

PROPOSED TOWN CENTRE AND ENVIRONS REVIEW AMENDMENT (NO. 11)

Chapter 6 - Tables for Development Type and Quantum to be Modified

Recommendation/s:

To **Omit** the following:

In Chapter 6, **Table 6.2.2:** Breakdown of Development Quantum for Sites TCC1, TCC2, TCC3 and TCC4 Cherrywood Town Centre **Core**, pages 126- 134,

And **Add/Replace** as follows:

Gross Floor Area Breakdown for Superblock TCC1

Area (Gross ha): 4.33 (1.23 ha TCC1A & 3.1 ha TCC1B)
Parcels: 9 no. (3 parcels for TCC1A and 6 parcels for TCC1B)
Plot Ratio Range: 1:2.4 –1:2.8
General Height Range: 3 (Min.) –8 (Max.) Storeys
Taller Buildings 10 – 14 Storeys

OVERALL

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio N/A	Max. Gross Floor Area (sq.m.) Plot Ratio N/A	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC1	4.33	104,668 (Includes Existing and Proposed for B Blocks)	117,068	Residential	70	827	912
				Retail & Services	18		
				Leisure/Rec/ Tourism	0		
				UrbComm	13		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	1		

COMPLETED – A BLOCKS

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC1A	1.23	30,268 (including 29,198 (Res) & 1,070 sq.m. R&S)		Residential	97	319	
				Retail & Services	3		
				Leisure/Rec/ Tourism	0		
				UrbComm	0		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

TCC1B

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC1B	3.1	74,400	86,800	Residential	58	508	593
				Retail & Services	23		
				Leisure/Rec/ Tourism	0		
				UrbComm	18		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	1		

To **delete** the following on pages. 128 and 130:

NOTE: In respect of TCC1A Existing, TCC2 Existing, and TCC4 Existing inclusive of minor residential uplift—the figure shown in Sub Total 1 for each is the same for the Min. sq.m. as for the Max. sq.m. noting that this is based on “as-built” information. In this regard, this creates an anomaly for the Grand Total and Combined Total Min sq.m. figure for that particular Superblock.—

Gross Floor Area Breakdown for Superblock TCC2

Area (Gross ha): 2.16 (1.62 ha Built & 0.54-ha TCC2B-1)
Parcels: 3 no. (2 parcels Built, & 1 parcel for TCC2B-1)
Plot Ratio Range: 1:2.4 – 1:2.8
General Height Range: 4 (Min.) – 8 (Max.) Storeys
Taller Buildings 10 – 14 Storeys

OVERALL

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio N/A	Max. Gross Floor Area (sq.m.) Plot Ratio N/A	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC2	2.16	51,563 (Includes Existing and Proposed for Block D1)	53,723	Residential	95	544	562
				Retail & Services	1		
				Leisure/Rec/Tourism	5		
				UrbComm	0		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

COMPLETED – BLOCKS C1 & C2

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC2A (Blocks C1 & C2)	1.62	38,603 (Comprising 35,992 (Res), 564 (Retail) and 2,047 Non Retail))	38,603	Residential	93	431	
				Retail & Services	7		
				Leisure/Rec/Tourism			
				UrbComm			
				Strategic Urban Employment (SUE)			
				Civic, Culture, & Community			

TCC2B-1 (Block D1)

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC2B-1 (Block D1)	0.54	12,960	15,120	Residential	74	113	132
				Retail & Services	5		
				Leisure/Rec/Tourism	20		
				UrbComm	0		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

Gross Floor Area Breakdown for Superblock TCC3

Area (Gross ha): 5.38
Parcels: 9 no.
Plot Ratio Range : 1:2.4 – 1:2.8
General Height Range: 4 (Min.) – 8 (Max.) Storeys
Taller Buildings 10 – 14 Storeys

Super-Block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC3	5.38	129,120	150,640	Residential	65	987	1,152
				Retail & Services	9		
				Leisure/Rec/Tourism	13		
				UrbComm	8		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	5		

Gross Floor Area Breakdown for Superblock TCC4

Area (Gross ha): 4.19 (2.71 ha Built & 1.48 ha for TCC4A-1, TCC4C-1, TCC4C-2)
Parcels: 6 no. (3 No. Parcels Built, & 3 No. Parcel for TCC4A-1, TCC4C-1 & TCC4C-2)
Plot Ratio Range: 1:2.4 – 1:2.8
General Height Range: 4 (Min.) – 8 (Max.) Storeys
Taller Buildings 10 – 14 Storeys

OVERALL

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio N/A	Max. Gross Floor Area (sq.m.) Plot Ratio N/A	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC4	4.19	84,099 (Includes Existing and Proposed for Blocks, E1, G & Area H Block. (Excludes As Built for Block H1))	90,019	Residential	90	709	740
				Retail & Services	5		
				Leisure/Rec/Tourism	0		
				UrbComm	5		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

COMPLETED - BLOCKS F1 -F3

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC4B (Blocks F1, F2 & F3)	2.71	48,579 (comprising 47,987 (Res) & 592 (Retail))	48,579	Residential	99	524	
				Retail & Services	1		
				Leisure/Rec/Tourism			
				UrbComm			
				Strategic Urban Employment (SUE)			
				Civic, Culture, & Community			

TCC4A-1 (Block E1)

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC4A-1 (Block 'E1')	0.54	12,960	15,120	Residential	40	61	71
				Retail	6		
				Services	4		
				Leisure/Rec/ Tourism	0		
				UrbComm	50		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

TCC4C-1 (Block G)

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC4C-1 (Block 'G')	0.34	8,160	9,520	Residential	45	43	50
				Retail	3		
				Services	2		
				Leisure/Rec/ Tourism	0		
				UrbComm	45		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	5		

TCC4C-2 (Block H)

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCC4C-2 (Block 'H')	0.6	14,400	16,800	Residential	48	81	95
				Retail	3		
				Services	2		
				Leisure/Rec/ Tourism	0		
				UrbComm	48		
				Strategic Urban Employment (SUE)	0		
				Civic, Culture, & Community	0		

To **delete** the first NOTE on pg. 134:

~~**NOTE:** In respect of TCC1A Existing, TCC2 Existing, and TCC4 Existing inclusive of minor residential uplift—the figure shown in Sub Total 1 for each is the same for the Min. sq.m. as for the Max. sq.m. noting that this is based on “as-built” information. In this regard, this creates an anomaly for the Grand Total and Combined Total Min sq.m. figure for that particular Superblock.—~~

To **amend** second NOTE as follows:

~~**NOTE 1:** In respect of all the Development Type and Quantum Tables above, please see **Section 6.0** for criteria relating to the following:~~

- Quantum Floorspace
- Town Centre Site Coverage
- Residential Unit Nos.
- ~~Target Land Use Mix — Flexibility Factor—~~

To **amend** the third NOTE as follows:

~~**NOTE 2:** Refer to the Urban Development Code (Appendix B) for the essential and required urban design parameters for the Superblocks, (selected) Streets and (selected) Urban Spaces for Town Centre Environs (Superblocks TCC1, TCC2, TCC3 and TCC4).~~

To **Omit** the following:

In Chapter 6, **part of Table 6.6.1**: Development Type and Quantum Development Area 6 Bride's Glen, pages 148 – 150,

And **Add/Replace** as follows:

Breakdown (Gross Floor Area) for Superblock TCE1

Area (ha): 5.29 ha (Note: This excludes an Open Space area of 1.31 ha)
Parcels: 6 no.
Plot Ratio Range: 1:1.5 – 1:2.0
General Range: 3 (Min) - 8 (Max.) Storeys

Allowing Intensification

Parcel	Total Area (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
		Plot Ratio 1:1.5	Plot Ratio 1:2.0				
TCE1	5.29 [∞]	79,350	105,800	Residential	0	0	0
				Retail & Services	0		
				UrbComm	10		
				Strategic Urban Employment (SUE)	90		
				Civic, Culture, & Community	0		

[∞] Excludes an Open Space area of 1.31 ha

Breakdown (Gross Floor Area) for Superblock TCE2

Area (Gross ha): 1.72 (1.35 ha Built & 0.37 ha TCE2B-1)
Parcels: 3 no. (2 Parcels Built & 1 Parcel Unbuilt (TCE2B-1))
Plot Ratio Range: 1:2.4 – 1:2.8 (Specifically TCE2-1)
General Height Range: 3 (Min) - 8 (Max.) Storeys

OVERALL

Parcel	Total Area for TCE2 (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCE2	1.72	29,699	31,549	Residential	0	0	0
				Retail & Services	0		
		UrbComm	10				
		(Includes Existing and Proposed for Parcel TCE2-1)	Strategic Urban Employment (SUE)	90			
		Civic, Culture, & Community	0				

COMPLETED

Parcel	Total Area (ha)	Min. Gross Floor Area (sq.m.)	Max. Gross Floor Area (sq.m.)	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)	
TCE2 (2 Parcels)	1.35		24,149	Residential	0	0	0	
				Retail & Services	0			
				UrbComm				
				Constructed as at Feb. 2012	Strategic Urban Employment (SUE)			100
				Civic, Culture, & Community	0			

REMAINING PARCEL TCE2-1

Parcel	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:2.4	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.8	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCE2-1	0.37	8,880	10,360	Residential	0	0	0
				Retail & Services	0		
				UrbComm	10		
				Strategic Urban Employment (SUE)	90		
				Civic, Culture, & Community	0		
<i>But to note that there is existing permission on this site for dev. of 5,851 sq.m. Re. Quantum as at Nov. 2024 of 2,851 sq.m, plus transfer of 3,000 sq.m. from TCE1 as per BH Amendment.</i>							

Breakdown (Gross Floor Area) for Superblock TCE3

Area (ha): 1.94
Parcels: 3 no. (TCE3-1, TCE3-2, TCE3-3)
Plot Ratio Range: 1:1.5 – 1:2.0
General Height Range: 3 (Min) - 6 (Max.) Storeys

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:1.5	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.0	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCE3	1.94	29,100	38,800	Residential	55	188	251
				Mixed Use Frontage including UrbComm, Retail & Services	0		
				Strategic Urban Employment (SUE)	45		
				Civic, Culture, & Community	1		

NOTE: Refer to the Urban Development Code (Appendix B) for the essential and required urban design parameters for the Superblocks, (selected) Streets and (selected) Urban Spaces for Town Centre Environs (TCE1, TCE2 and TCE3).

To **Omit** the following:

In Chapter 6, **part of Table 6.7.1**: Development Type and Quantum Development Area 7 Macnebury, pages. 157 – 158,

And **Add/Replace** as follows:

Breakdown (Gross Floor Area) for Superblock TCE4

Area (ha): 3.39
Parcels: 6 no. (TCE4-1, TCE4-2, TCE4-3, TCE4-4, TCE4-5, TCE4-6)
Plot Ratio Range: 1:1.5 – 1:2.0
General Height Range: 3 (Min) - 8 (Max.) Storeys

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:1.5	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.0	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCE4	3.39	50,850	67,800	Residential	0	0	0
				Mixed Use Frontage including UrbComm, Retail & Services	20		
				Strategic Urban Employment (SUE)	80		
				Civic, Culture, & Community	1		

NOTE:Addendum to Appendix B for Superblock TCE4 shall only apply in the event of a site-specific and exceptional development as per criteria set out in the Addendum.

Breakdown (Gross Floor Area) for Superblock TCE5

Area (ha): 1.55
Parcels: 4 no. (TCE5-1, TCE5-2, TCE5-3, TCE5-4)
Plot Ratio Range: 1:1.5 – 1:2.0
General Height Range: 3 (Min) - 8 (Max.) Storeys

Super-block	Total Area (ha)	Min. Gross Floor Area (sq.m.) Plot Ratio 1:1.5	Max. Gross Floor Area (sq.m.) Plot Ratio 1:2.0	Land Use	%	No. Dwelling Units (Min.)	No. Dwelling Units (Max.)
TCE5	1.55	23,250	31,000	Residential	0	-	-
				Mixed Use Frontage including UrbComm, Retail & Services	10		
				Strategic Urban Employment (SUE)	90		
				Civic, Culture, & Community	0		

NOTE: Refer to the Urban Development Code (Appendix B) for the essential and required urban design parameters for the Superblocks, (selected) Streets and (selected) Urban Spaces for Town Centre Environs (TCE4 and TCE5).