

Introduction to Urban Development Code for Town Centre Core and Town Centre Environs

The Urban Development Code is a concise illustrated set of urban design requirements for the physical development of the Town Centre Core and Environs. It is intended to provide maximum clarity about design expectations, while providing a suitable amount of flexibility, where justified. It provides greater detail in the form of control mechanisms and guidance for the Superblocks, and key spaces and streets in the Town Centre Core and Environs.

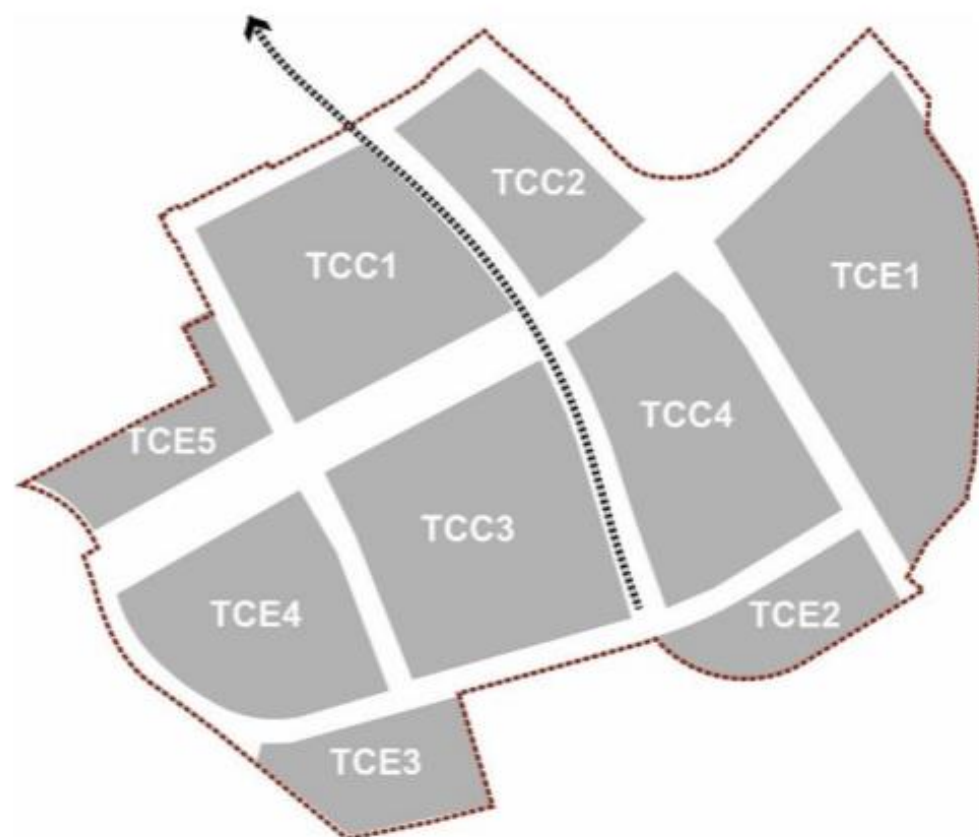
This Code for the Cherrywood Town Centre Core and Environs comprises three elements namely the,

- Superblock code – setting out the essential urban design parameters for larger Superblocks, which comprise a set of Parcels,
- Street code – setting out essential urban design parameters for selected streets, and
- Urban Space code – setting out essential urban design parameters for selected spaces.

Superblock Code

The Superblocks in Cherrywood Town Centre are distinct development areas defined by perimeter, link streets and/or higher-level open spaces. There are 9 no. Superblocks in the Town Centre, - 4 no. in the Town Centre Core and 5 no. in the Town Centre Environs. The Superblocks are coded TCC for Town Centre Core (i.e. TCC1-4) and TCE for Town Centre Environs (i.e. TCE 1-5). TCE5 is part of a larger superblock, the greater part of which lies outside the Town Centre. (See Figure 1 below).

Figure 1: Town Centre Core and Town Centre Environs Superblocks



The Superblocks are divided into smaller discrete Parcels, which can be developed on a phased basis. Parcels typically contain individual urban blocks (the net developable area within a Parcel) and an appropriate portion of surrounding streets and spaces (typically to the centre line of adjoining streets and spaces). Higher-level/strategic routes and spaces surrounding Superblocks are excluded from Parcels.

Figure 2: Town Centre Core and Town Centre Environs Parcels



Parameters and guidance for development are provided at Superblock level, rather than the individual urban block level. This allows flexibility in delivering quality development and design solutions. The Urban Development Code sets out specific parameters and guidance on the nature, extent and distribution of development within the Superblock. Important streets and spaces, located within and between Superblocks, are included in the Street Code and the Urban Space Code.

The Superblock Code describes the Superblock location within the overall Town Centre, its critical areas, dimensions and attributes. It guides with regard to the following essential parameters in graphic and/or numerical terms :

- Land use mix and overall use distribution and block frontage use;
- Routes and space structure and hierarchy including fixed and flexible street and space centre lines, street and space enclosure ratios;
- Access and mobility for all modes including vehicular access and car parking, loading, servicing and maintenance, emergency access;
- Urban form, including urban block structure, fixed and flexible building lines and frontages, massing, continuity and enclosure, and urban grain (plot and building);
- Urban scale including general massing and volumes, building height parameters, taller and landmark buildings; and
- Development capacity including plot ratio and gross floorspace ranges.