

# **Addendum to Appendix B, Urban Development Code: Control and Guidelines**

## **For Superblock Town Centre Environs (TCE) 4 : Alternative Urban Design Framework**

### **1. Purpose and Status of this Addendum**

This Addendum has been prepared to facilitate consideration of a site-specific and exceptional development proposal within the TCE4 Superblock, Town Centre and Environs, Cherrywood.

The Addendum provides an alternative urban design framework to the adopted TCE4 Urban Design Code, reflecting the unique spatial, operational, and civic requirements of a proposed Ice Hockey / Multi Purpose Arena and associated uses. The proposal cannot be readily accommodated within the standard planning scheme methodology, as it would require substantial duplication of content throughout if integrated into all aspects the code and guidelines

This Addendum shall be read in conjunction with, and not as a replacement for, the Revised Town Centre and Environs Planning Scheme.

In the event that the proposals covered in this Addendum do not proceed, the adopted TCE4 Planning Scheme provisions shall remain fully operative without modification.

### **2. Site and Planning Context**

The TCE4 Superblock occupies a strategically significant location within the Town Centre and Environs, with a defined role in supporting town centre vitality, density, and urban continuity as set out in the Revised Planning Scheme.

The adopted TCE4 Urban Design Code is premised on:

- Coherent urban structure;
- Coherence of primary frontages to Wyattville Link Road, Cherrywood Avenue and Beckett Road;
- Development of flexible parcels with preferred perimeter block development;
- Strategic employment uses, supported by Town Centre Core uses to Cherrywood Avenue;
- General height controls;
- Provision of a community scale urban/green space (Cherrywood Green) which would be accessible to nearby residents (in particular the residents of the TCC3 superblock);
- Good levels of access for pedestrians and cyclists, and carefully chosen vehicular access and circulation.

While appropriate for conventional town centre development, this model does not readily accommodate large-scale civic or sporting infrastructure with:

- Extensive floorplates;
- Event-based patterns of use;
- Distinct servicing, crowd management, and security requirements.

This Addendum responds to that divergence while maintaining alignment with the strategic objectives of the CPS and the spatial and urban design logic of the Town Centre and Environs.

### **3. Nature of the Proposed Development**

The proposed development comprises a regionally significant Ice Hockey / Multi Purpose Arena, together with ancillary and supporting uses appropriate to its function and town centre location.

Key characteristics include:

- A large, extensive building footprint that includes, the playing area, benches and officiating areas, changing and team facilities, spectator and general amenities, administration and ticket, box offices, mechanical and electrical services, storage and deliveries areas.
- Significant internal volumes and clear-span spaces;
- Event-driven peaks in activity rather than continuous occupation;
- Requirements for secure servicing, team access, broadcast infrastructure, and crowd circulation.

The proposal has the potential to function as a recreation and tourism destination within the Town Centre, contributing to identity, evening economy, and regional draw, subject to appropriate urban design integration.

### **4. Rationale for an Alternative Urban Design Approach**

The preparation of an addendum, rather than an amendment to the Planning Scheme, reflects:

- The exceptional and non-standard nature of the proposal;
- Its site-specific applicability;
- Nature of delivery and funding;
- Need for greater flexibility in urban form and delivery of appropriate access and amenities.

This Addendum therefore establishes a superblock-specific urban design approach focused on public realm quality, permeability, and town centre integration, rather than strict adherence to perimeter block morphology.

## **5. Strategic Alignment with the Revised Planning Scheme**

Notwithstanding localised departures from the standard TCE4 code, the alternative framework set out in this Addendum aligns with the Revised Planning Scheme in the following respects:

### *Town Centre Vitality*

The proposal introduces a high-intensity recreation use capable of generating footfall, activity, and animation beyond standard retail hours. It will be supported by other secondary services uses across the Town Centre.

### *Accessibility and Sustainable Movement*

The site remains embedded within the Town Centre movement network, with emphasis on public transport access, pedestrian permeability, and legible access points and routes.

### *Public Realm and Place Quality*

The development is required to contribute positively to the hierarchy of urban and open spaces within the Town Centre, including streets, greens and other elements. For example, a civic or urban plaza area, or as may be appropriate, in lieu of Cherrywood Green.

### *Urban Coherence*

Building form, massing, and frontage treatment are prioritised to the perimeter of the superblock to reinforce the overall structure of the Town Centre, notwithstanding departures from conventional parcel and urban block typologies.

## **6. Objectives of the Addendum**

The objectives of this Addendum are to:

- Facilitate the potential delivery of a regionally significant recreation and sporting destination within the Town Centre.
- Establish a clear and robust alternative urban design framework for the TCE4 Superblock.
- Ensure high-quality public realm and user experience.
- Maintain integration with the wider Town Centre structure and movement network.
- Provide clarity and certainty for decision-makers while retaining flexibility.
- Ensure that non-delivery of the proposal does not prejudice the adopted Planning Scheme.

## Urban Design Objectives

<p>6.1 Town Centre Functions, Use Mix and Vitality</p>	<p>Deliver a destination use that strengthens Cherrywood Town Centre; ensure strong relationships between primary and supporting uses; prioritise active frontages and adaptable supporting floorspace.</p>
<p>6.2 Urban Structure and Frontage Performance</p>	<p>Reinforce the Town Centre street and block framework; maintain continuity and enclosure along key streets; address superblock corners and arrival points; address any necessary breaks in frontage through strong urban and landscape design responses.</p>
<p>6.3 Building Height, Massing and Townscape Integration</p>	<p>Achieve appropriate enclosure and daylight conditions; assess large-volume buildings by envelope, where appropriate; use modulation and articulation of larger building form to mitigate bulk and integrate with surrounding development. Range of 3-8 storeys and equivalent (see controls).</p>
<p>6.4 Architecture and Interfaces</p>	<p>Deliver high-quality, durable architecture; provide legible approaches and entrances; integrate servicing and operational elements within the external and façade design; ensure inclusive and accessible interfaces.</p>
<p>6.5 Public Realm and Urban Space</p>	<p>Provide high-quality arrival and gathering spaces; deliver an urban space to Cherrywood Avenue (of equivalent scale and quality) where Cherrywood Green cannot be achieved in the format set out in the primary/main code; integrate landscape and SuDS without compromising movement or event operation; Gently sloping public realm having regard to existing and target levels (see controls).</p>
<p>6.6 Access, Mobility and Servicing</p>	<p>Prioritise walking, cycling and public transport within the superblock; provide clear pedestrian and cycle permeability within the superblock; establish safe and attractive pedestrian routes from public transport nodes; locate vehicular access and servicing to minimise conflict with public spaces and primary frontages.</p>
<p>6.7 Event Management and Operational Integration</p>	<p>Demonstrate safe and efficient operation during peak events; integrate crowd management, wayfinding and servicing in the superblock and in adjoining areas of the Town Centre as appropriate; protect the quality and condition of the public realm on event and non-event days.</p>

**Table 1. Urban Design Objectives**

## **7. Alternative Urban Design Code – TCE4 Addendum**

Where the proposed development proceeds, the following Alternative Urban Design Controls shall apply in place of the standard TCE4 code for the subject site only.

The controls address the following elements :

- Urban structure - primary frontages, zone for arena;
- Building height, and general massing;
- Public Realm, of streets, spaces and other elements;
- General approach to supporting uses and use mix; and
- General approach to access and circulation.

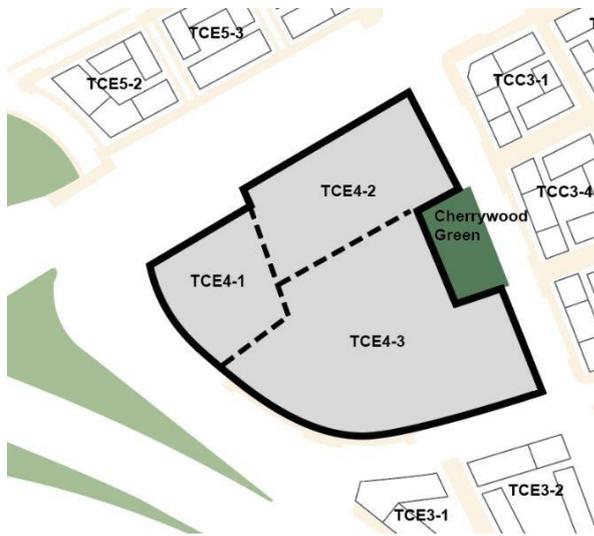
## **8. Contingency and Reversion**

This Addendum is expressly contingent on the advancement of the proposed development. Where the proposal does not proceed:

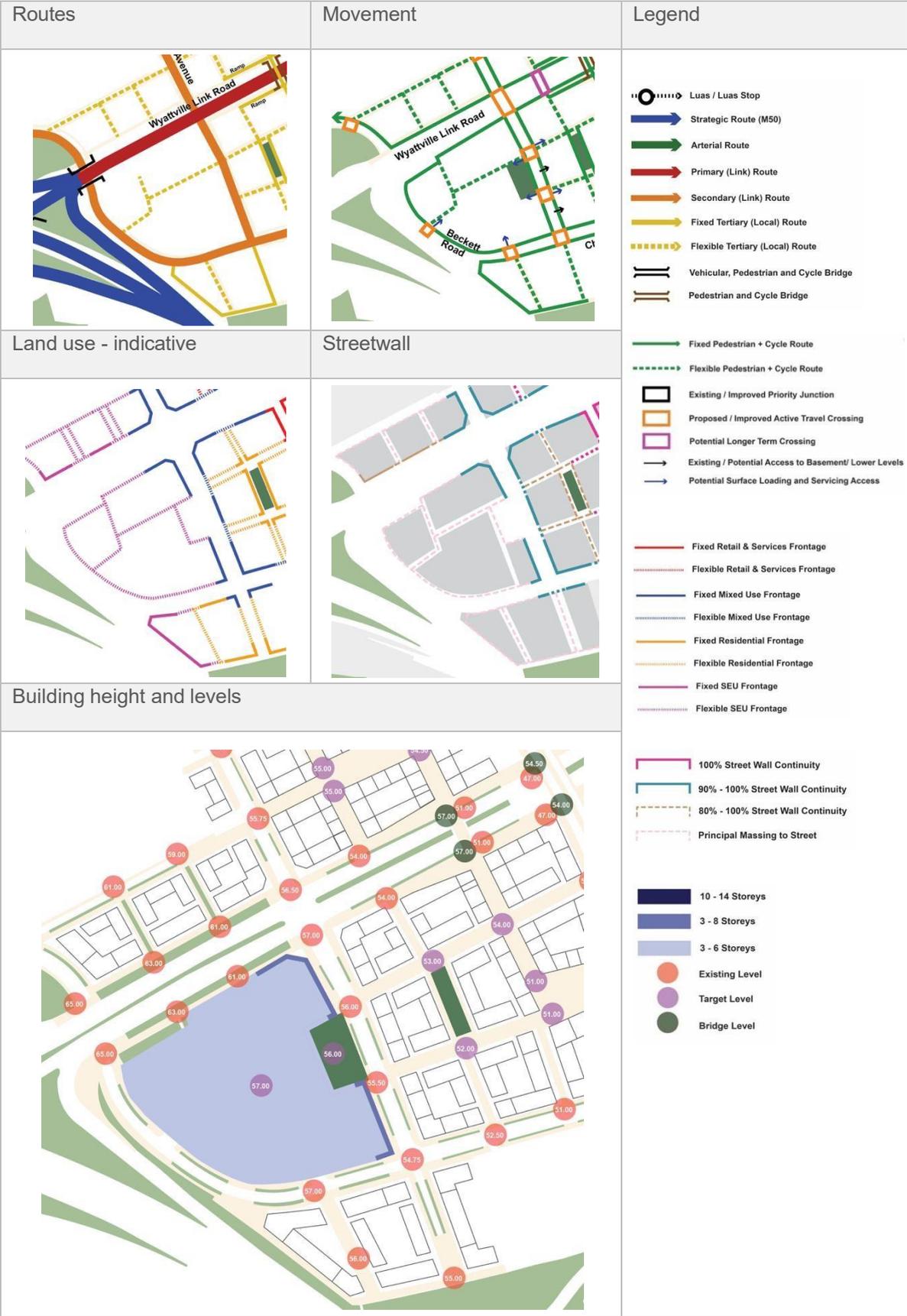
- The provisions of this Addendum shall have no continuing effect;
- The Superblock shall revert in full to the adopted TCE4 Planning Scheme provisions;
- No precedent shall be inferred for other lands within the Town Centre, Environs, or wider SDZ.

**Controls follow:**

Town Centre Environs	
Superblock	TCE4
Area (ha.)	3.39 (undeveloped)
Land use	TCE uses including: Ice Hockey / Multi Purpose Arena (large-scale recreation, leisure, tourism and event- based destination use and associated supporting uses)
Plot ratio range	1.5 - 2.0
Urban scale	General range: 3-8 storeys or equivalent (see Urban Design Objective 6.3)
Parcels	TCE4/1-3 (Parcel amalgamation considered as per Code guidelines)



- Fixed Parcel Boundary
- - - - -** Flexible Parcel Boundary



Masterplan – indicative



-  TC Boundary
-  Luas
-  Indicative Proposed Building Massing
-  Existing Building
-  Planned Building Massing
-  New Urban Block
-  Existing Urban Block
-  Key Urban Space
-  Local Pocket Park
-  Other Open Space
-  Pedestrian Priority
-  Urban Landscape Elements
-  Landscape Buffer
-  SuDS