

Comparison of Approved Concept Plan and Proposed Modified Concept Plan

Approved Concept Plan	Proposed Modification
Land Use	
Housing, open space, recreation, environmental protection, mixed use town and village (retail, employment, residential, learning, community amenities), drainage, utility services infrastructure generally as shown on the Concept Plan Drawing dated February 2011.	Concept Plan updated to reflect additional areas of open space.
Distribution of Land Uses	
Division of site land uses into areas set aside for a mixed use town centre, a mixed use village centre, residential neighbourhoods, parks, principal open space and drainage generally as shown on the Concept Plan Drawing dated February 2011.	Concept Plan amended to reflect new road connections and additional open space.
General distribution of four residential character areas with associated development controls set out in the Development Control Strategy, namely: Town and Village Centres; General Residential; Country Residential; and Bushland Edge / RL 50m AHD as shown on the Concept Plan Residential Character Areas Drawing dated February 2011.	No change to physical areas, additional locational criteria proposed in the General residential zone where small lot housing/integrated housing will be permissible.
Six Special Character Overlays applying to the four residential character areas and with associated development controls set out in the Development Control Strategy, namely: 1. Marshall Mount House; 2. Northern Fringe; 3. Southern Gateway; 4. Western Fringe; 5. B4 Illawarra Highway; and 6. Bush Edge Buffer Overlay as shown on the Residential Character Areas Concept Plan Drawing dated February 2011.	No change.
One mixed use village centre including a range of retail, employment, residential, learning and community amenities. A maximum of 5,000m ² of retail floor space and approximately 1000m ² of mixed use employment floor area provision including a range of commercial, business and light industrial uses and a sales and information centre to be provided. Land uses and distribution not further defined.	No change. Village centre location approved via DAs for Stage 1 (MP09_83 approved), Stage 3B south (DA 536/2016 lodged) and 3C (DA 167/2017 lodged). Further DAs for detailed design / subdivision of village centre super lots proposed.
One mixed town centre and adjoining employment lands including a range of retail, employment (commercial, business, light industrial, bulky goods), residential (including a range of attached and detached dwellings, shop top housing, axis and sleeve housing, apartments and multi-unit dwellings), learning and community amenities as shown on	No change to the area of land set aside for the town centre and employment. An increase to the total quantum of retail floor space (additional 5,000m ²) is proposed to support the increase in residential population.

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Concept Plan Drawing dated February 2011 and Concept Plan Residential Character Area Drawing dated February 2011. As described at Section 3.4.3 of Consolidated Concept Plan, a total area of approximately 58 hectares is provided for the Town Centre and adjoining employment lands (approximately 50 hectares) with the Town Centre generally located to the west of the new north south collector road and employment lands generally to the east. The town centre includes a maximum 20,000m ² of retail floor space and approximately 20,000m ² of mixed use employment floor area including a wide range of commercial office, light industrial, and non-retail service / convenience tenants; a primary and high school; and a range of higher density dwelling types including terraces, small lot detached homes, apartments, live work dwellings, shop top housing and retirement living.	Residential, education, open space and recreation, community and employment uses will be located to both the east and west of the north south roads.
Two, 3 hectare primary school sites including one preferred 3 hectare primary school site and alternative locations as shown on Possible School Sites Concept Plan Drawing dated February 2010	<p>Second primary school has been reduced in size to 2ha as per the revised requirements of the Department of Education.</p> <p>The Possible School Sites Concept Plan Drawing has been updated to reflect the now confirmed location and configuration of the first primary school site on the corner of Calderwood Road and Escarpment Drive. The detailed design of the confirmed school site location will be the subject of a separate application.</p>
One, 6 hectare high school including one preferred 6 hectare high school site and alternative locations as shown on Possible School Sites Concept Plan Drawing dated February 2010 and required under State VPA	<p>No change a six hectare high school is still provided in the Concept Plan.</p> <p>As above, a housekeeping amendment to Possible School Sites Concept Plan Drawing is proposed to reflect the revised location of the high school site. It is also proposed to amend the VPA to delay the date of provision of the High School to reflect the likely timing of delivery of the high school in 2031.</p>
Principal open space (including citywide, district and local parks), environmental conservation, environmental management and drainage corridors (including riparian corridors) as shown on the Concept Plan Drawing, Concept Plan Riparian Corridor Network Drawing and Concept Plan Open Space Masterplan dated February 2011. Indicative location of parks and open space on the Open Space Masterplan is subject to further agreement with the relevant Council or other agency regarding the specific location of parks and open space, as part of each staging application.	No change to open space structure or open space hierarchy. Additional areas of open space now proposed to cater for the increased residential population.
Area / configuration / boundary of Environmentally Sensitive Lands (ESL) lands comprising primary and support for primary habitat as shown on Environmentally Significant Lands Concept Plan drawing dated February 2011.	No change.
Indicative concept for sewer and potable water as shown on Overall Sewer Concept Plan and Potable Water Strategy Concept Plan Drawings dated 28 February 2011 with detailed requirements to be determined as part of each subdivision application for works.	Concept Plan drawings have been updated to reflect the now existing and revised proposed servicing strategy for the site.

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Urban Design Concept	
Delivery of a sustainable community in terms of community, environmental outcomes and integrated land use and transport planning.	No change.
A range of densities, lot sizes and dwelling types providing housing choice to satisfy the needs of a wide spectrum of households, at different life stages and from varying socio-economic circumstances and lifestyle preferences. Housing solutions to support the creation of a diverse community will range from the more traditional detached homes to smaller attached houses, including studio homes, villas, townhouses, live-work, apartments and retirement units.	The range of housing typologies proposed in the CUDP has been increased and updated to reflect market demand. Refer to the amended DCS.
A Town centre located adjacent to the main north-south road and near the principal east – west road connecting the balance of the Calderwood Valley with Albion Park. The Town Centre is located to maximise walkable access for residents and is to be integrated via strong pedestrian and cycle linkages to the balance of the development. The Town Centre will be the key built identity and focal point for the whole of the Calderwood community, both visually and physically central to many of the neighbourhoods.	No change.
A second smaller centre in the form of a Village Centre located in an early stage of the project to provide a ready supply of local retail and basic temporary community needs.	No change.
A community made up of a series of distinct residential neighbourhoods, each deriving its character from particular features of its natural context and landscape character and each incorporating a range of housing types to ensure diversity and choice. An identifiable heart will be established for each neighbourhood, typically as an element of open space; a natural site characteristic or through leveraging specific views and vistas.	No change.
A modified grid street hierarchy and engaging and active streets that promote recreation users linking key amenities within the project as well as providing access to existing neighbouring facilities.	No change.
Provision of an extensive passive and active open space and landscape / vegetation network that shapes an identity and character responsive to the rural valley and escarpment setting and integrates a liveable, robust network of parks, reserves, corridors and streetscapes. Open space and landscape celebrate the special qualities of a diversity of landform and views, providing continuity and connectivity through a combination of blue (creek/water) and green (bushland) links that optimise the communities mobility and interaction.	No change.
Use of water bodies, performing both an aesthetic and functional (water sensitive urban design) purpose, as a contributing element of the public domain.	No change.

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Residential Yield	
Approximately 4,800 dwellings within developable footprint The Concept Plan specifically does not pre-determine the number of dwellings or mix within each future stage and does not approve the indicative mix. Dwelling mix is subject to change over the significant time period for implement of the development as market requirements change.	Approximately 6,500 dwellings within developable footprint.
No dwelling mix is approved, however an indicative mix of 60-85% detached dwellings, attached dwellings, semi attached dwellings and dual occupancies; and 15 – 40% multi dwelling housing and residential flat buildings was identified in the Approved Concept Plan.	No change.
No maximum or minimum number of residential lots is specified by residential character area or other geographical distribution.	No change.
Minimum Lot Size	
Minimum lot sizes for a range of dwelling types as set out in the Concept Plan Development Control Strategy and Concept Plan Condition B6.	Amendments proposed to range of dwelling typologies and development controls and also to Concept Plan Condition B6 in order to include location criteria for certain housing, a broader range of housing options and improve affordable housing choices.
Residential Uses and Lot Types (character and density)	
<p><i>General residential neighbourhoods:</i> Residential scale and character, incorporating a range of attached and detached dwellings of 1 to 2 storeys (up to 3 storeys in certain circumstances); residential lot sizes generally ranging from 300m² to 1500m². The proposed lot sizes will accommodate a wide range of detached housing product including larger parkland lots, traditional 900m² and 450m² detached housing residential lots and a variety of smaller, more affordable detached housing product between 300m² and 450m². It will also accommodate a variety of attached and semi-detached housing types. In order to allow for, and to encourage the provision of the broad range of dwelling product type within each neighbourhood, housing on <300m² lots is also permitted to be delivered to a minimum of 125m². No yield or mix approved.</p>	No change to location of General Residential Neighbourhoods. Modifications are proposed to the DCS to include a broader range of housing typologies, location criteria for certain housing and introduce more affordable housing options.
<p><i>Town and Village Centres character area:</i> Urban scale, higher density and diverse built form resulting from pattern of use. Mixed use with residential, retail, commercial, community and education uses and incorporating a range of attached and detached dwellings, shop housing, axis and urban sleeve dwellings, apartments and multi unit dwellings. No minimum lot size with standard lot sizes of 250-900m² and integrated lot sizes of up to 350m² proposed and typical heights of 2-4+ storeys. No yield or mix approved</p>	No change to location of Town and Village Centres character area. Modifications are proposed to the DCS to include a broader range of housing typologies, range of lot sizes and introduce more affordable housing options.

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<i>Country residential character area:</i> Residential character with decreased density and comprising detached dwellings of generally 1-2 storeys on lots larger than 2000m ² .	No change to location of Country Residential Character Area. Modifications are proposed to the DCS to include a broader range of housing typologies and introduce more affordable housing options.
<i>Bushland edge/RL 50 m AHD residential character area:</i> A residential character with layout and setting that responds to the bushland interface and elevation and generally comprises detached dwellings of generally 1-2 storeys on lots 300m ² to 100,000m ² .	No change to Bushland Edge / RL 50m AHD Residential Character Area. Modifications are proposed to the DCS to include a broader range of housing typologies and introduce more affordable housing options.
Road Network	
Internal road network layout and hierarchy for the site as generally shown on the Road Layout and Hierarchy Concept Plan Drawing dated February 2011 and comprising a sub arterial boulevard, major collector streets and minor collector streets.	Generally no change. Housekeeping amendments made to reflect approved closure and alignment of North Macquarie Road, approved Escarpment Drive and also revised road layouts of non-core landowners. Road hierarchy updated to include additional road typology for rural edge major collector road.
Primary sub arterial 2-4 lane access road with bus route (north south road) through site as shown on Concept Plan Road Layout and Hierarchy Drawing dated February 2011.	Escarpment Drive two lanes – amendments to northern alignment proposed to better relate to topography and also to give priority to vehicles travelling on this road.
Indicative location of major collector streets as shown on Concept Plan Road Layout and Hierarchy Drawing dated February 2011.	No change to collector road typology, additional typology incorporated to provide for collector road adjacent rural land. Minor amendments proposed to reflect proposed alignments through non-core landowners property.
Indicative location of minor collector streets as shown on Concept Plan Road Layout and Hierarchy Drawing dated February 2011.	Minor changes proposed to reflect indicative subdivision layout.
Indicative site access points as shown on Concept Plan Road Layout and Hierarchy Drawing dated February 2011.	No change.
Indicative riparian corridor crossing points as shown on Concept Plan Road Layout and Hierarchy Drawing and Concept Plan Proposed Pedestrian and Cycle Network dated February 2011 and referred to in Statement of Commitment 31, with final location to take into consideration vegetation that is proposed to be retained and protected as shown on the Concept Plan Environmentally Significant Land Drawing dated March 2011 and Statement of Commitment 32.	No change.
Indicative route of Albion Park Bypass as shown on Concept Plan Road Layout and Hierarchy Drawing dated February 2011	No change.
Indicative location of proposed primary / commuter pedestrian & cycle path in road corridors (2.5 m sealed) as shown on Concept Plan Proposed Pedestrian & Cycle Network Drawing dated February 2011 with final location of any paths within riparian corridors to take into consideration vegetation that is proposed to be retained and protected as shown on the Concept Plan Environmentally Significant Land Drawing dated March 2011 and Statement of Commitment 32.	Minor changes proposed to reflect indicative subdivision layout and also additional open space.

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Indicative location of proposed secondary pedestrian & cycle paths in road corridors (2.5 m sealed) as shown on the Concept Plan Proposed Pedestrian & Cycle Network Drawing dated February 2011.	Minor changes proposed to reflect indicative subdivision layout and also additional open space.
Indicative location of proposed primary pedestrian & cycle trails in open space corridors (2.5 m sealed) as shown on the Concept Plan Proposed Pedestrian & Cycle Network Drawing dated February 2011.	Minor changes proposed to reflect indicative subdivision layout and also additional open space.
Indicative location of proposed secondary pedestrian & cycle trails in open space corridors (2.5m sealed) as shown on the Concept Plan Proposed Pedestrian & Cycle Network Drawing dated February 2011.	Minor changes proposed to reflect indicative subdivision layout and also additional open space.
Indicative bus services including strategic trunk bus route, approximate other bus routes, approximate bus stop locations as shown on Indicative Bus Service Concept Plan Drawing dated February 2011 prepared by Lend Lease dated February 2011, with bus routes to be determined in consultation with Transport NSW and bus service providers.	Minor changes proposed to reflect indicative subdivision layout and also additional open space.
Upgrade of Calderwood Road from the site boundary to Tripoli Way extension as required by Concept Plan Condition C12d	This section of Calderwood Road to be upgraded to a four lane road.
Construction of the internal north south sub arterial road as required by Concept Plan Condition C12d	No change Note Escarpment Drive is now approved by SCC (and under construction) up to Calderwood Road. TMAP Items 33 and 34 are therefore now approved.
Upgrade of the intersection of the Illawarra Highway and Yellow Rock Road to provide site access as required by Concept Plan Condition C12d	No change. Intersection works approved and construction is now complete.
Street design standards as set out in the Concept Plan Development Control Strategy.	Modification is proposed to several existing street types (A1, A2, B1, B2, C1, C2, D1 and D2) and one new street typology is proposed to be introduced into the DCS to be known as B3 Major Collector adjacent Rural Lands.
Indicative Open Space Network	
Open space masterplan (indicative) for the development including the general location and function of passive and active open space areas to serve the future population	Open Space master plan / structure plan and hierarchy not changed. Additional active and passive open space to meet demands of increased population shown on drawing. CW Park 4 in Johnstons Spur location updated to reflect the landscape masterplan under the Shellharbour VPA. This housekeeping modification is unrelated to the increase in yield.
Indicative location of 3 x Citywide Parks comprising a total of 6.42 ha including Johnston's Spur, Town Centre Park and Marshall Mount House Curtilage as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011.	No change other than location of CW Park 3 in Johnstons Spur updated to reflect the landscape masterplan under the Shellharbour VPA. This housekeeping modification is unrelated to the increase in yield
Indicative location of 5 x District Parks of minimum size of 1.0 ha each and comprising a total area of 7.8 ha as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011 and required under the SCC VPA.	Additional district open space shown to meet demand of increased population. Note 2 x district park locations now approved by SCC (Stage 1B and Stage 2C). 1 st District Park (Figtree Park) in Stage 1B / VC due for completion in May 2018.

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Indicative location of 13 x Local Parks of minimum size of 0.3 ha each and comprising a total area of 3.9 ha as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011 and required under the SCC VPA.	Additional local open space shown to meet demand of increased population. Note 2 local parks (1A and 1D) are now complete and 1 local park in Stage 2B also approved.
Indicative location of 1 x main sports complex comprising 3 sports ovals and with a total area of 15.98 ha as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011 and required under the SCC VPA.	No change.
Indicative location of 4 x environmental reserves (ER1, ER2, ER3 and ER4) comprising a total area of xx ha as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011.	No change.
Indicative location of 17 riparian corridor and adjoining open space/ drainage lands (154 ha in total including 113 hectares of riparian corridors)) and 61.1 ha of city wide bushland and 2.6 ha of parkland (Johnston's Spur) shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011.	No change
Indicative location of 12.5ha of rural landscape / lifestyle agricultural areas and paddocks as shown on the Concept Plan Indicative Open Space Network Drawing dated February 2011.	Potential location of additional sportsfields / parkland proposed in this area – to be discussed in consultation with SHCC to satisfy demand for additional OS associated with any increased population.
Open space provision to the east of Marshall Mount House and Barn to retain a view from Marshall Mount Road to the house, including the existing Oak Tree as required by Statement of Commitment 58.	No change.
Riparian Corridor Network	
The retention, future use and management of riparian corridors that perform a significant drainage and flooding function in accordance with the Riparian Corridor Network Concept Plan Drawing dated February 2011	No change.
Location and width of a total of 113 ha of riparian corridors and retention of Stream Order 3+, Stream Order 2 and Stream Order 1 and Core Riparian Zones as generally shown on Riparian Corridor Network Concept Plan Drawing dated February 2011 and Statement of Commitment 28	Proposed deletion of Stream Reach #15
Riparian corridor of 92 metres total width to Marshall Mount Creek and to Macquarie Rivulet as shown on Concept Plan Riparian Corridor Network Drawing dated February 2011 and Statement of Commitment 28	No change.
Riparian Corridor of 48 metres total width to streams extending from the main valley floor environmental corridors to Johnston's Spur as shown on Riparian Corridor Network Concept Plan Drawing dated February 2011 and Statement of Commitment 30	No change.

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Water Cycle Management	
Water cycle management strategy including indicative location of possible water bodies both on line and off line ponds servicing ornamental, water quality and water detention purposes as shown on Water Cycle Management Concept Plan Drawing dated February 2011 and required by Statement of Commitment 44.	Minor amendments proposed to location and size of water bodies. Changes largely the result of updated flood information now available rather than increase in density.
Flood Mitigation Plan	
Flood mitigation plan for integrated management of the floodplain across the site as a whole, including finished levels of reshaping of the floodplain and importation of fill as shown on the Concept Plan Flood Mitigation Plan Drawing dated February 2011.	Flood mitigation strategy remains the same, however the size and location of basins are proposed to be slightly modified.
Areas where flood plain regrade (increase elevation) permitted as shown on Flood Mitigation Plan Concept Plan Drawing dated February 2011 and subject to detailed flood impact assessment as required by Statement of Commitment 41 and Condition B2.	Flood Mitigation Plan modified to reflect amendments to cut and fill on site.
Areas where flood plan regrade (decrease elevation) permitted as shown on Flood Mitigation Plan Concept Plan Drawing dated February 2011 as required by Statement of Commitment 41 and Condition B2	Flood Mitigation Plan modified to reflect amendments to cut and fill on site.
Areas of proposed flood plain increased roughness permitted as shown on Flood Mitigation Plan Concept Plan Drawing dated February 2011 as required by Statement of Commitment 41 and Condition B2	Flood Mitigation Plan modified to reflect amendments to cut and fill on site.
Locations of proposed road bridges	No change. Note Macquarie Rivulet Bridge now operational.
Bushfire Asset Protection Zones	
APZs in accordance with Planning for Bushfire Protection 2006 including location of 10m, 20m, 25m, 35m, 50m and 60m Bushfire Asset Protection Zones (APZ) generally in accordance with Concept Plan Asset Protection Zones Drawing dated February 2011 for standard residential development, additional APZs required for Special Fire Protection Purpose developments. APZs to be determined at detailed subdivision DA stage. APZs generally to be accommodated within individual property boundaries, roads or managed open space areas.	No change
Bushfire Asset Protection Zones not permitted to be located within areas that have identified threatened species and endangered ecological communities.	No change.
Heritage – European	
Retention of a 2ha parcel incorporating Marshall Mount House and Barn.	No change. Development Application for creation of 2ha parcel incorporating Marshall Mount House and Barn lodged approved by WCC.
Retention Marshall Mount Methodist Cemetery within a future park or surrounded by private open space buffer.	No change.

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Heritage – Indigenous	
Salvage, test excavation and reporting and further assessment required at detailed DA stage for indigenous heritage in the locations specified at Statements of Commitments 49 53.	No change.
Staging	
No staging approved as part of the Concept Plan. Concept Plan Condition C1 requires a detailed staging plan required to be submitted with each Stage application for subdivision and infrastructure works demonstrating orderly and coordinated development in terms of servicing, access	No change.
Infrastructure Servicing	
Statement of Commitment 27 requires proposals in respect of the supply of water, sewerage, stormwater, gas, electricity and telephone services within the site, including the adoption of technologies to reduce the demand or need for servicing and the supply of sustainable services to be generally in accordance with the Engineering Infrastructure and Utility Services Study prepared by Cardno.	No change.
Acid Sulphate Soils	
Maximum excavation depths required to be identified at detailed DA stage within area of land shown on Figure 20 of Consolidated Concept Plan. Adoption of site specific management strategies for potential acid sulphate soils required in accordance with Statement of Commitment 67.	No change.
Geotechnical	
Engineering practices required to be adopted at detailed DA stage for land identified on Figure 21 of Consolidated Concept Plan in accordance with Statement of Commitment 68.	No change.
Contamination	
Field investigation required at detailed DA stage for land identified on Figure 22 of Consolidated Concept Plan in accordance with Statement of Commitments 71 to 73.	No change.
Community Infrastructure & Local Infrastructure Contributions	
Condition C12 of Concept Plan requires provision of community infrastructure facilities including temporary community centre, permanent community centre and branch library. Condition C12 also requires delivery of a range of open space and road transport works.	Housekeeping amendment proposed to Condition C12 to accord with VPAs with SCC and WCC including road transport works and making contributions to Albion Park library in lieu of provision of on site branch library. Note that temporary community centre delivered and 1 st primary school site now agreed with DPE/ Education (as per State VPA).

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Development Control Strategy	
Development Control Strategy containing specific development control standards for urban design, built form and environmental management including streets, dwelling typologies and other subdivision and built form controls.	Modifications proposed to Development Control Strategy are described in Section 6.6 of the EAR. The Modifications seek to align the project with the Growth Centres Housing Diversity Package and SEPP (Exempt and Complying Development Codes) and also to amend the timing of the release of subdivision for integrated housing which will have the benefit of improving affordability. Housekeeping amendments to the DCS document are also proposed to rectify minor typos and better reflect the approved road hierarchy.