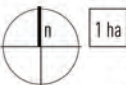


Concept Plan

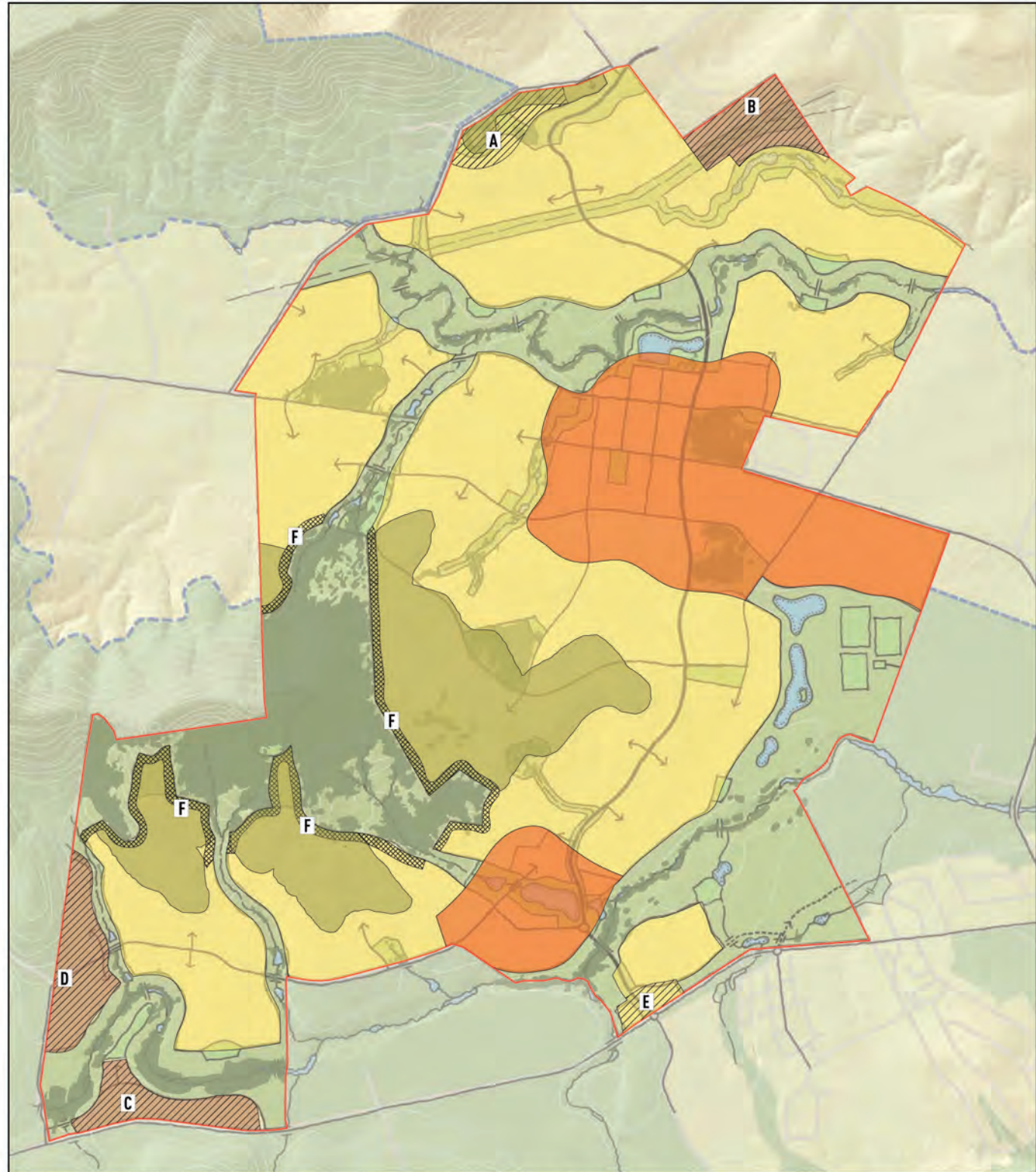
Part 3A | Calderwood Urban Development Project

- Town and Village Centres**
Mixed Uses including Retail, Employment, Residential, Learning and Community Amenities
- Residential Neighbourhoods**
- Parks**
eg Citywide, district and local parks
- Principal Open Space and Drainage**
eg Environmental Conservation, Environmental Management and Drainage Corridors
- Indicative Water Bodies**



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Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



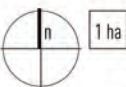
Residential Character Areas

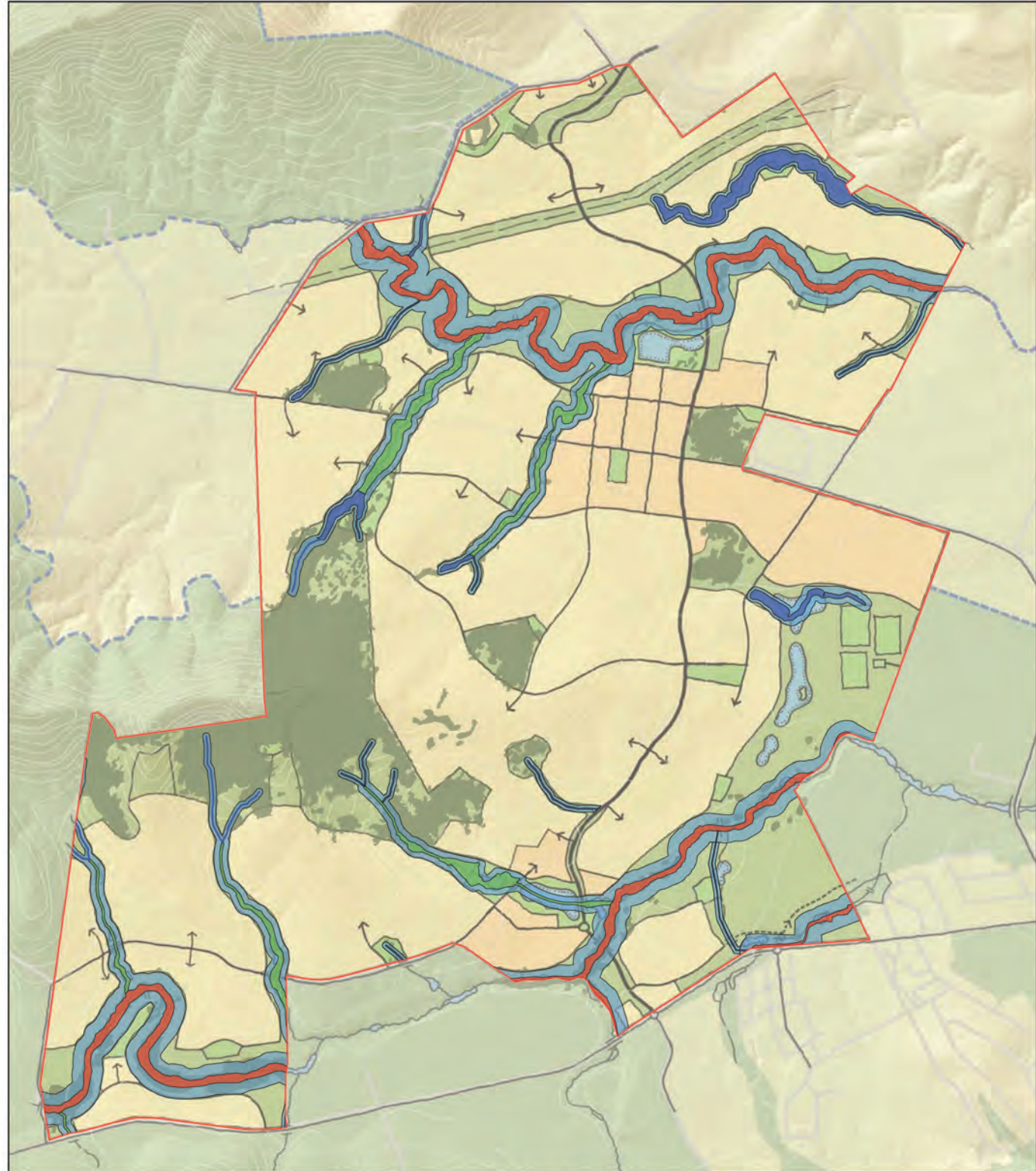
Part 3A | Calderwood Urban Development Project

- Town and Village Centres**
Urban scale, higher density and diverse mixed use built form
- General Residential**
Residential scale and character
- Country Residential**
Residential character with decreased density
- Bushland Edge / RL 50m AHD**
Responding to bushland interface and indicative elevation

- A** **Special Character Overlay**
Marshall Mount House
- B** **Special Character Overlay**
Northern fringe
- C** **Special Character Overlay**
Southern Gateway
- D** **Special Character Overlay**
Western fringe





- E** **Special Character Overlay**
B4 Illawarra Highway
- F** **Bush Edge Buffer Overlay**

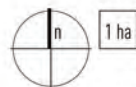


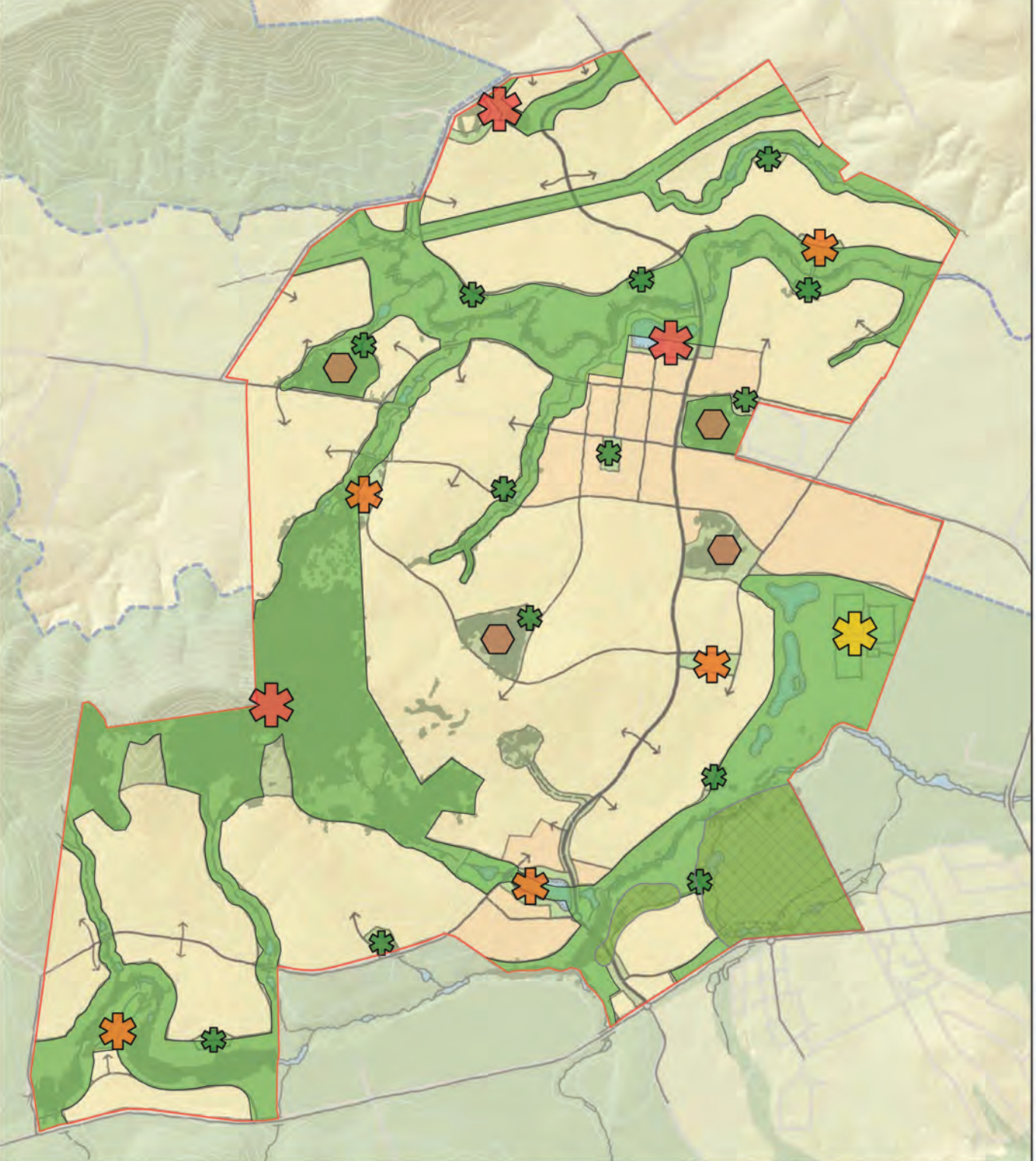


Riparian Corridor Network

Part 3A | Calderwood Urban Development Project

-  **Top of Bank - Stream Order 3+**
Ground truth and ALS survey data
-  **Top of Bank - Stream Order 2**
Ground truth and ALS survey data
-  **Top of Bank - Stream Order 1**
Ground truth and ALS survey data
-  **Core Riparian Zone (CRZ)**
Size based on stream order



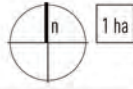


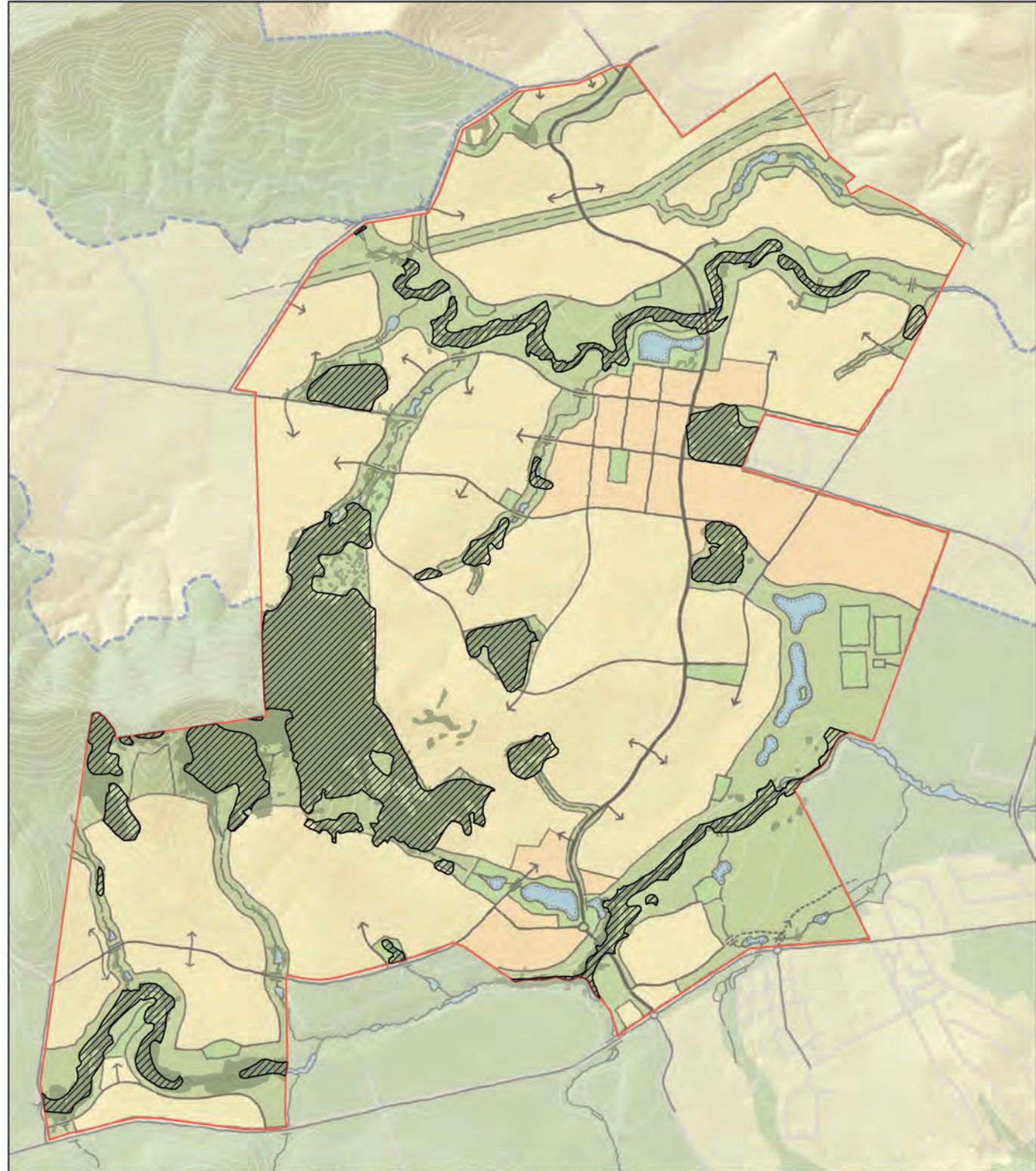
Indicative Open Space Network

Part 3A | Calderwood Urban Development Project

-  **Citywide Parks**
Johnston's Spur, Town Centre Park, and Marshall Mount House Curtilage
-  **District Parks**
Indicative locations. Minimum size 1.0 ha
-  **Local Parks**
Indicative locations. Minimum size 0.2 ha
-  **Main Sports Complex**
Three sports ovals

-  **Environmental Reserves**
-  **Open Space Corridors and Citywide Bushland**
-  **Rural Landscape / Lifestyle**
Agricultural area and paddocks

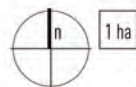




Environmentally Significant Lands

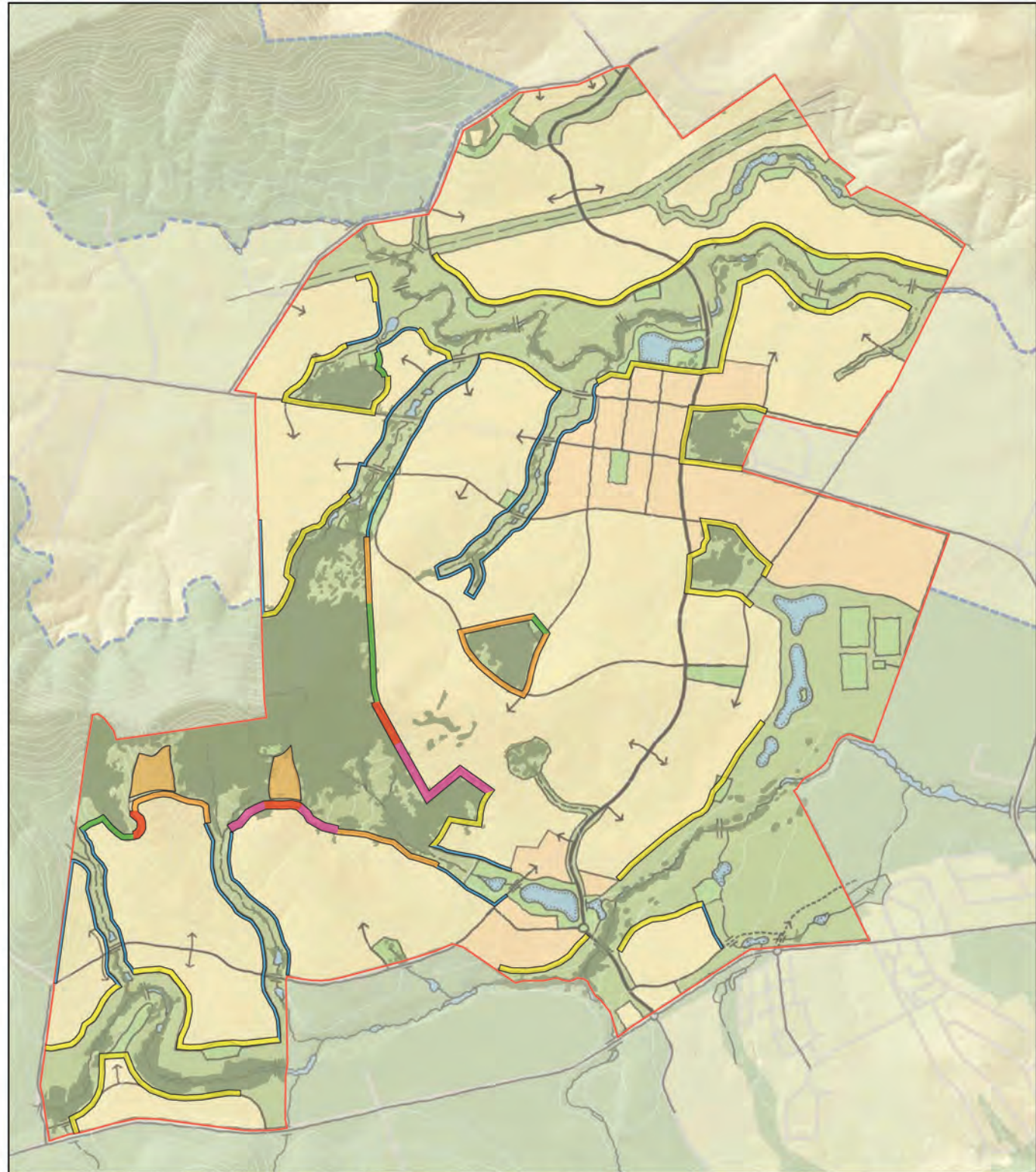
Part 3A | Calderwood Urban Development Project

 **Environmentally Significant Lands**
Primary and Support for Primary






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Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



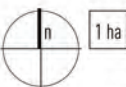
Bushfire Asset Protection Zones (APZ)

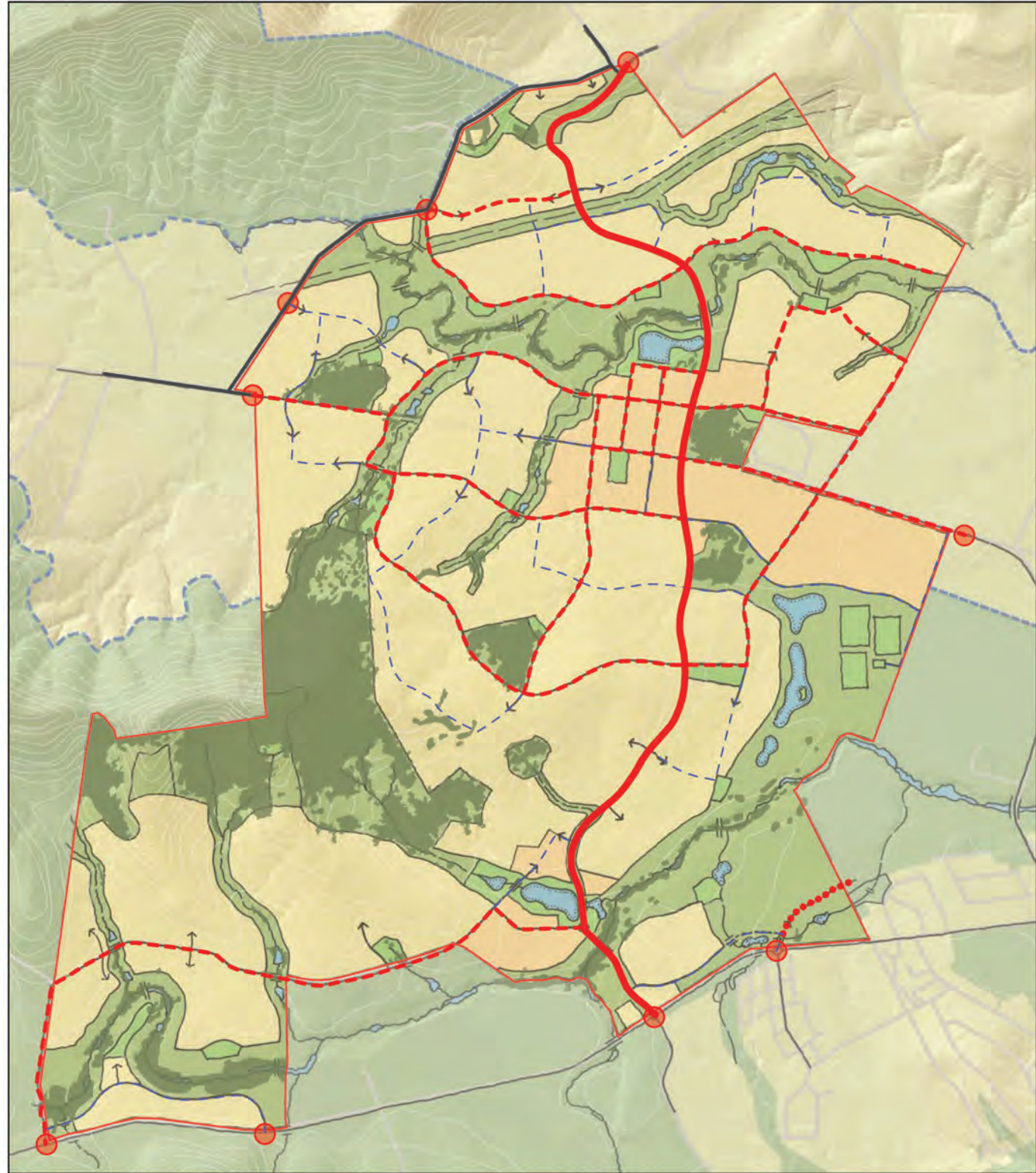
-  10m APZ
-  20m APZ
-  25m APZ

-  35m APZ
-  50m APZ
-  60m APZ

Part 3A | Calderwood Urban Development Project

 APZ to be determined at point of Subdivision

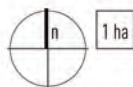


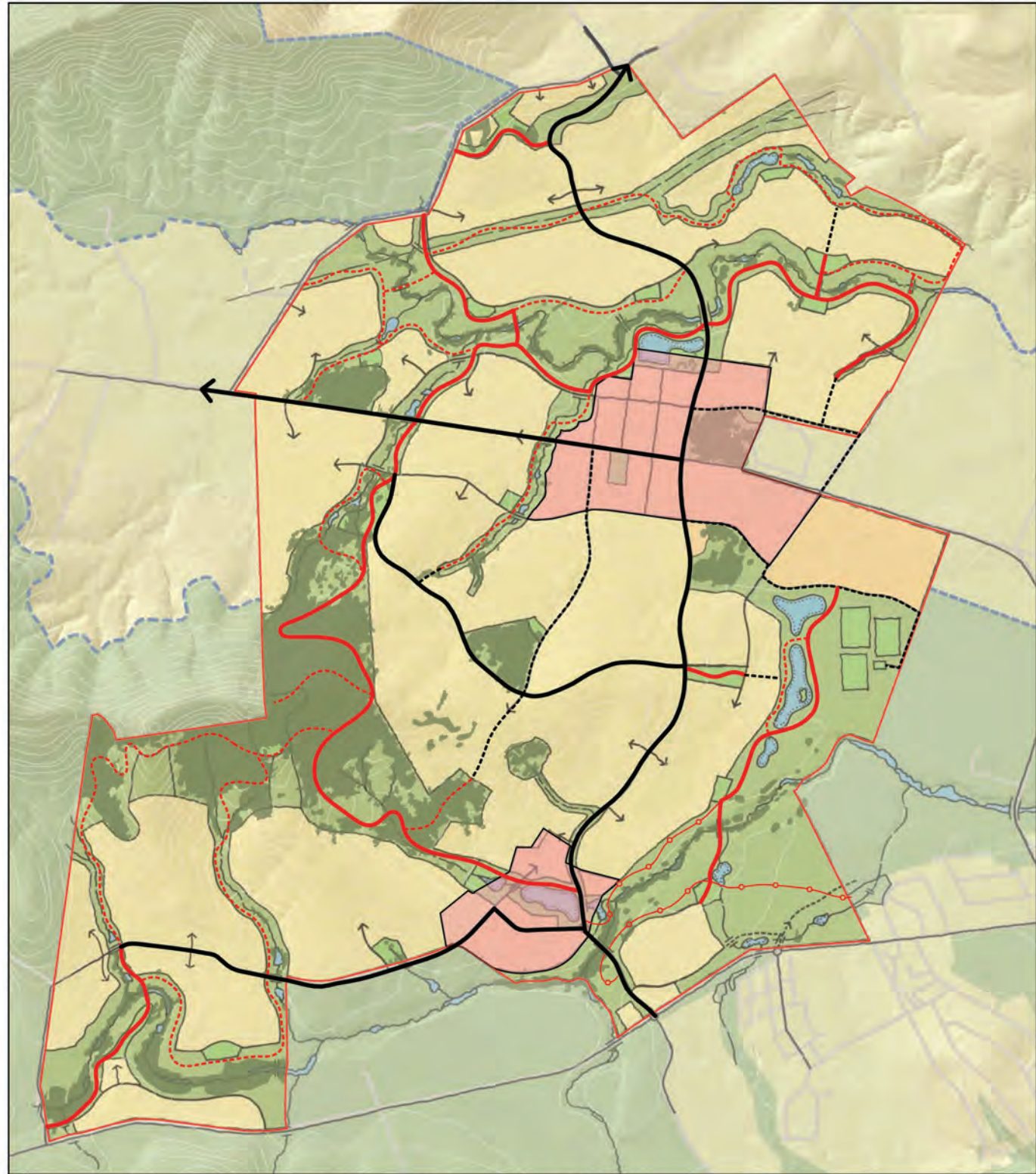


Road Layout and Hierarchy

Part 3A | Calderwood Urban Development Project

-  **Sub-Arterial Road**
2-4 lanes, Bus Route
-  **Major Collector Street**
Bus Route
-  **Minor Collector Street**
Principal Pedestrian Link
-  **Access Points**
Principal Links
-  **Indicative Crossing Points**
-  **Albion Park Bypass**
Indicative Route

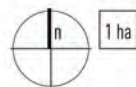


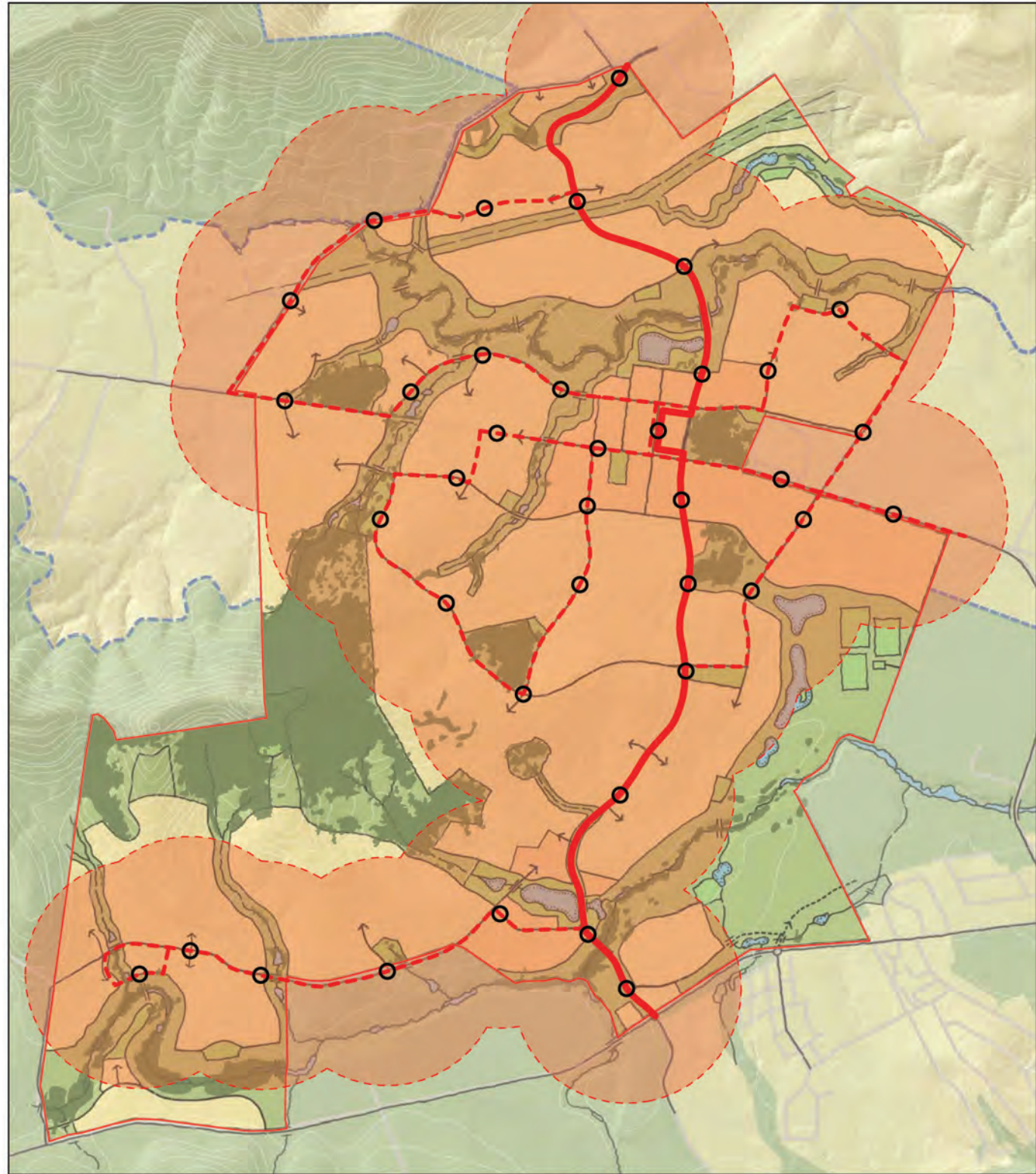


Proposed Pedestrian and Cycle Network

Part 3A | Calderwood Urban Development Project




- | | | | |
|--|--|--|----------------------------|
| | Pedestrian/Bicycle Friendly Zones | | Indicative Crossing Points |
| | Primary/Commuter Path in Road Corridors
2.5m sealed | | Subject to Stage 1 PA |
| | Secondary Path in Road Corridors
2.5m sealed | | |
| | Primary Trail in Open Space Corridors
2.5m sealed | | |
| | Secondary Trail in Open Space Corridors
1.5m gravel | | |

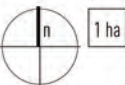




Indicative Bus Service

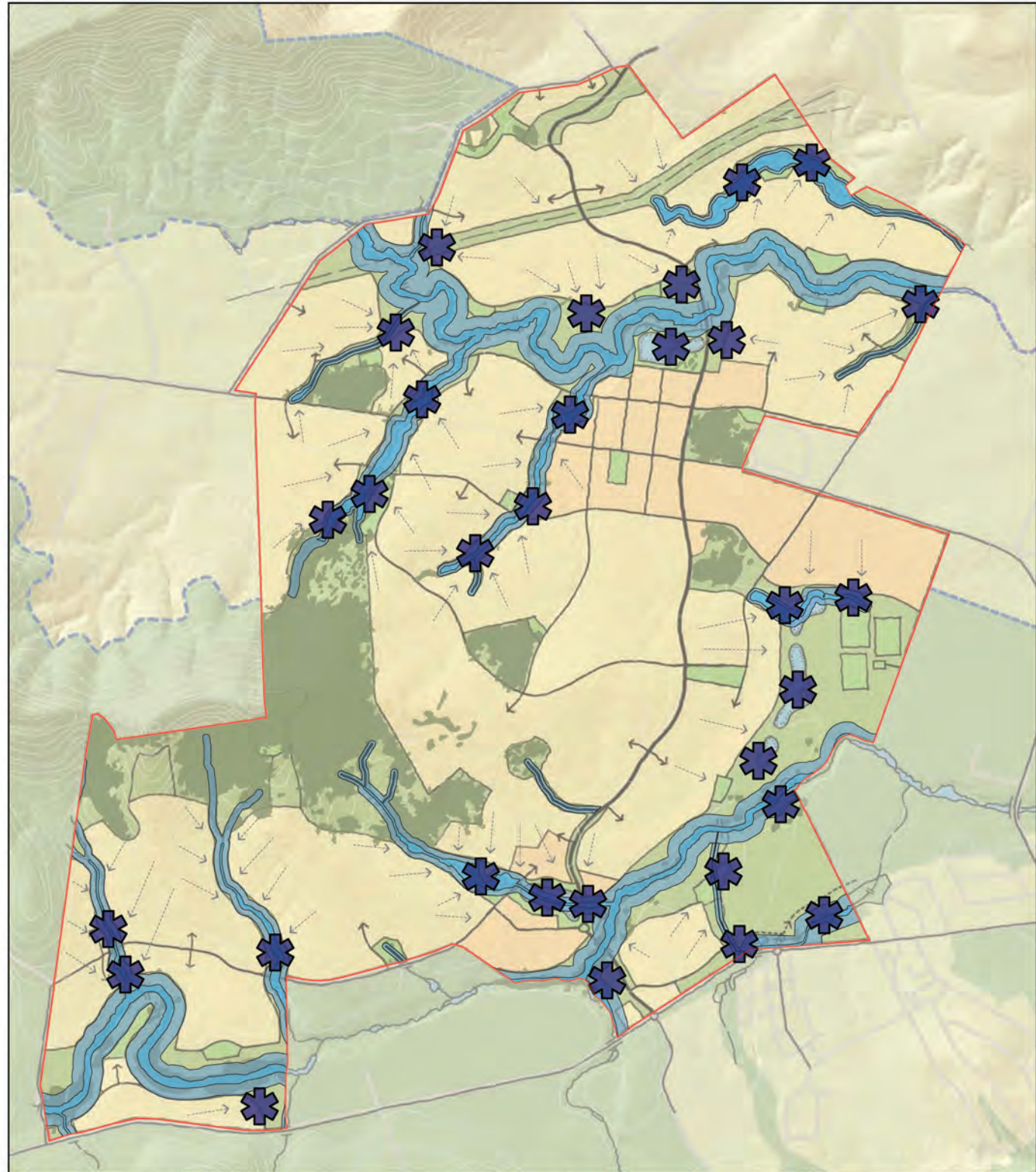
Part 3A | Calderwood Urban Development Project

-  **Strategic Trunk Bus Route**
To be negotiated with future operator
-  **Approximate Bus Route**
To be negotiated with future operator
-  **Approximate Bus Stop Location**
To be negotiated with future operator
-  **400m Radius from Bus Stops**
Typically 5 minute walking radius
-  **Albion Park Bypass**
Indicative Route



m 0 100 500 1,000

Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



Water Cycle Management

Part 3A | Calderwood Urban Development Project



Indicative location of possible water bodies

Both on-line and off-line ponds serving ornamental, water quality and water detention purposes



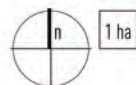
Riparian Corridor - Top of Bank

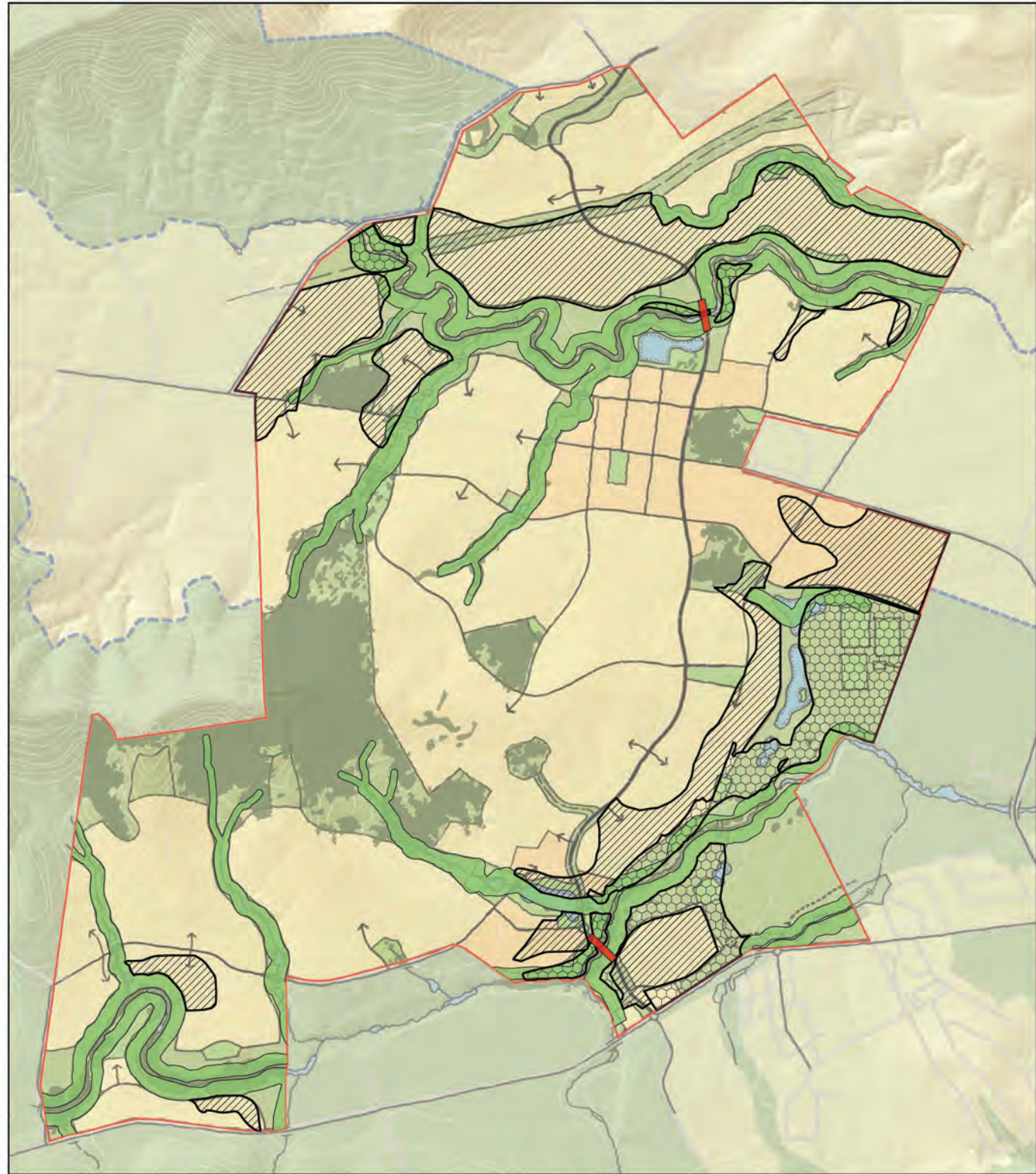
Based on ground truth and ALS survey data



Core Riparian Zone (CRZ)





Size based on stream order

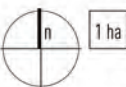




Flood Mitigation Plan

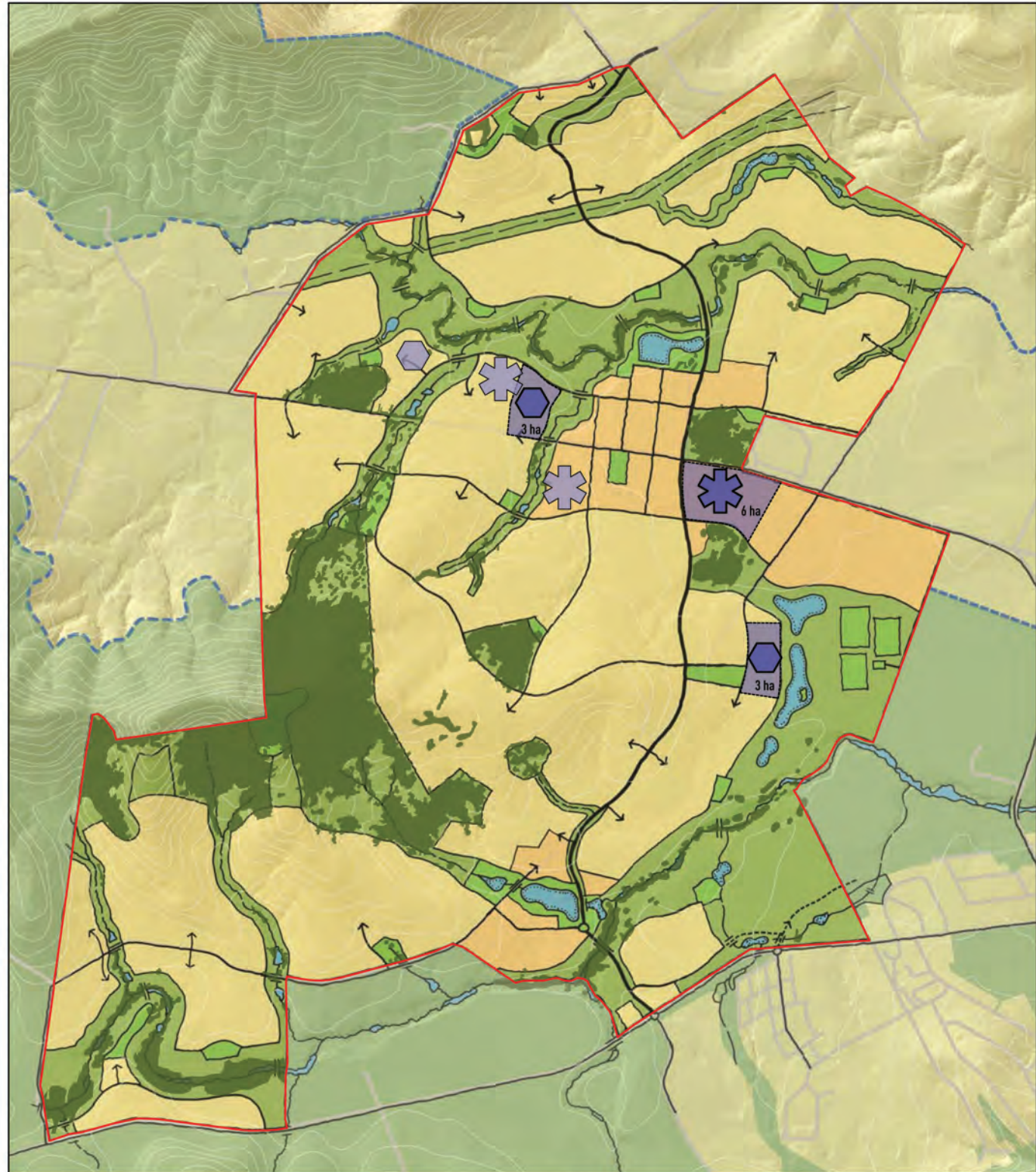
Part 3A | Calderwood Urban Development Project

-  Floodplain regrade - increase elevation
-  Floodplain regrade - decrease elevation
-  Proposed Increased Roughness
-  Proposed Road Bridge







m 0 100 500 1,000

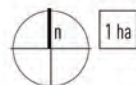
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



Possible School Sites

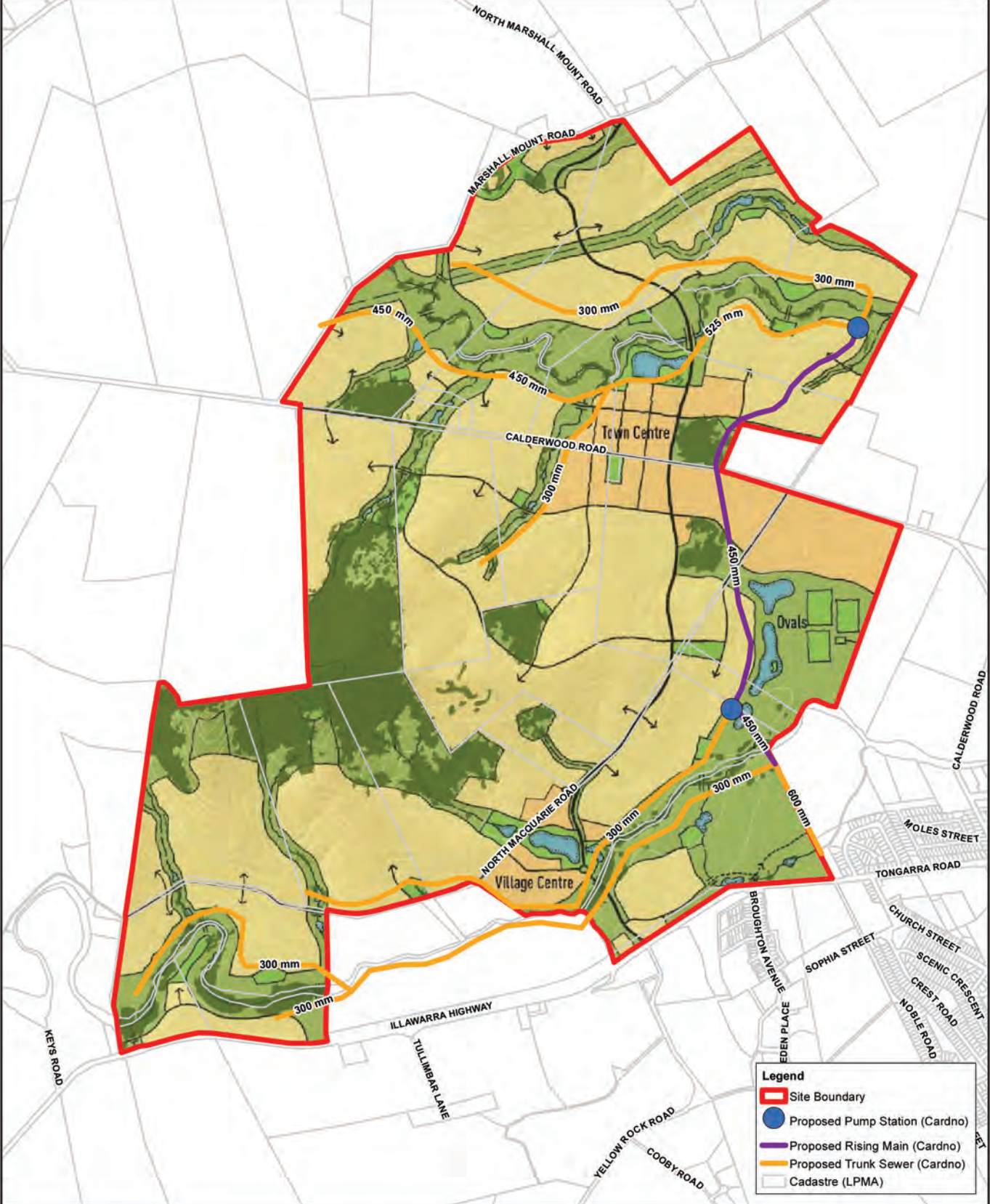
Part 3A | Calderwood Urban Development Project

-  Preferred High School Location
6 ha allocation
-  Preferred Primary School Location
3 ha allocation
-  Alternative High School Locations
-  Alternative Primary School Locations



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Legend

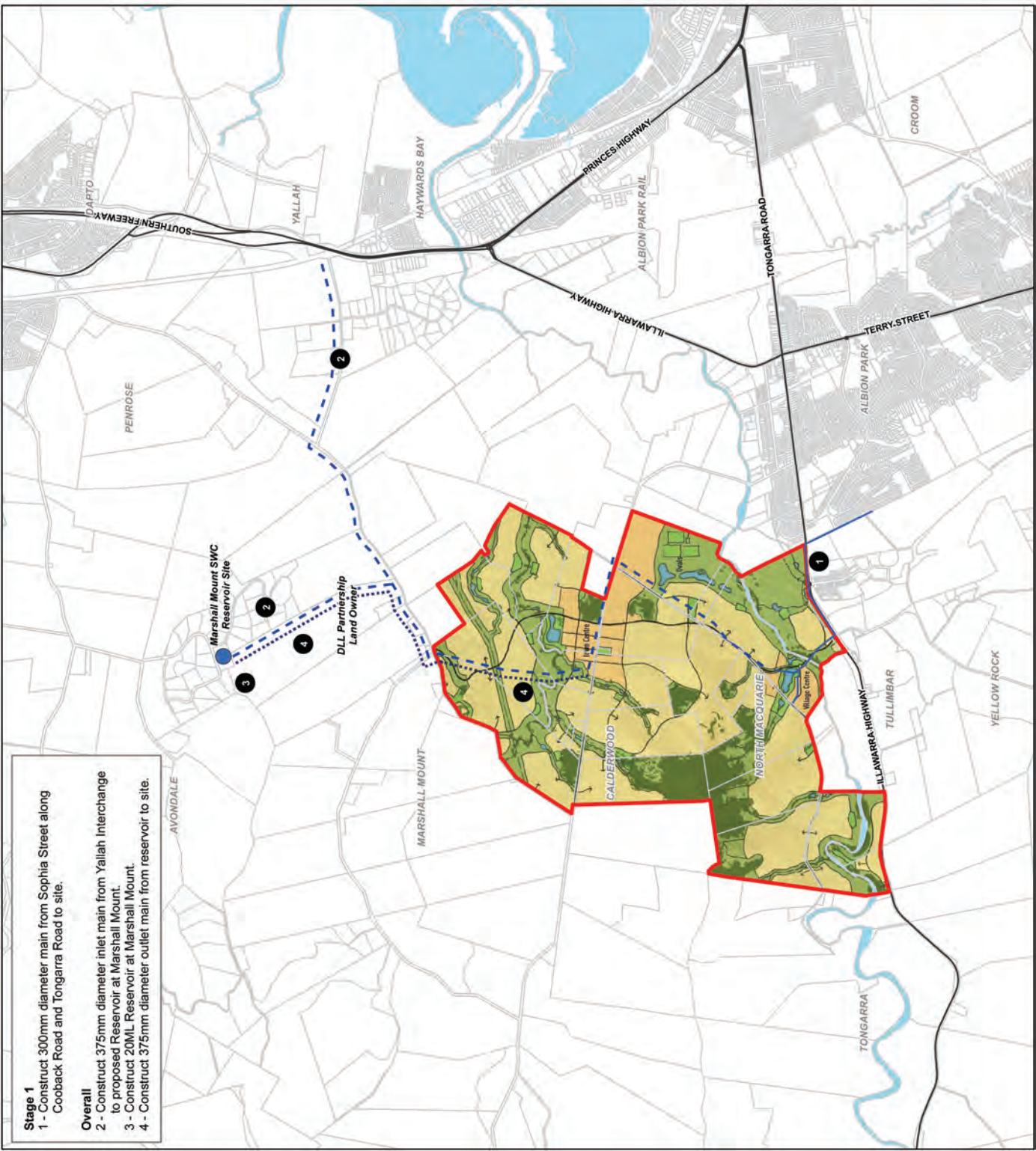
- Site Boundary
- Marshall Mount SWC Reservoir Site
- - - - - Proposed Outlet Main
- - - - - Proposed Water
- Stage 1 Proposed Lead-in Trunk Main
- Major Roads (LPMA)
- Cadastre (LPMA)

Concept Base Plan from Delfin Lend Lease
February 2011



FIGURE 6

Scale 1:30,000 (at A3)



- Stage 1**
- 1 - Construct 300mm diameter main from Sophia Street along Cooback Road and Tongarra Road to site.
- Overall**
- 2 - Construct 375mm diameter inlet main from Yallah Interchange to proposed Reservoir at Marshall Mount.
 - 3 - Construct 20ML Reservoir at Marshall Mount.
 - 4 - Construct 375mm diameter outlet main from reservoir to site.