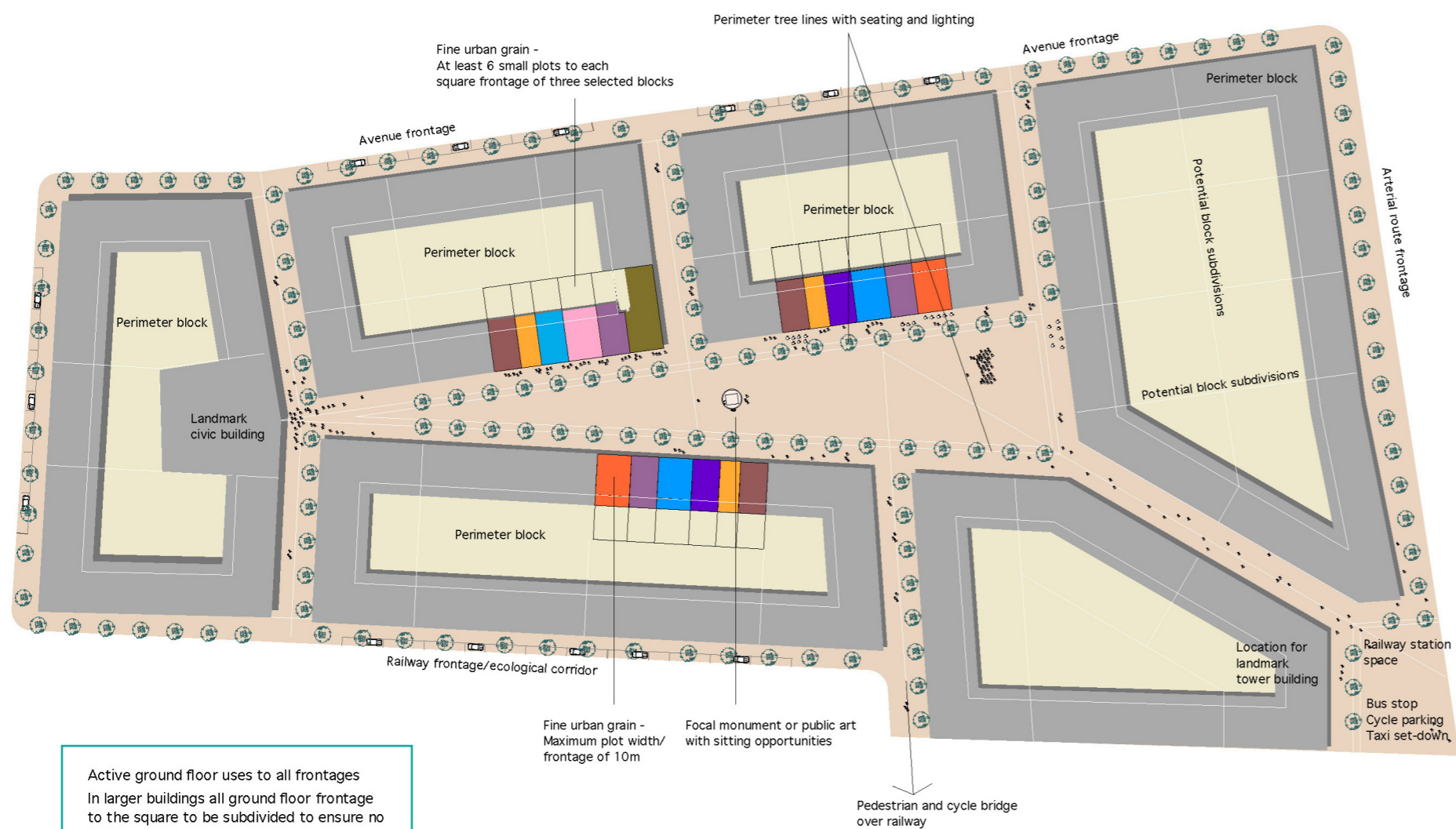


Figure 2.4.3 | Indicative Elevation of Fine Urban Grain in Urban Centre



To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of day and night-time uses.

Figure 2.4.4 | Indicative Plan of Clonburr Retail Core



Active ground floor uses to all frontages
 In larger buildings all ground floor frontage to the square to be subdivided to ensure no individual frontage exceeds 10m.
 Perimeter block typologies
 All perimeter blocks with potential for raised courtyard over ground floor slab
 Robust, clutter-free space
 Pedestrian access to basement car parking integrated with frontages to the square
 Continuous surfaces to pedestrian streets and squares with gently sloping gradients not to exceed 1 in 33 or 3% where possible.
 Stepped levels to be avoided where possible.



Subdivision of Uses

Vertical subdivision of buildings contributes to the diversity in the urban centres. In mixed use areas that are not designated for fine urban grain, vertical subdivision of buildings will be required on the Primary Retail Frontages, where the ground floor is required to be developed for an active retail or service use. It is expected that upper floors will accommodate the residential or non-retail commercial component of the land use required in the block or a combination of both residential and non-retail commercial uses. In other mixed-use areas, non-commercial buildings and residential buildings may be developed separately within the urban block.

2.4.4 Restrictions on Uses

An over-concentration of certain uses will be discouraged in the urban centres, due to an overriding need to maintain the integrity, quality and vibrancy of centres. The Planning Scheme seeks to ensure that the quantum of off-licences, fast food/ takeaway outlets, gaming arcades/ casino and betting offices is not disproportionate to the overall size and character of the area and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable.

In Clonburr, Kishoge and the local node centres, the provision of non-retail uses that would preclude the provision of a more appropriate range of services may be restricted at ground floor level, in addition to any uses that would seriously affect the residential amenities of the surrounding area.

Fast food outlets have the potential to cause disturbance, nuisance and detract from the amenities of an area and as such, proposals for new or extended outlets will be carefully considered. Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:

- » The potential effect and the proximity of fast food outlets or take away outlets to vulnerable uses, such as schools or parks;
- » The cumulative effect of fast food outlets on the amenities of an area;
- » The effect of the proposed development on the existing mix of land uses and activities in an area;
- » Opening/operational hours of the facility; and
- » The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.