

# CALDERWOOD CONCEPT PLANS

CALDERWOOD CONCEPT PLAN MP 09-008Z MOD 4 PPR



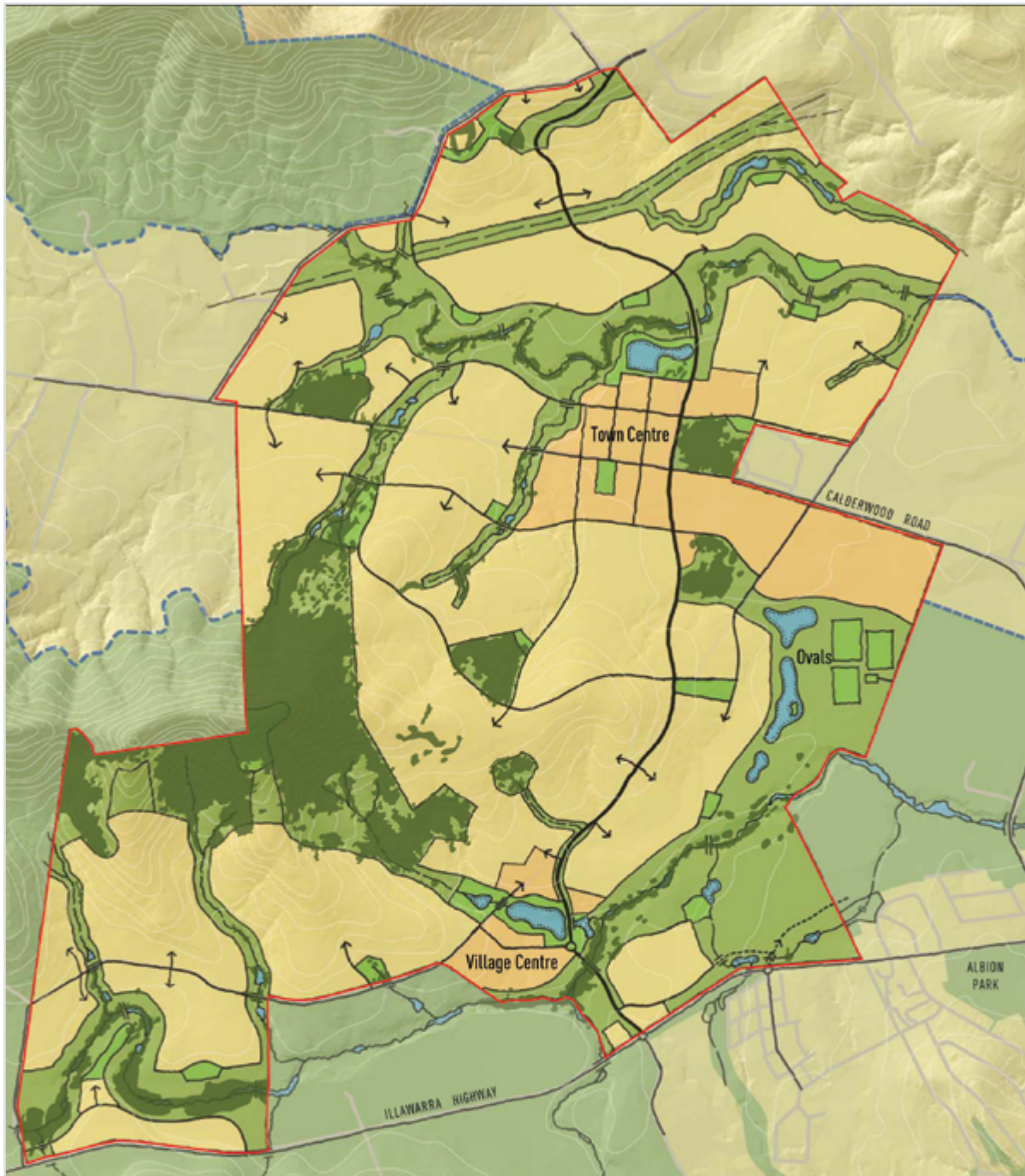
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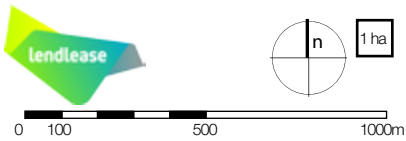
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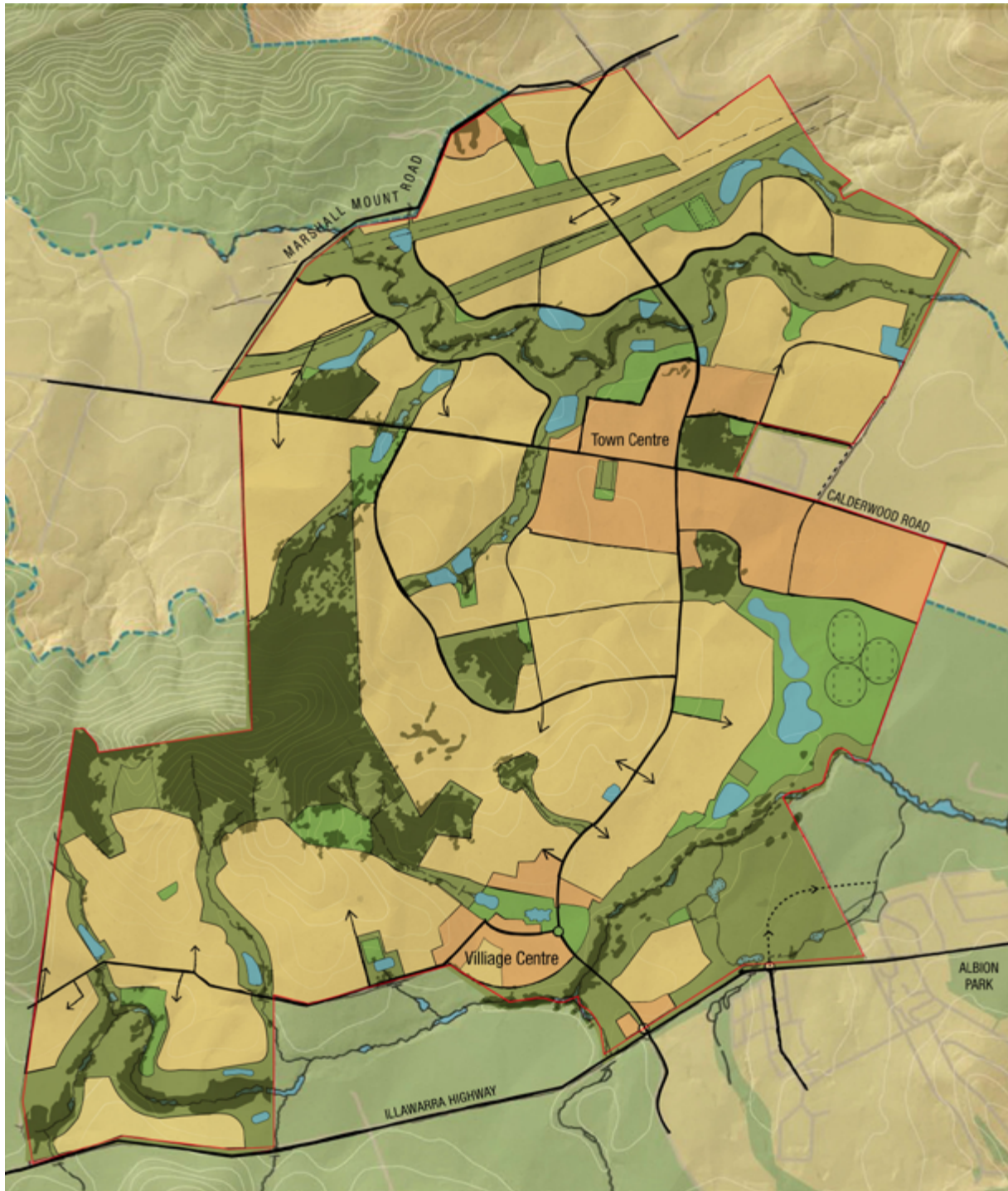


Concept Plan

- 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**

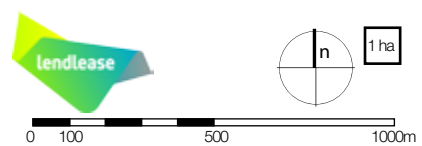


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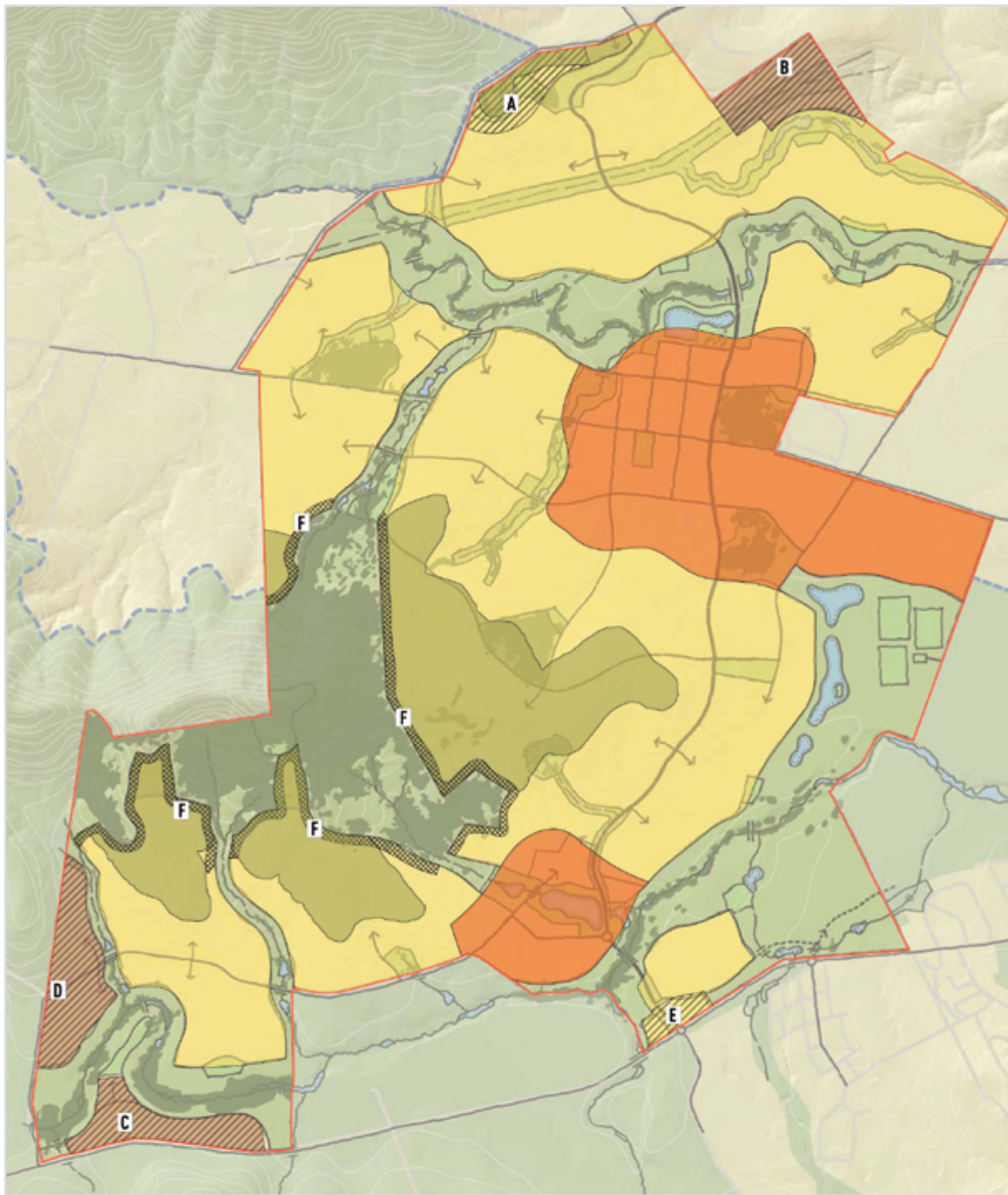
Concept Plan (MOD 4 PPR)

- Town and Village Centres**  
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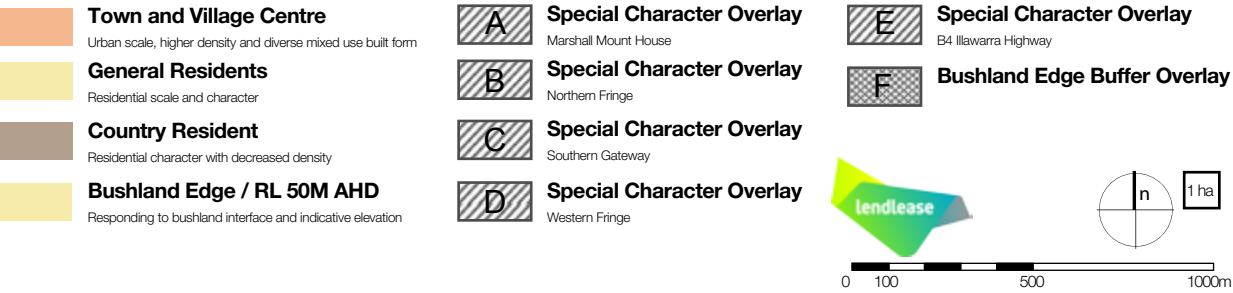


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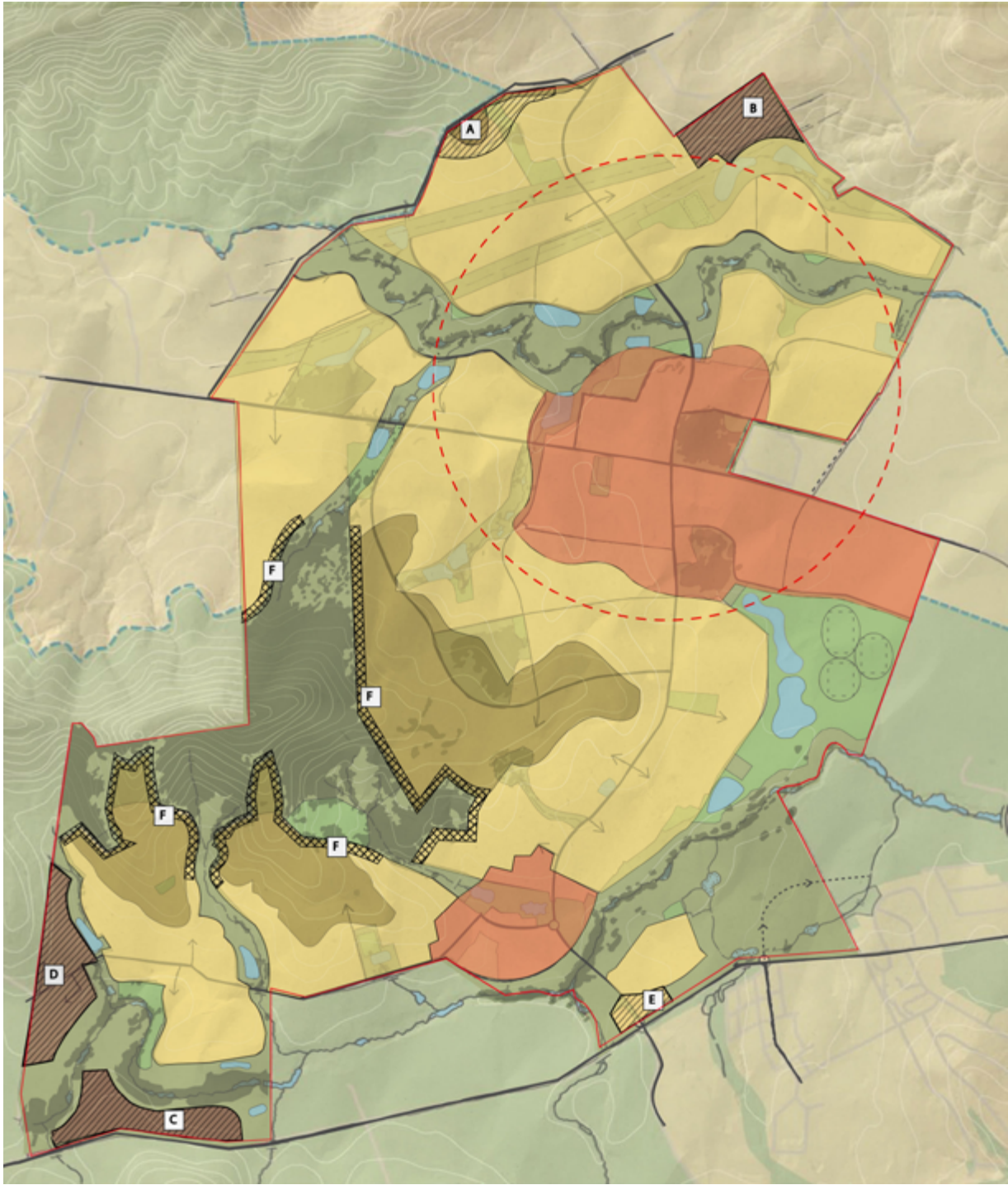














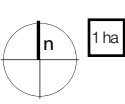
Residential Character Area



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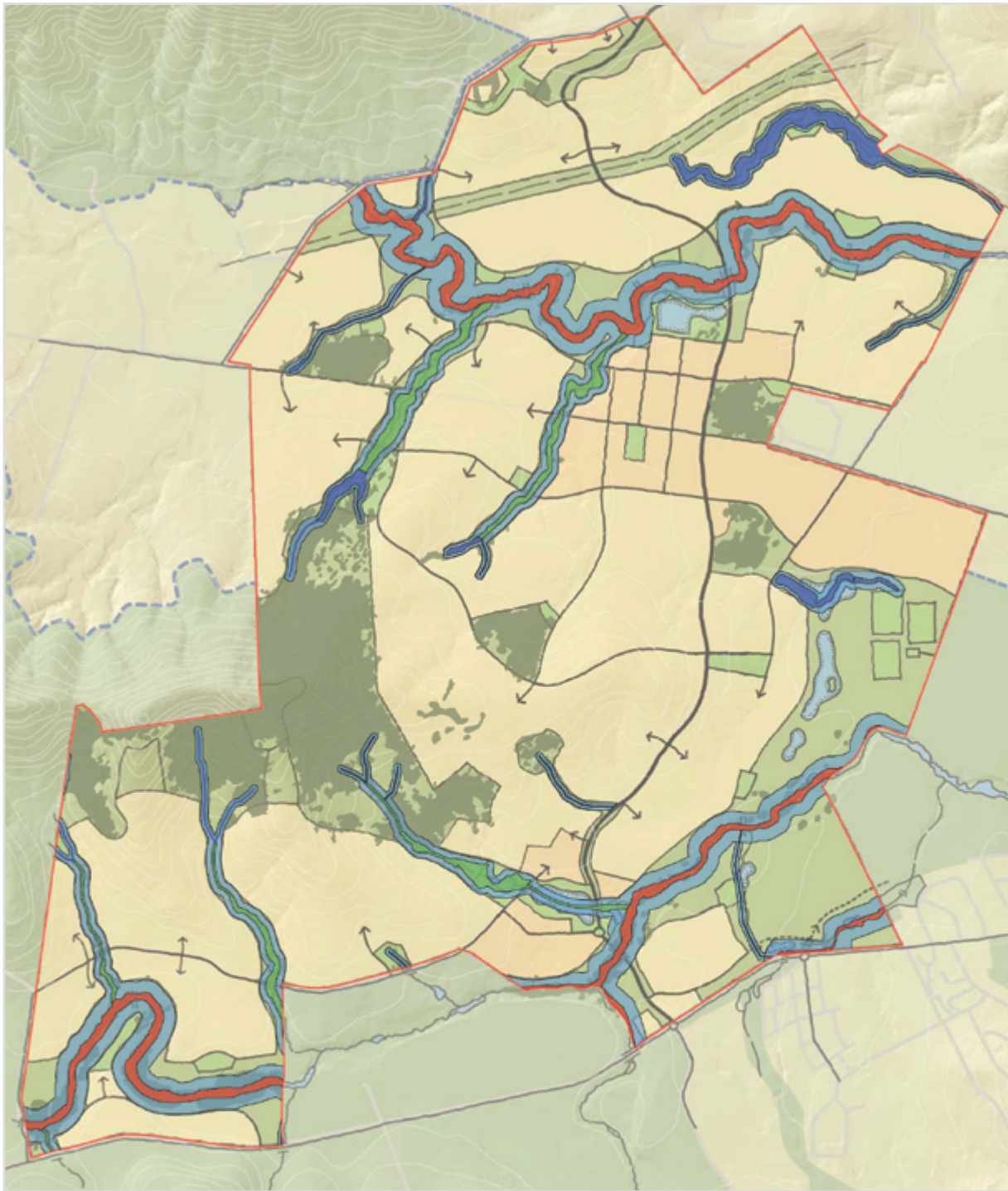
Residential Character Area (MOD 4 PPR)

	<b>Town and Village Centre</b> Urban scale, higher density and diverse mixed use built form		<b>Special Character Overlay</b> Marshall Mount House		<b>Special Character Overlay</b> B4 Illawarra Highway
	<b>General Residents</b> Residential scale and character		<b>Special Character Overlay</b> Northern Fringe		<b>Bushland Edge Buffer Overlay</b>
	<b>Country Resident</b> Residential character with decreased density		<b>Special Character Overlay</b> Southern Gateway		
	<b>Bushland Edge / RL 50M AHD</b> Responding to bushland interface and indicative elevation		<b>Special Character Overlay</b> Western Fringe		
	<b>800m Walkable Catchment</b> Dwellings within 800m/ 10 minute walk of the Town Centre				



0 100 500 1000m

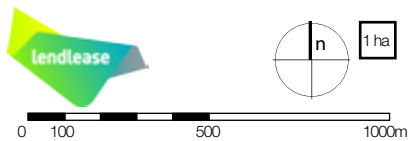
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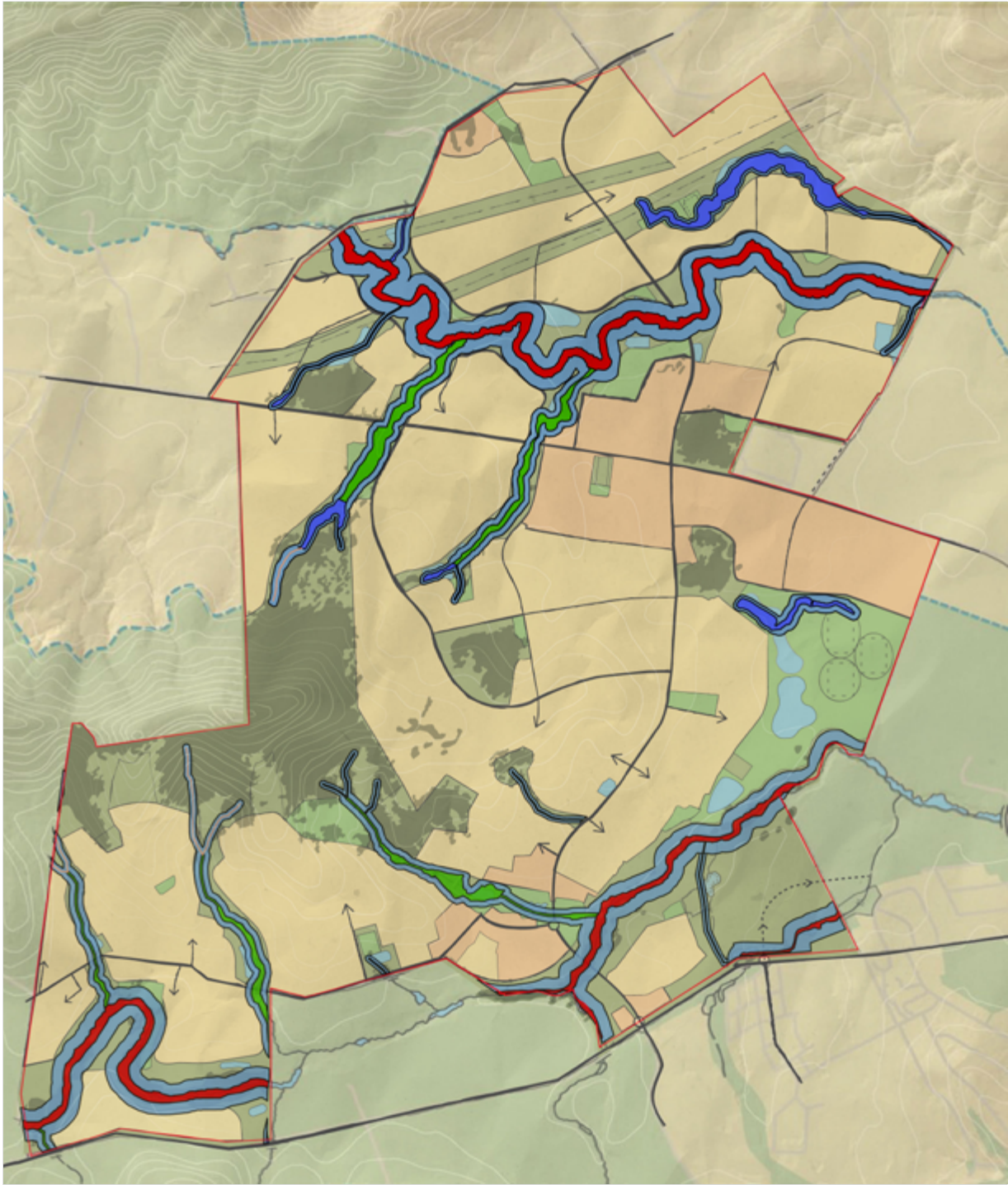


Riparian Corridor Network




- 
**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

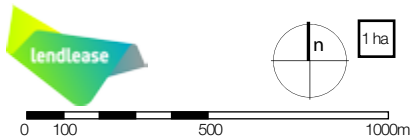


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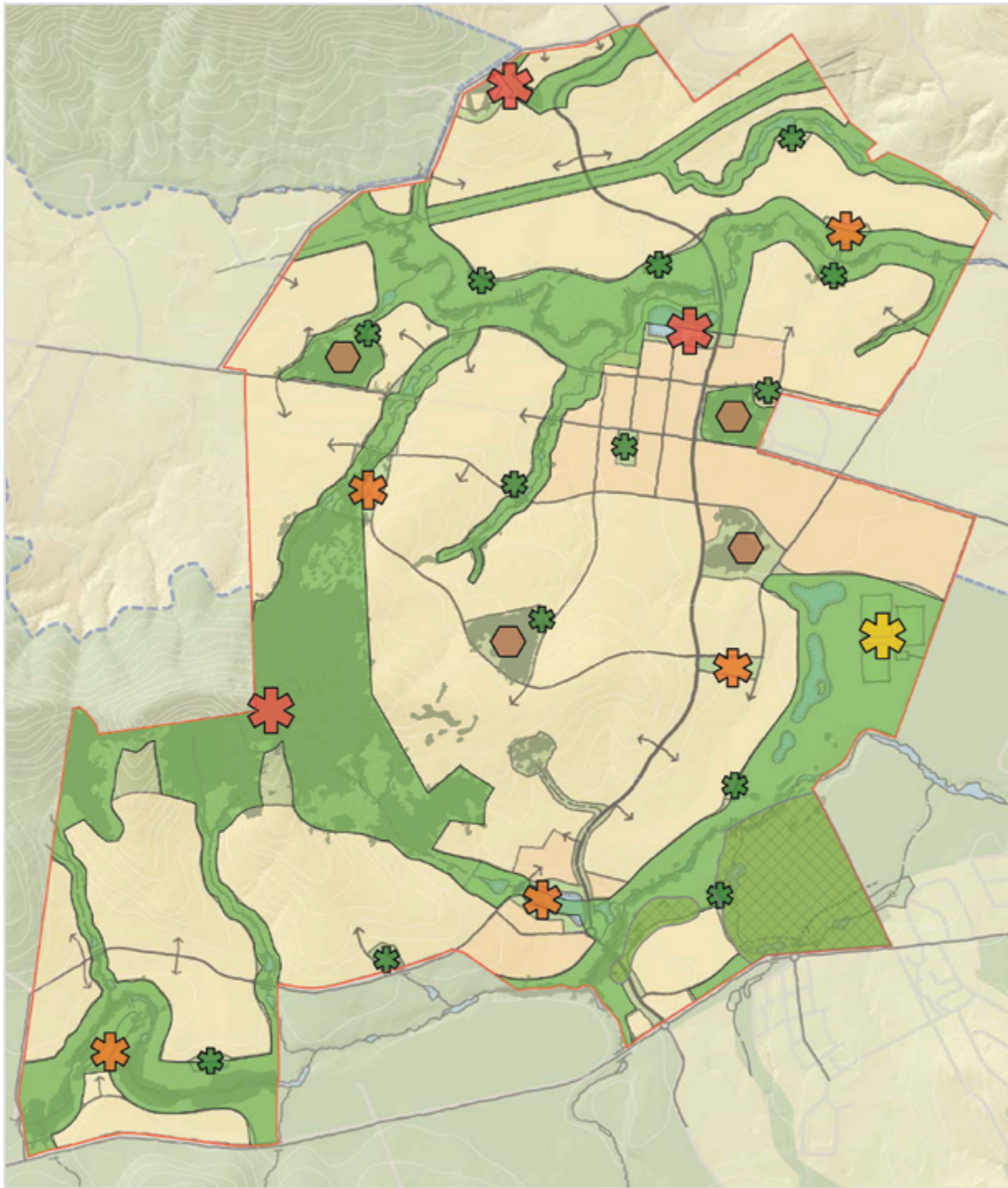
Proposed Riparian Corridor Network (MOD 4 PPR)

-  **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





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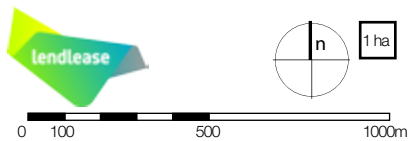




Indicative Open Space Network

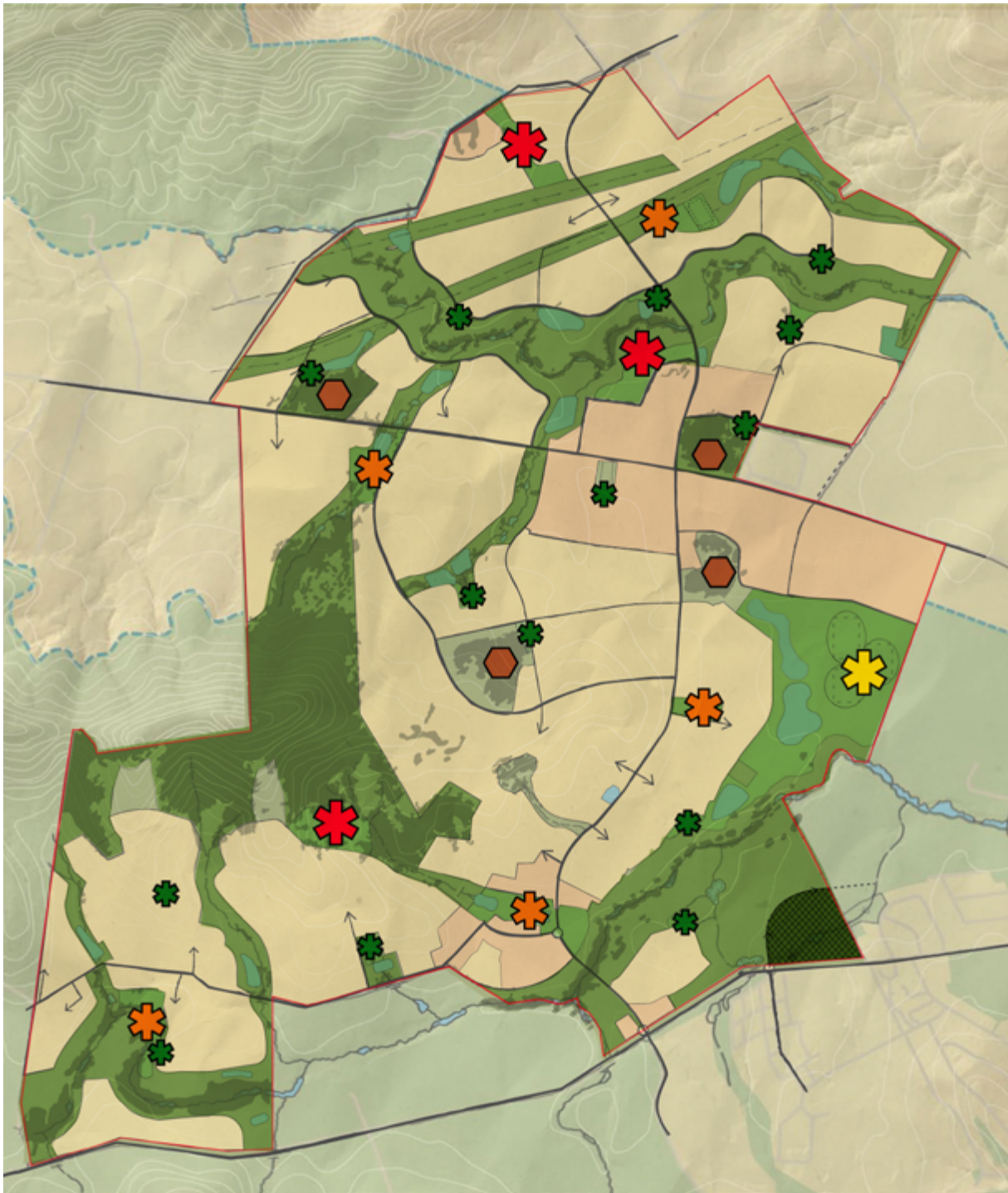
-  **Citywide Parks**  
Johnston's Spur, Town Centre Park, and Marshall Mount House Curtilage
-  **District Parks**  
Indicative locations. Minimum size 1.0 ha
-  **Local Parks**  
Indicative locations. Minimum size 0.3 ha
-  **Main Sports Complex**  
Three sports ovals
-  **Environmental Reserves**

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



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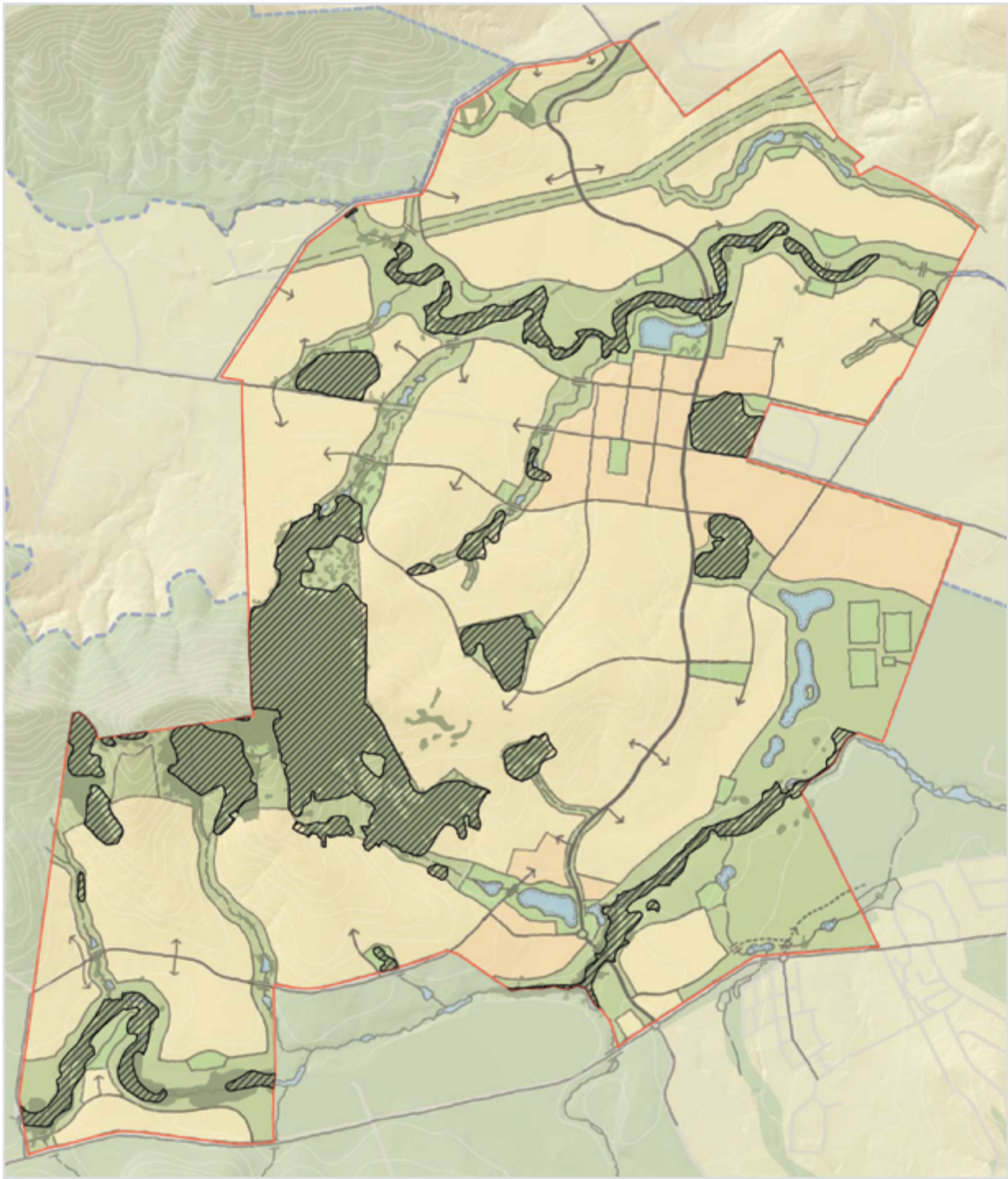




Indicative Open Space Network (MOD 4 PPR)

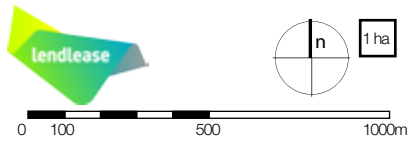


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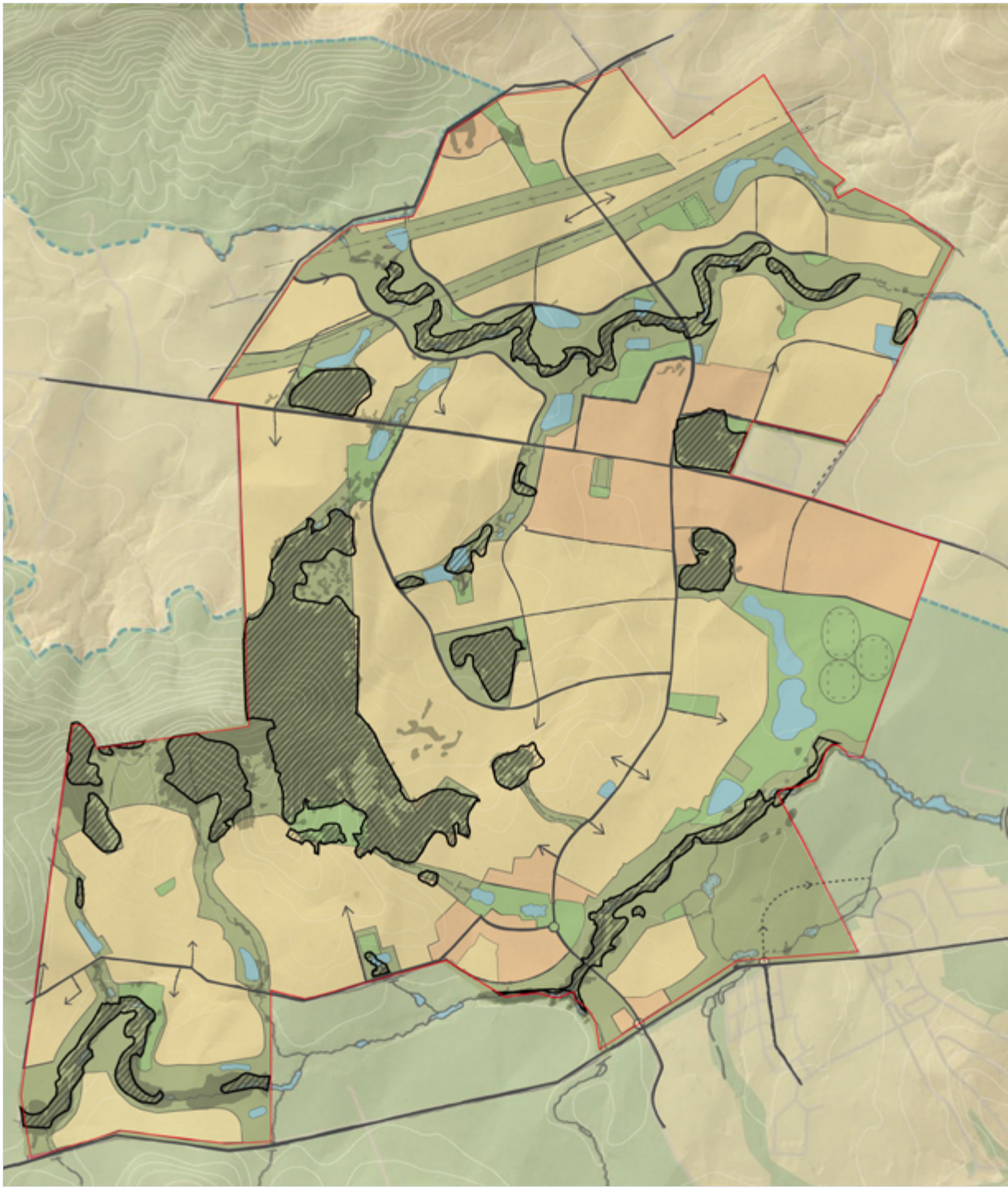
Environmentally Significant Lands

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



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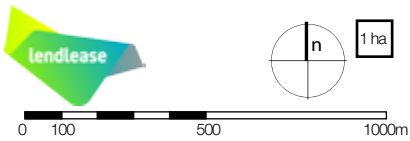




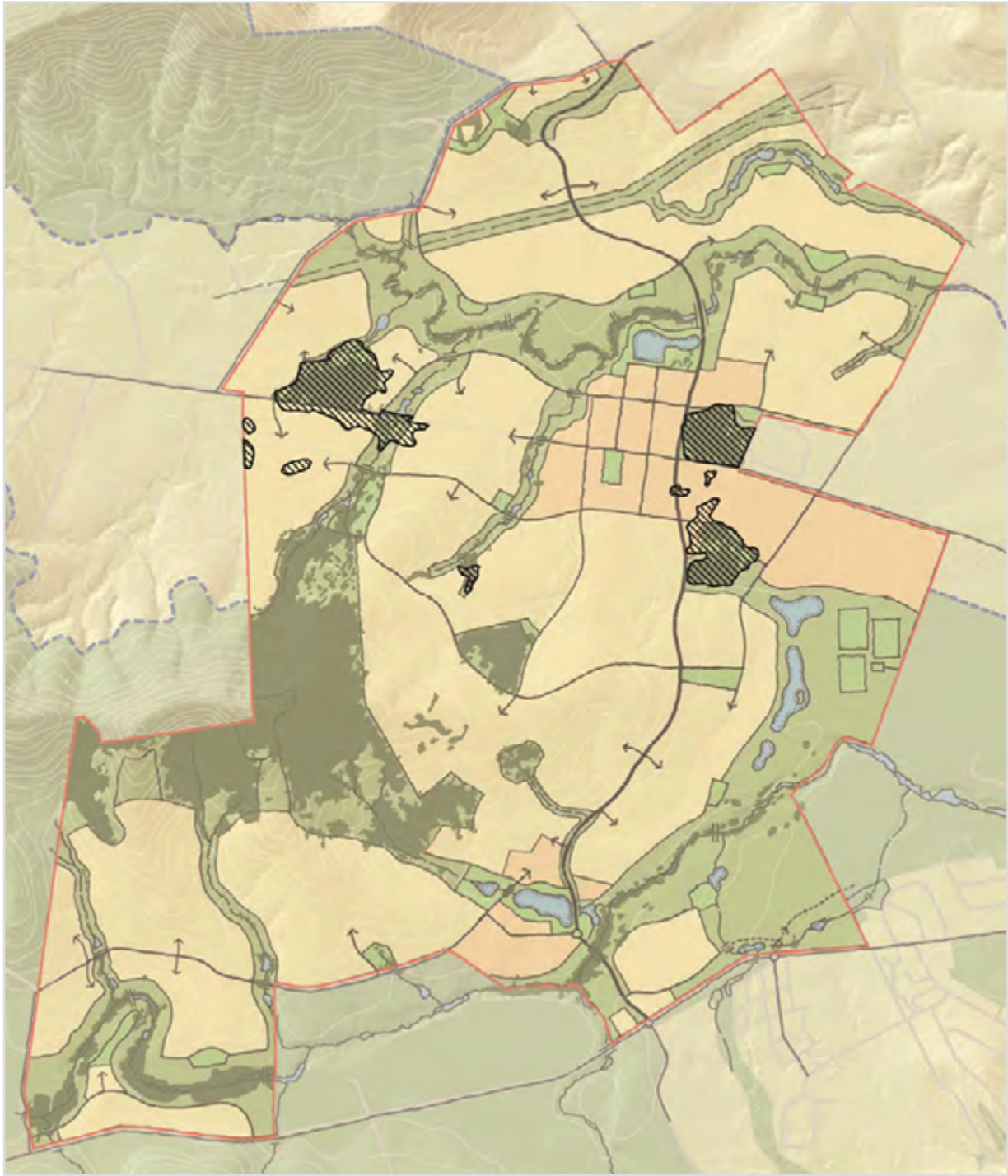
Environmentally Significant Lands (MOD 4 PPR)

 **Environmentally Significant Lands**

Primary and Support for Primary

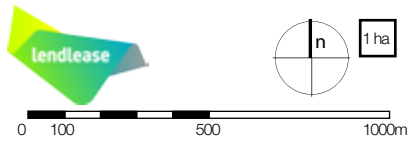


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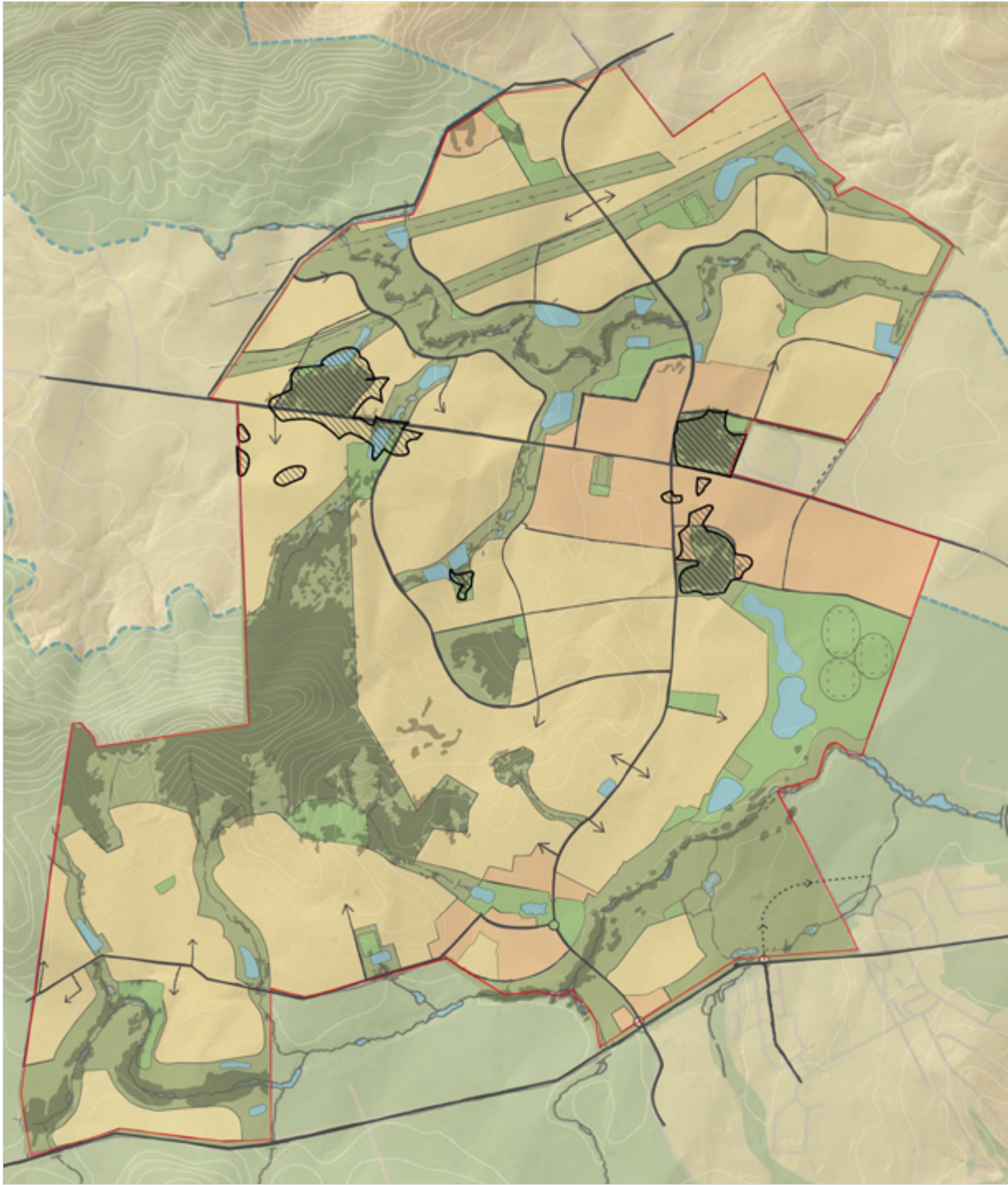
Statement of commitment #37

 **Lowland Woollybutt-Melaleuca**  
 Refer to Ecological Flora and Fauna Assessment March 2010




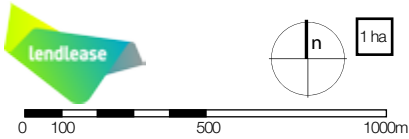
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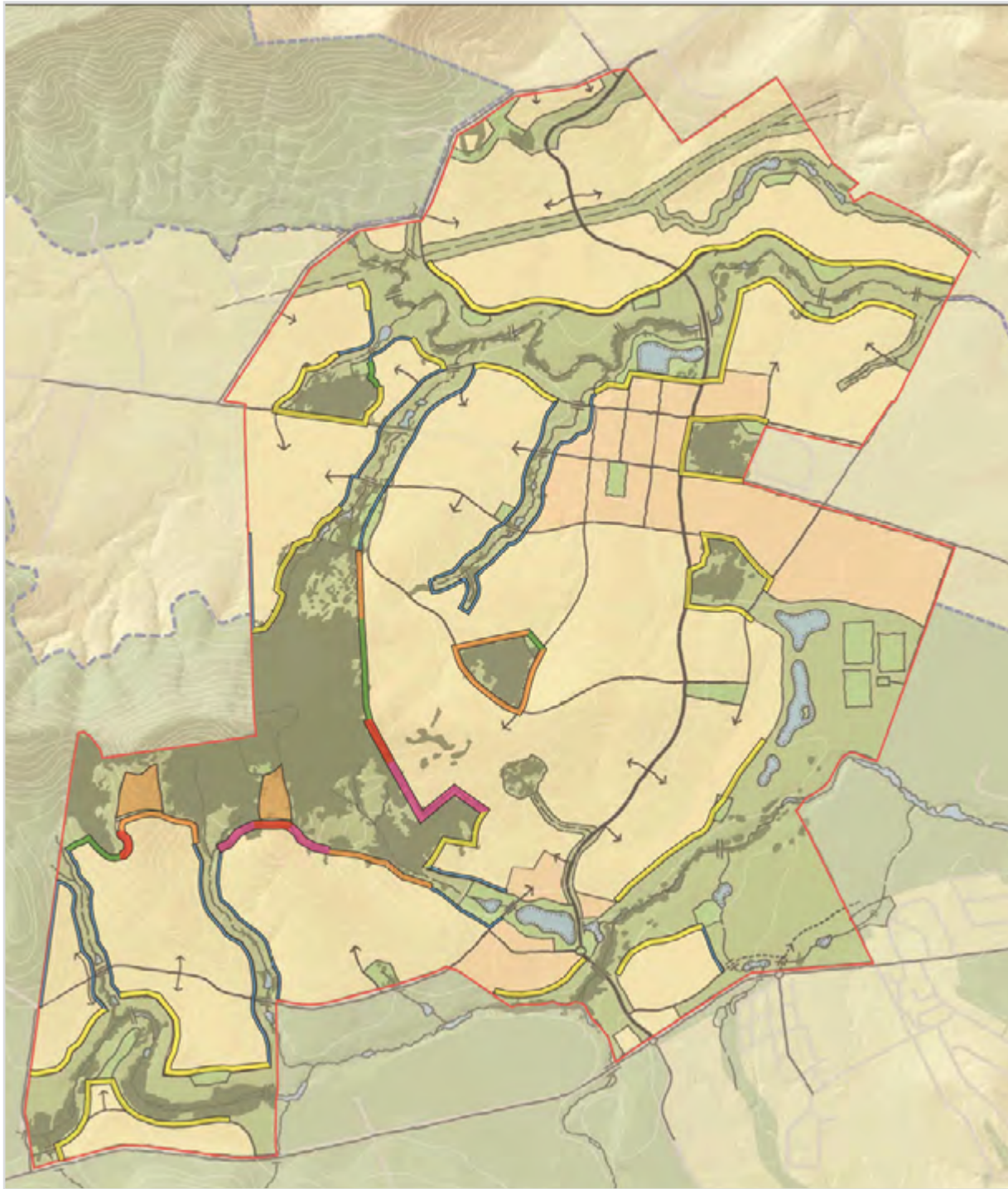


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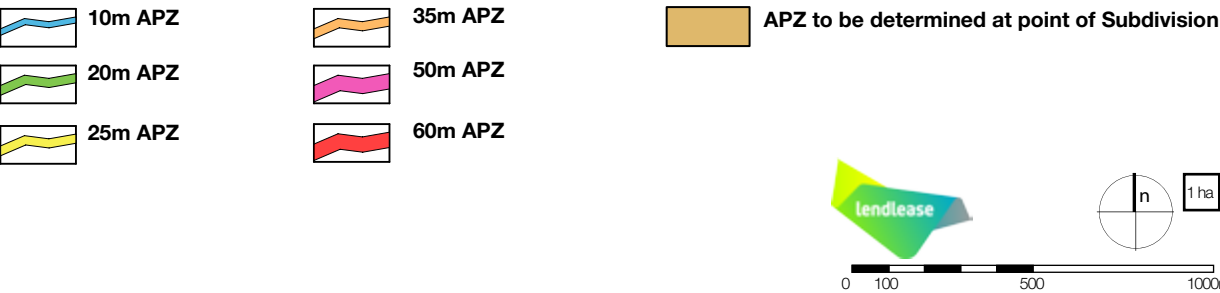
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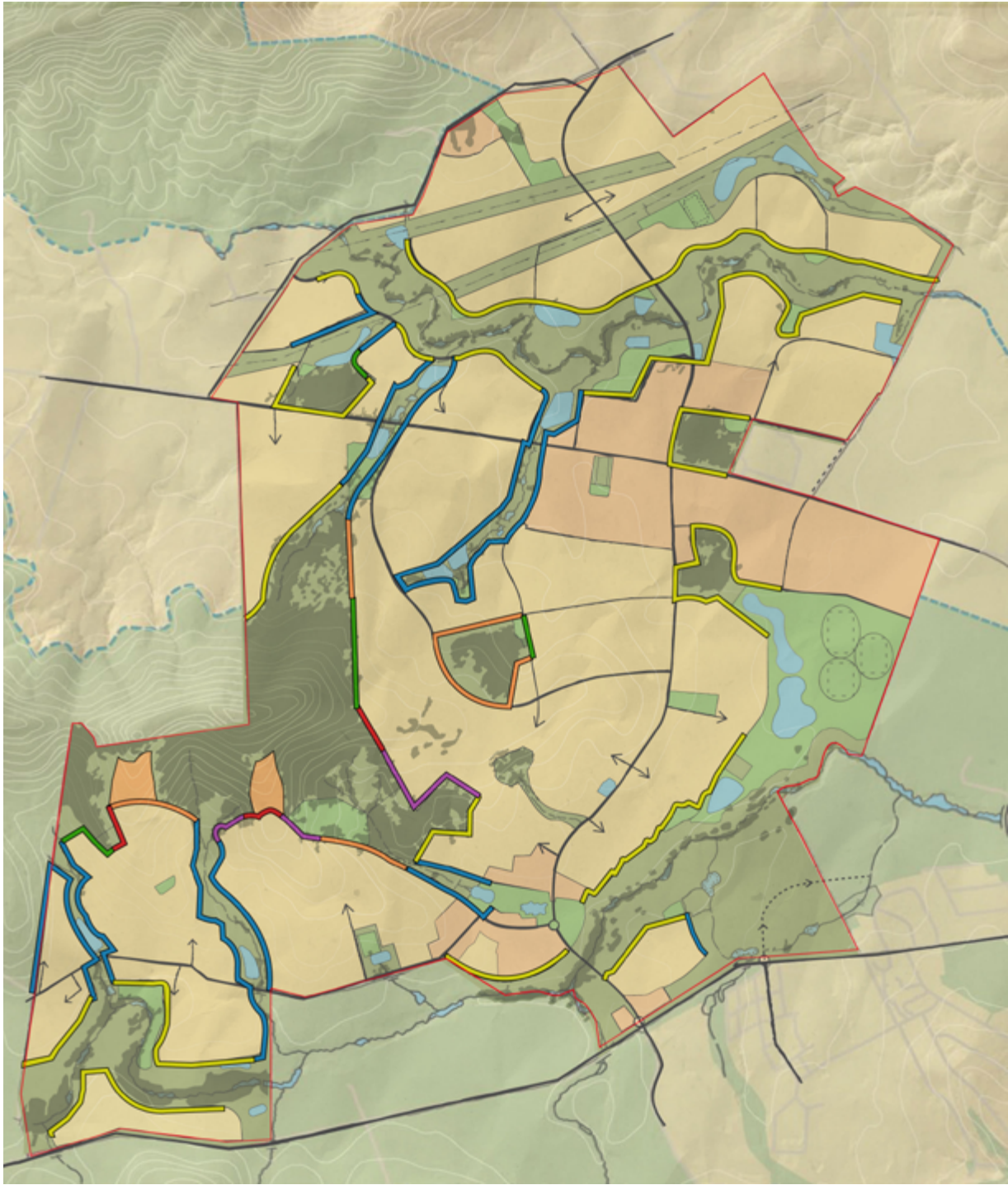


Bushfire Asset Protection Zones (APZ)



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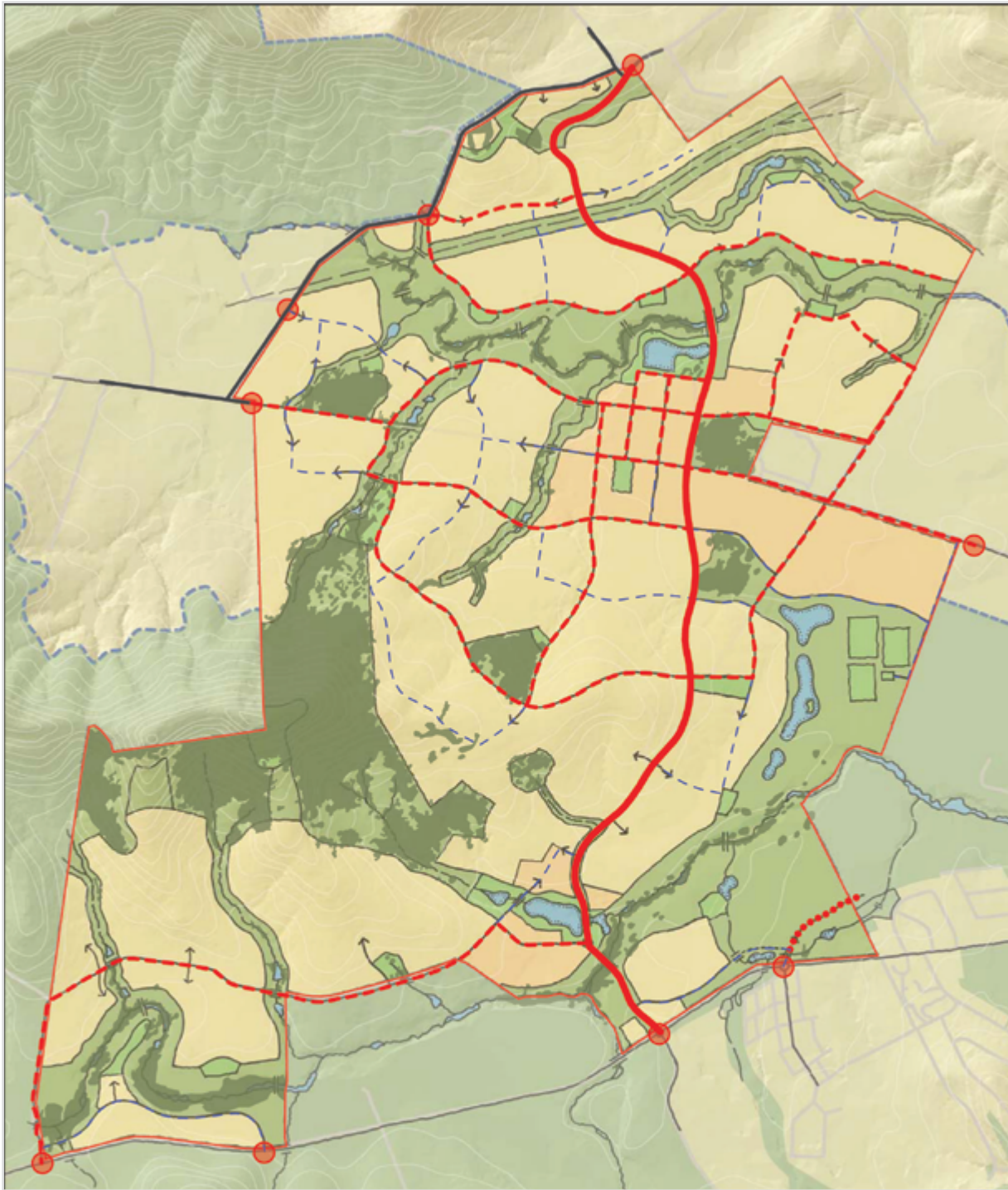









Bushfire Asset Protection Zones (APZ)(MOD 4 PPR)



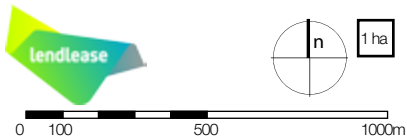
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Road Layout and Hierarchy

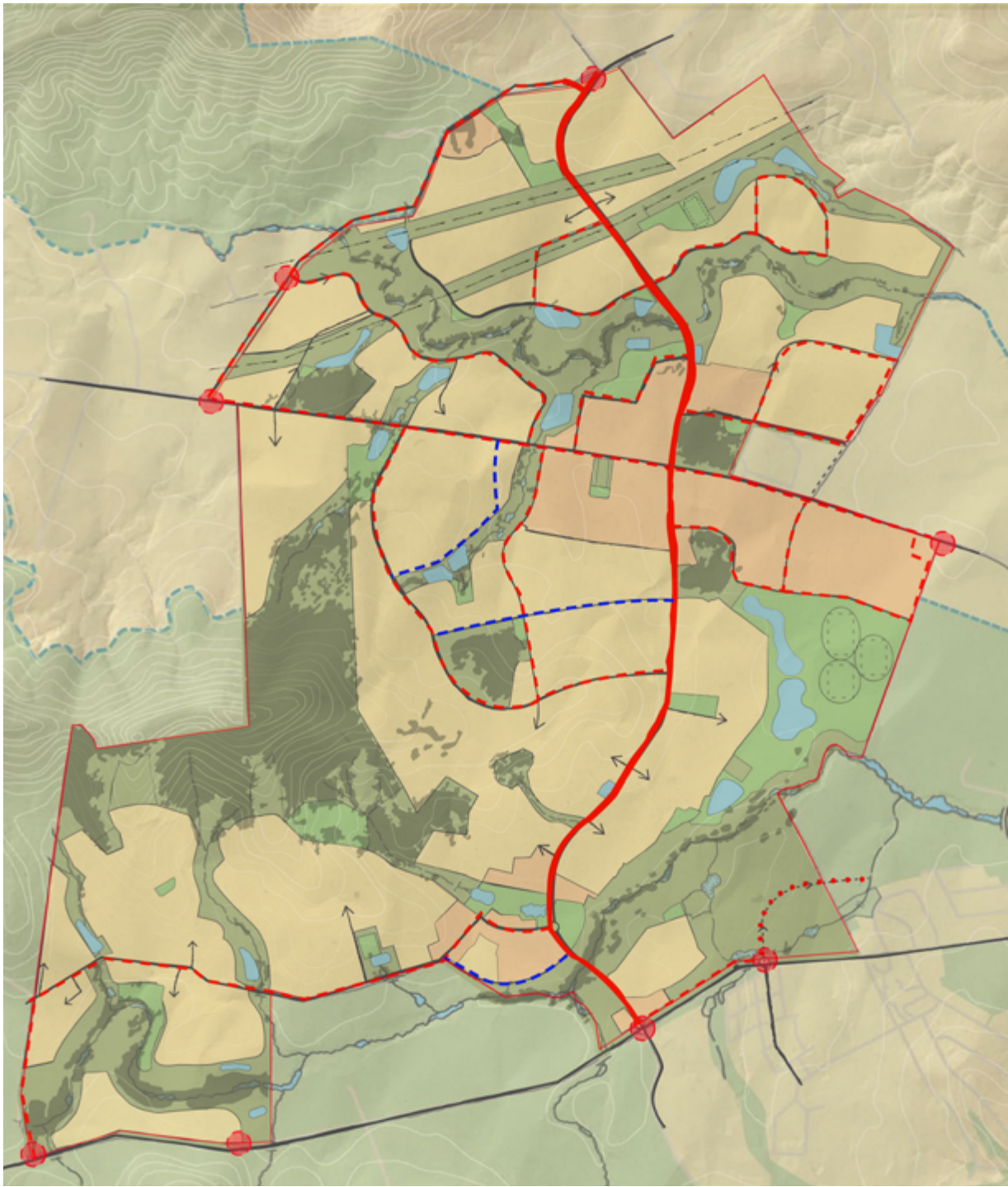
-  **Sub-Arterial Road**  
2-4 lanes, Bus Route
-  **Major Collector Street**  
Bus Route
-  **Minor Collector Street**  
Principal Pedestrian Link
-  **Access Points**  
Principal Links
-  **Indicative Crossing Points**

-  **Albion Park Bypass**  
Indicative Route








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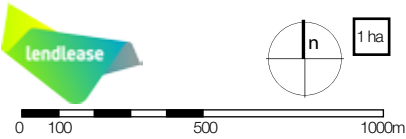




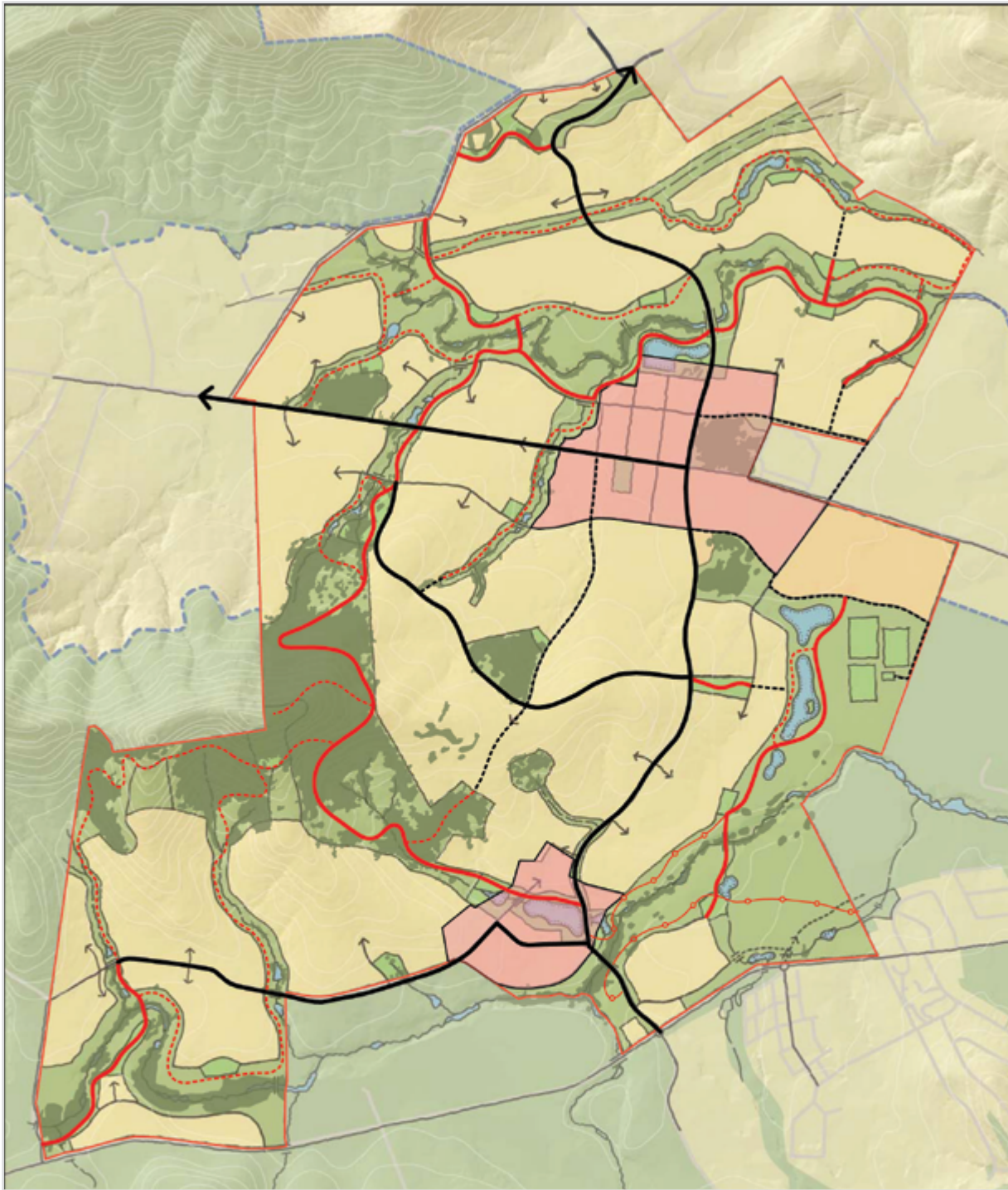
Road Layout and Hierarchy (MOD 4 PPR)

-  **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 (Vehicles Only)**






 **Albion Park Bypass**  
Indicative Route





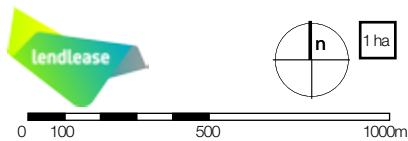
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Proposed Pedestrian & Cycle Network

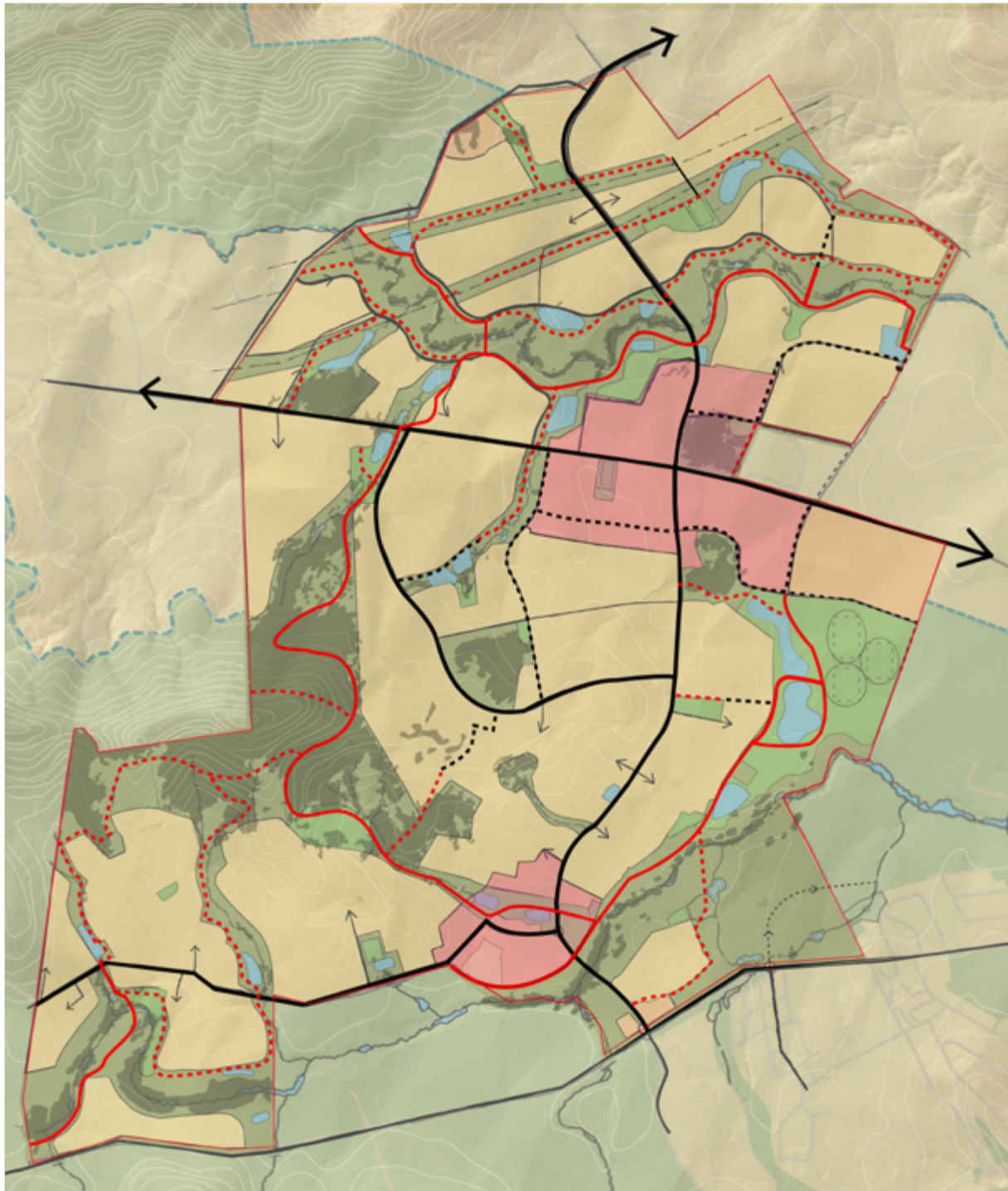
-  **Pedestrian/Bicycle Friendly Zones**  
2-4 lanes, Bus Route
-  **Primary/Commuter Path in Road Corridors**  
2.5m sealed
-  **Secondary Path in Road Corridors**  
2.5m sealed
-  **Primary Trail in Open Space Corridors**  
2.5m sealed
-  **Secondary Trail in Open Space Corridors**  
1.5m gravel

-  **Indicative Crossing Points**
-  **Subject to Stage 1 PA**








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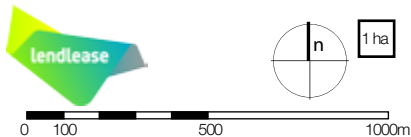




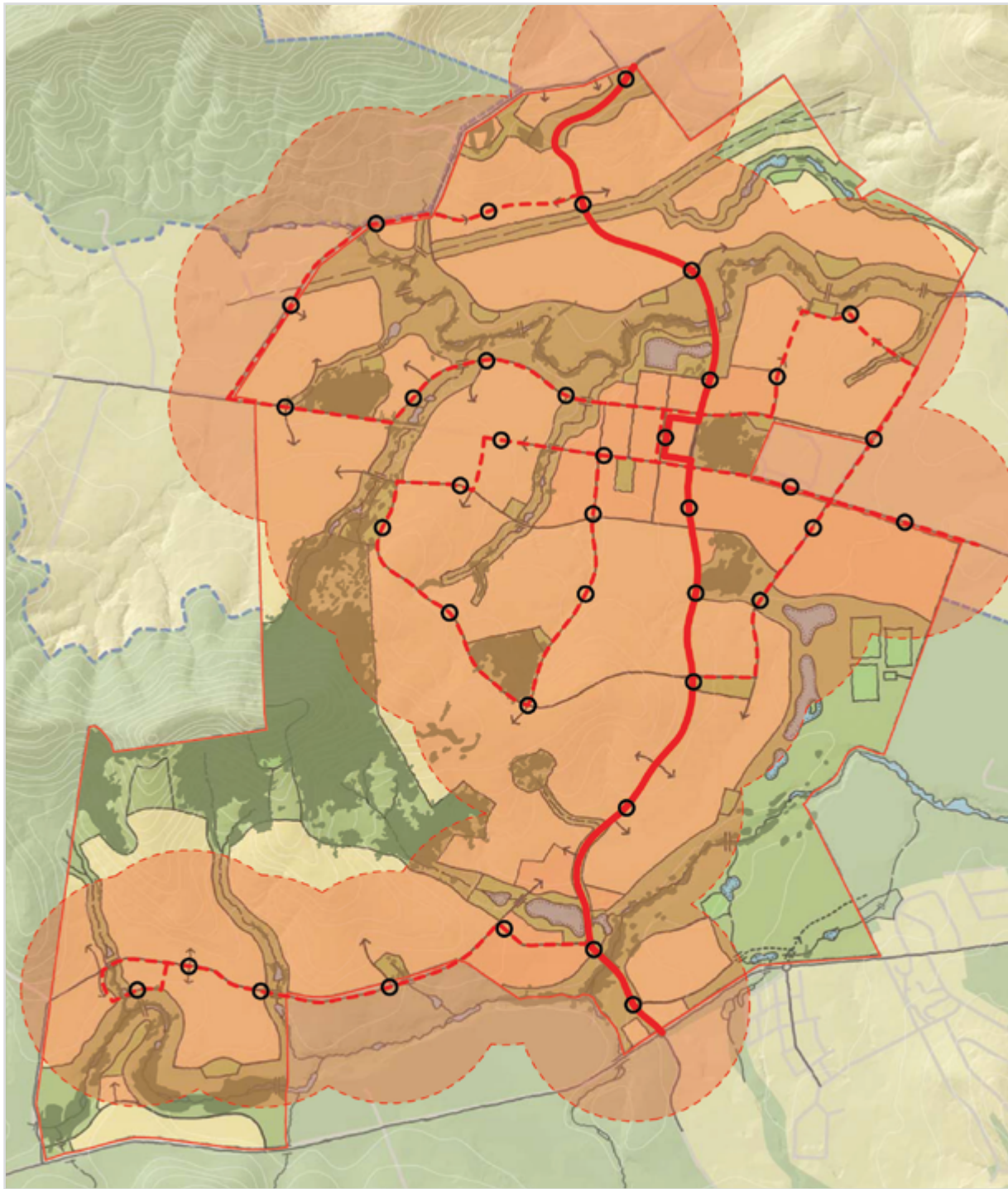
Proposed Pedestrian & Cycle Network (MOD 4 PPR)

-  **Pedestrian/Bicycle Friendly Zones**  
2-4 lanes, Bus Route
-  **Primary/Commuter Path in Road Corridors**  
2.5m sealed
-  **Secondary Path in Road Corridors**  
1.5m-2.5m sealed
-  **Primary Trail in Open Space Corridors**  
2.5m sealed\*
-  **Secondary Trail in Open Space Corridors**  
1.5m gravel

 **Indicative Crossing Points (Vehicles Only)**



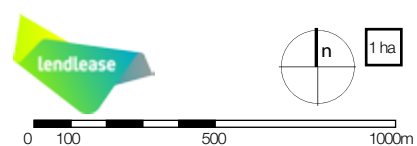
\* Trail through the Johnstons Spur will be 1.5m and of a material sensitive to the environment (eg gravel, decomposed granite, etc)



Indicative Bus Service

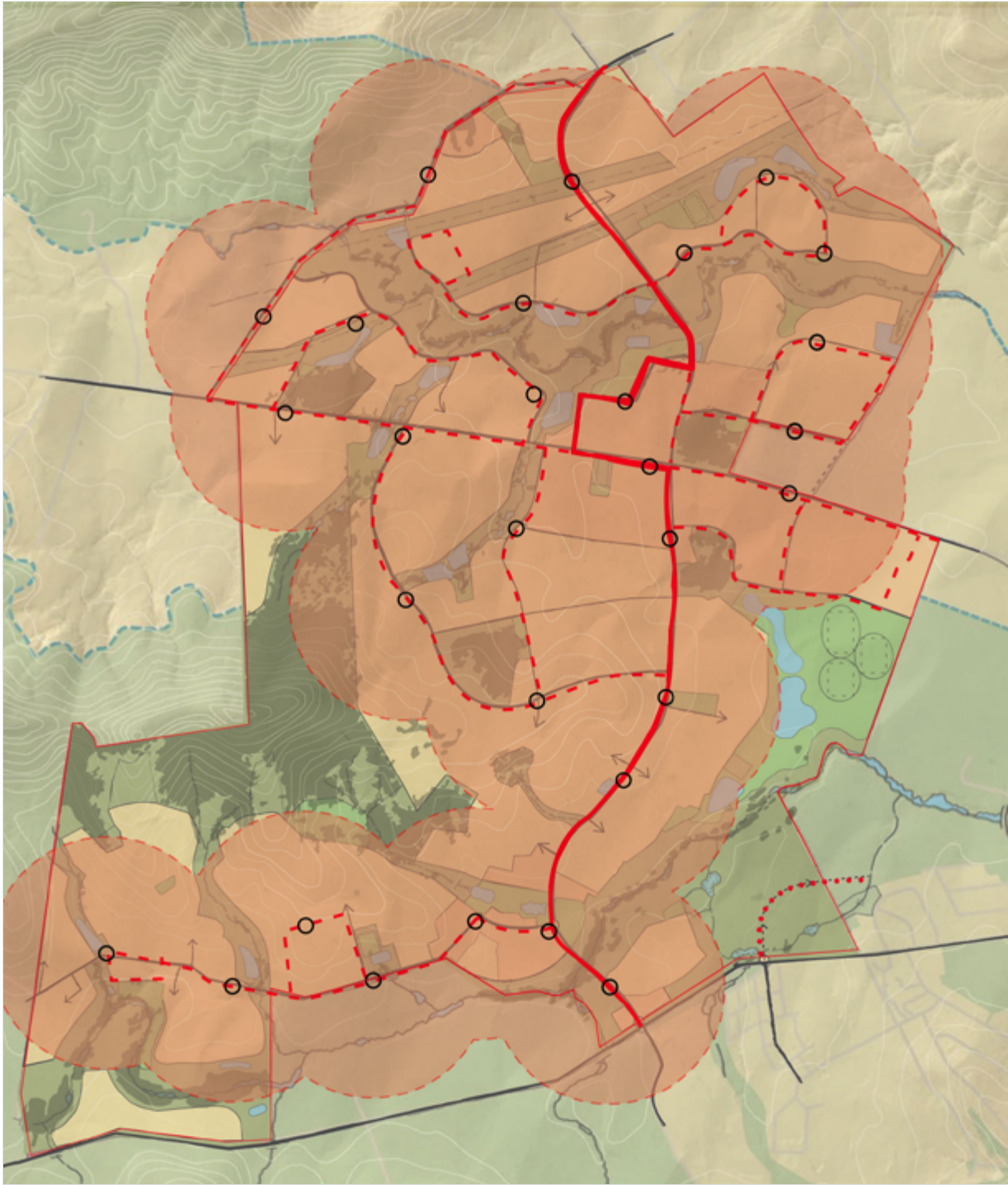
-  **Strategic Trunk Bus Route**  
To be negotiated with future operator
-  **Approximate Bus Route**  
To be negotiated with future operator
-  **Approximate Bus Stop Location**  
To be negotiated with future operator
-  **400m Radius from Bus Stops**  
Typically 5 minutes walking radius

-  **Albion Park Bypass**  
Indicative Route



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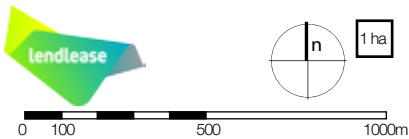




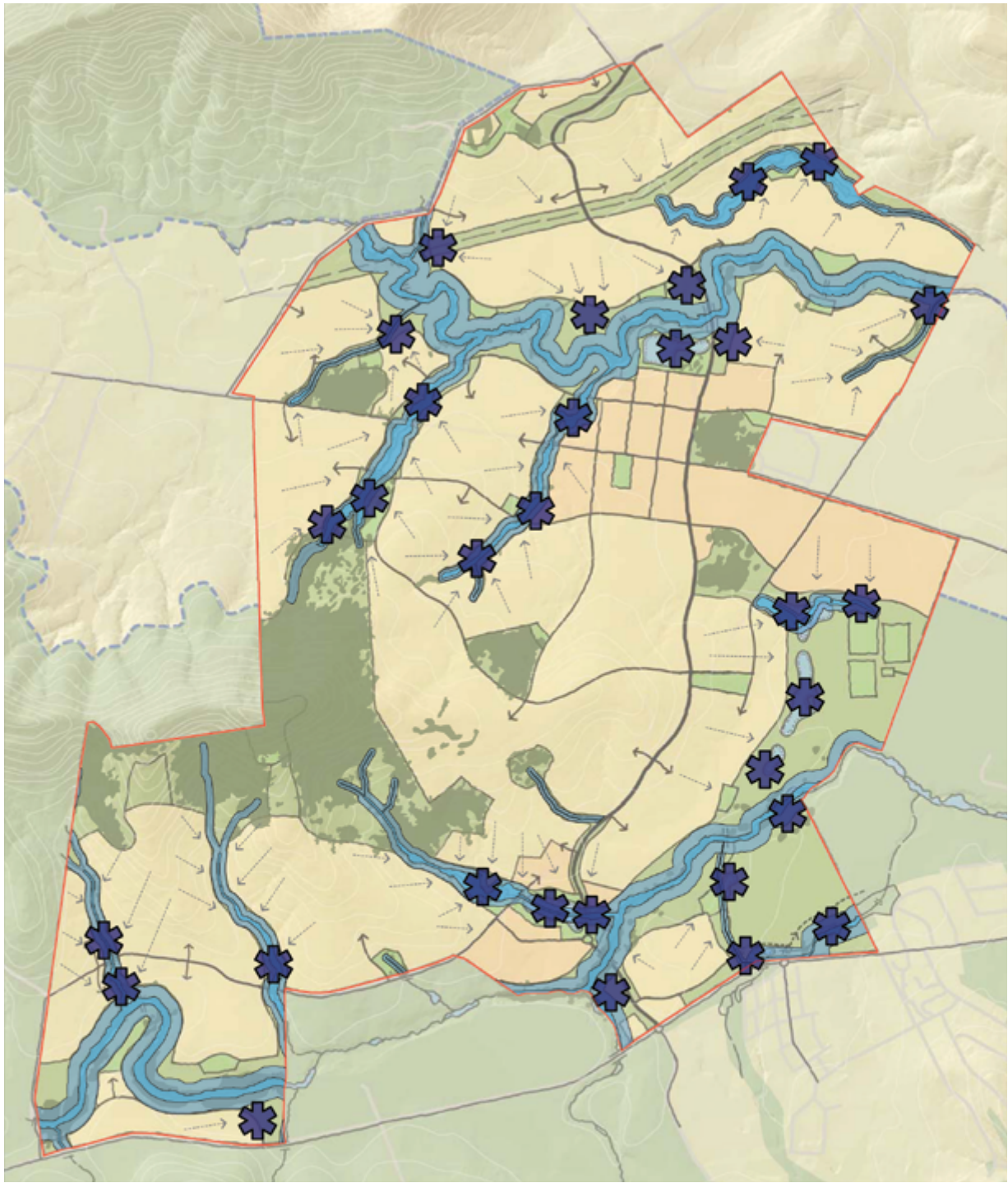
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Indicative Route

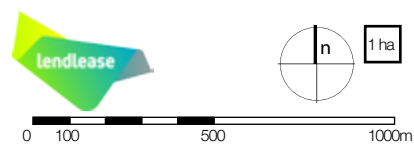


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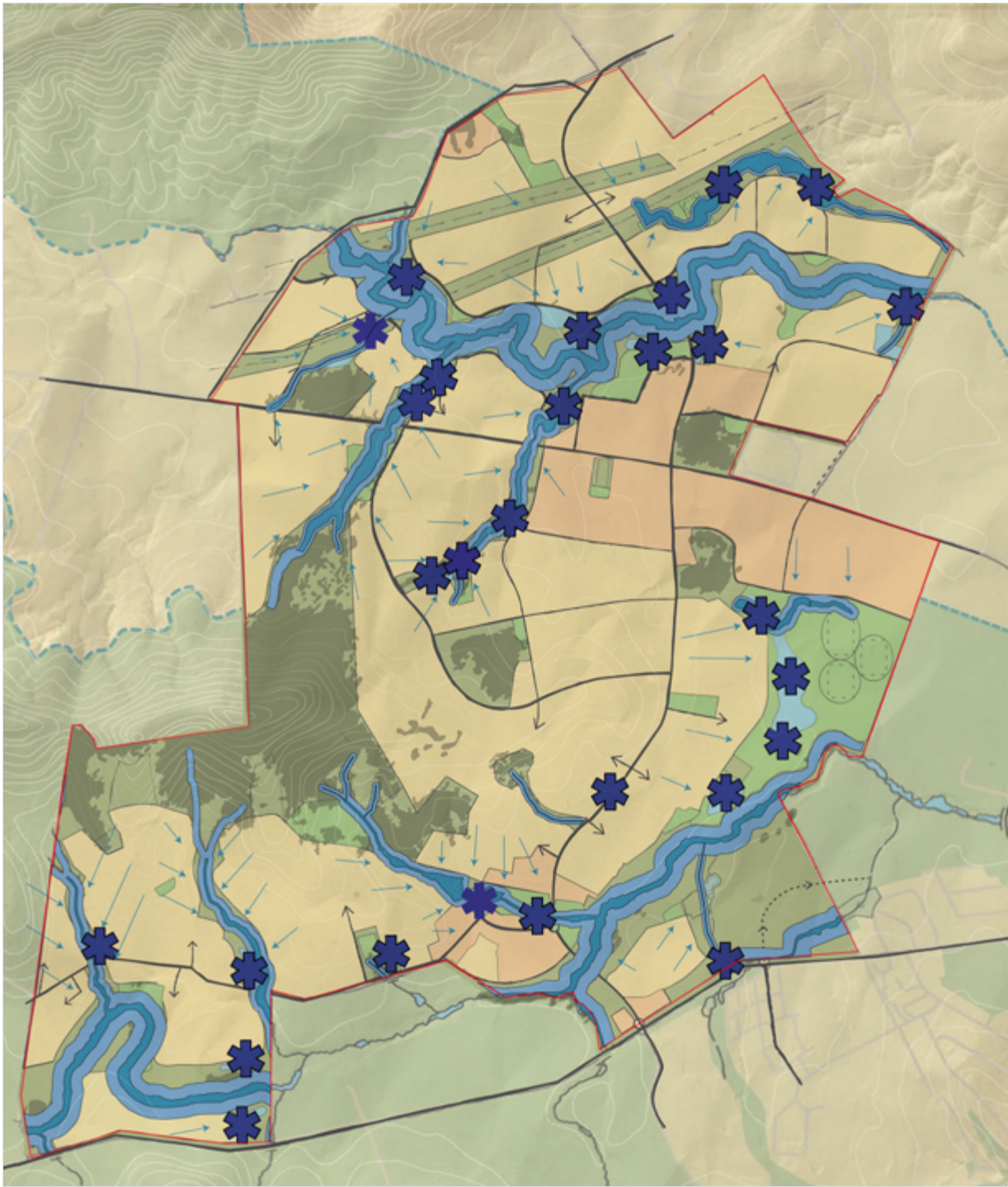
# Water Cycle Management

- 
**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






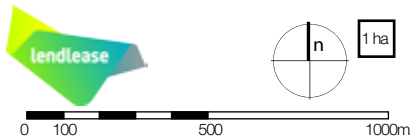
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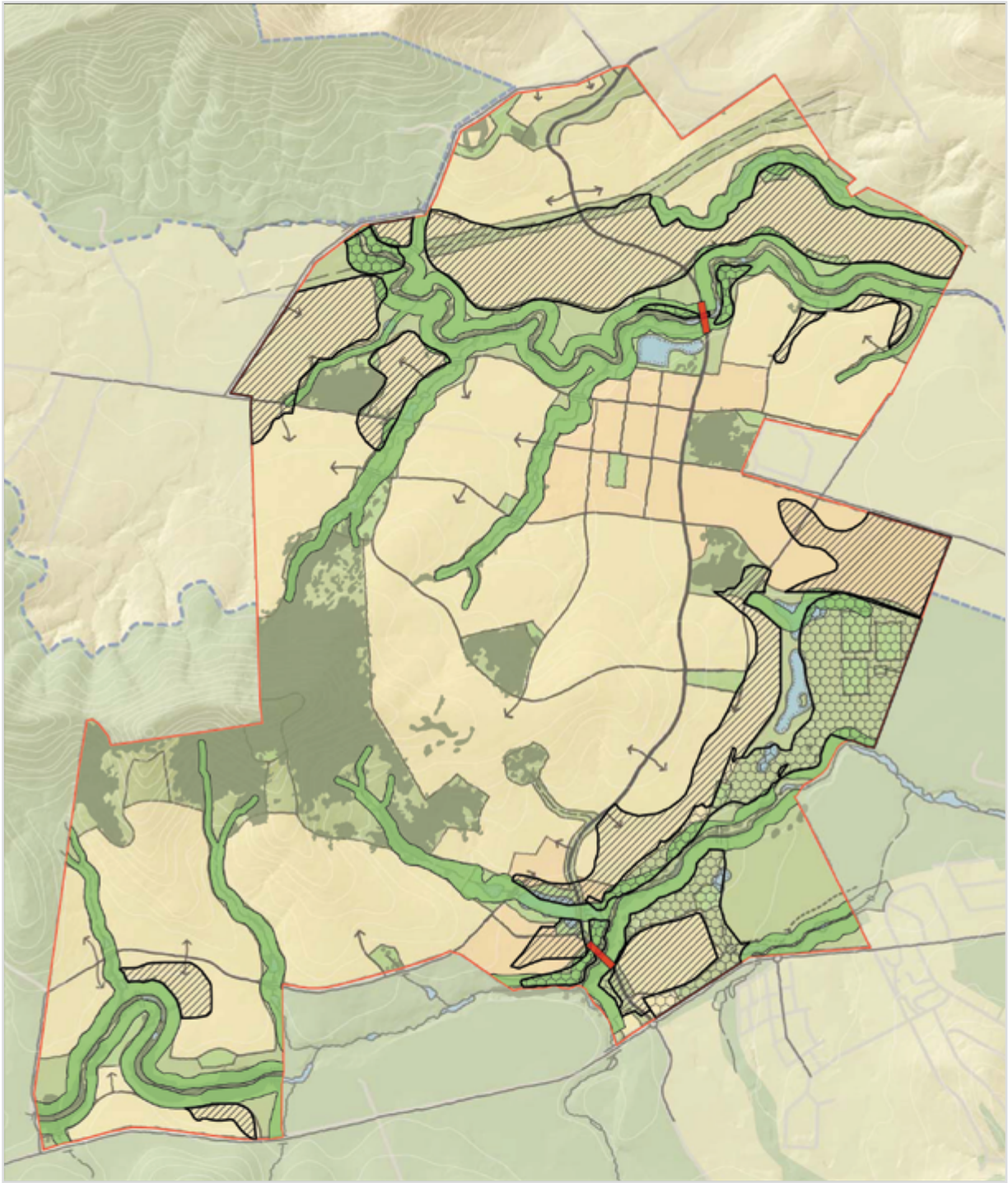


Water Cycle Management (MOD 4 PPR)





-  **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**  
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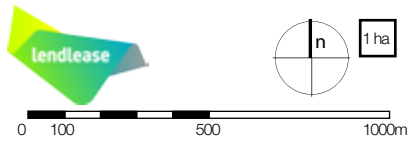


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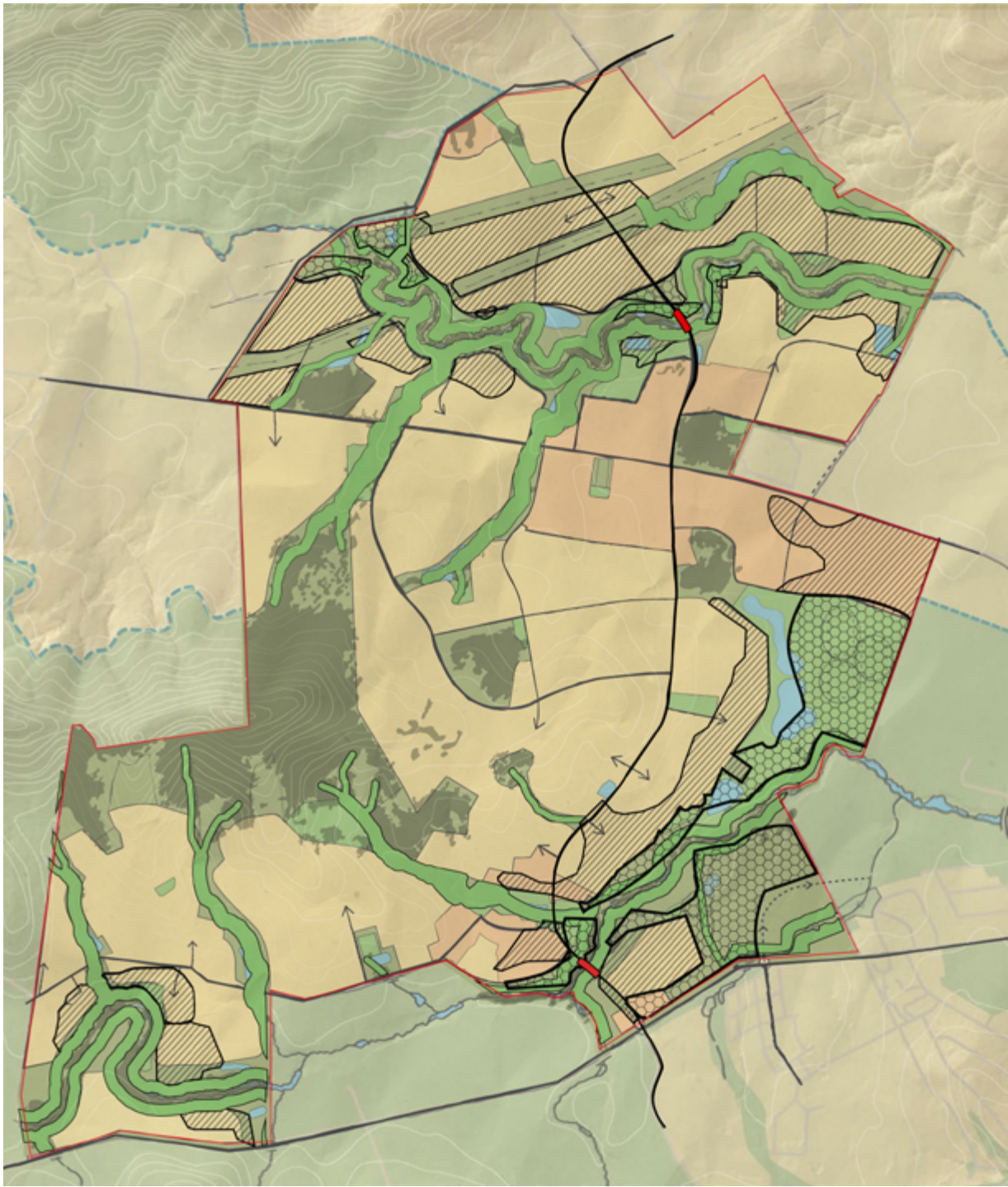
Flood Mitigation Plan

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







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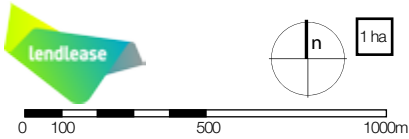


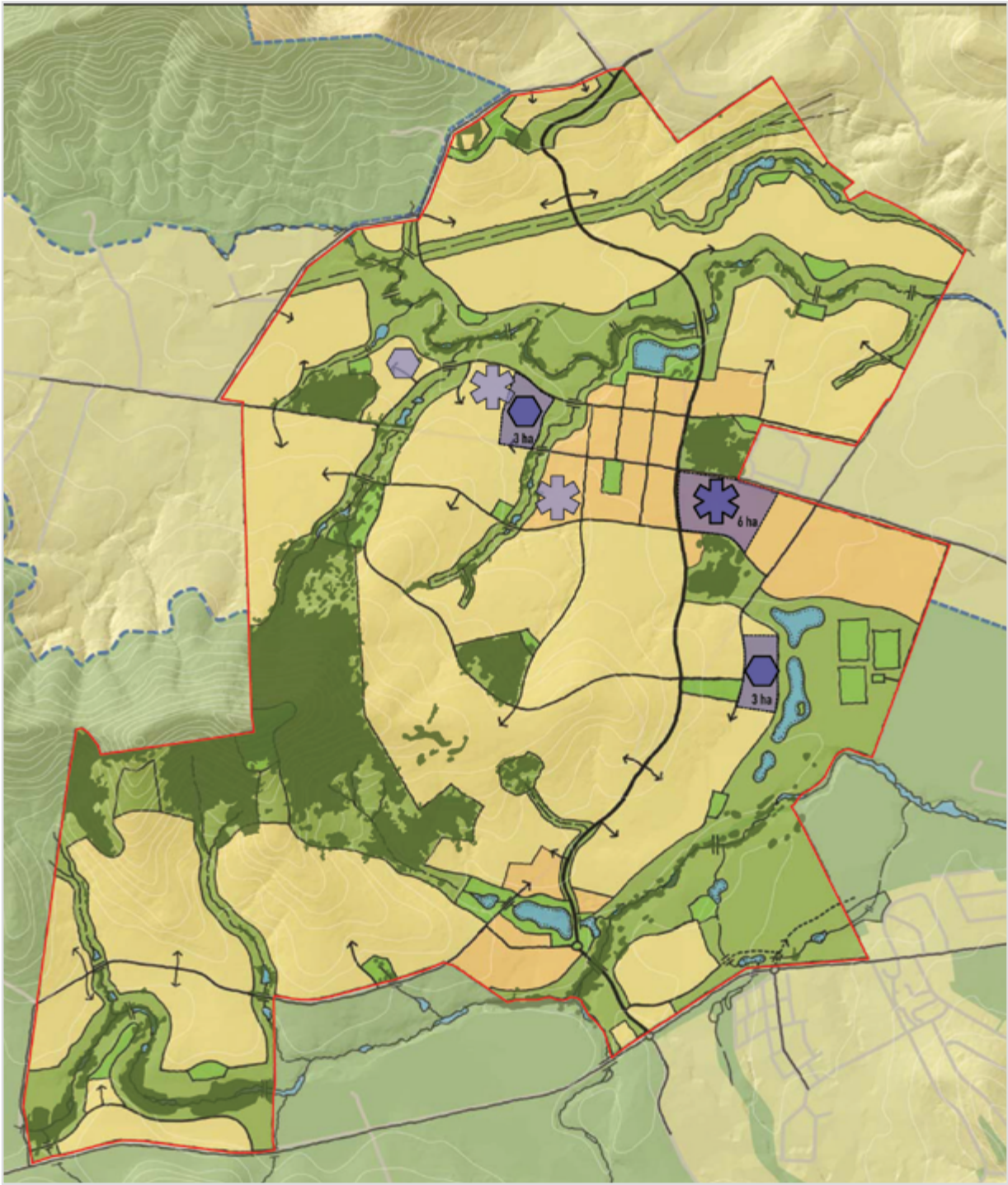


Flood Mitigation Plan (MOD 4 PPR)





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

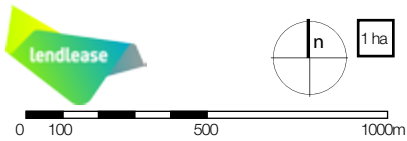
\*Works associated with flood mitigation purposes only





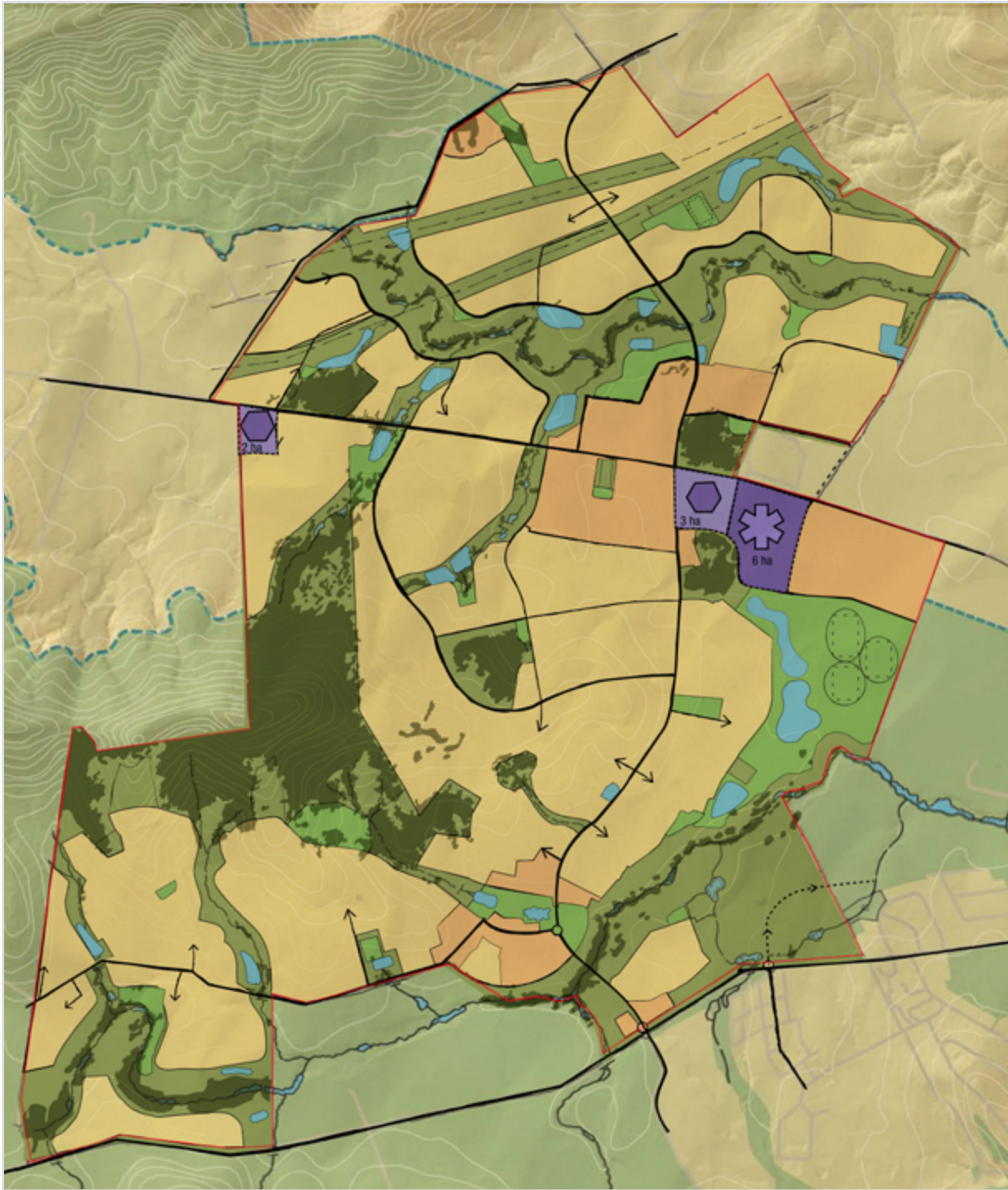
Possible School Sites

-  **Preferred High School location**  
6 ha allocation
-  **Preferred Primary School location**  
3 ha allocation
-  **Alternative High School location**
-  **Alternative Primary School location**





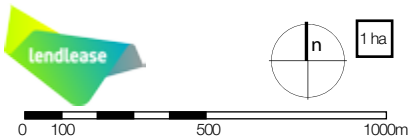
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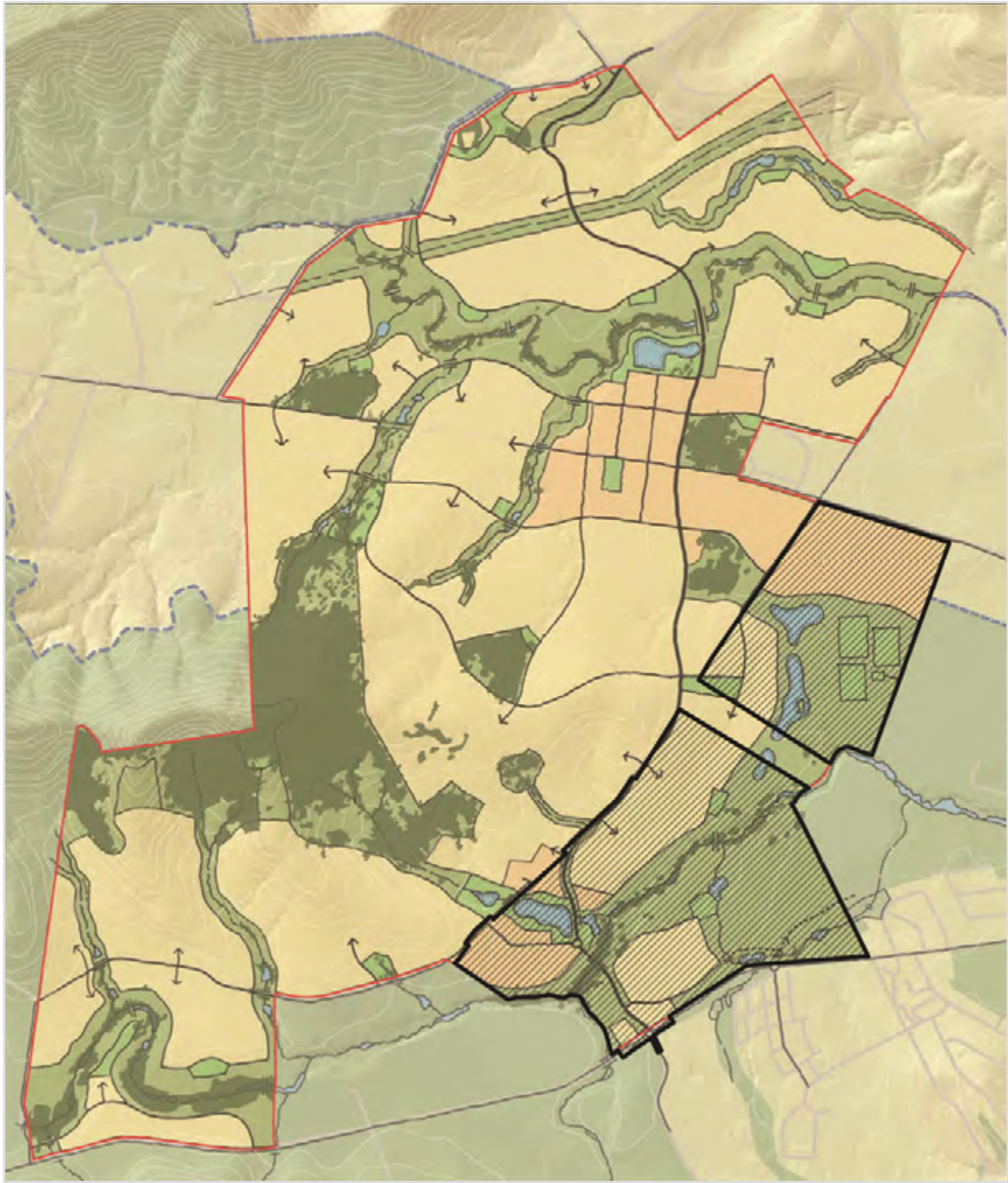


Possible School Sites (MOD 4 PPR)

-  **Preferred High School Location**  
6 ha allocation
-  **Preferred Primary School Location**  
2ha & 3 ha allocation

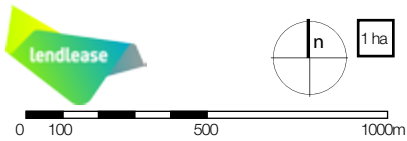


Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours May 2019



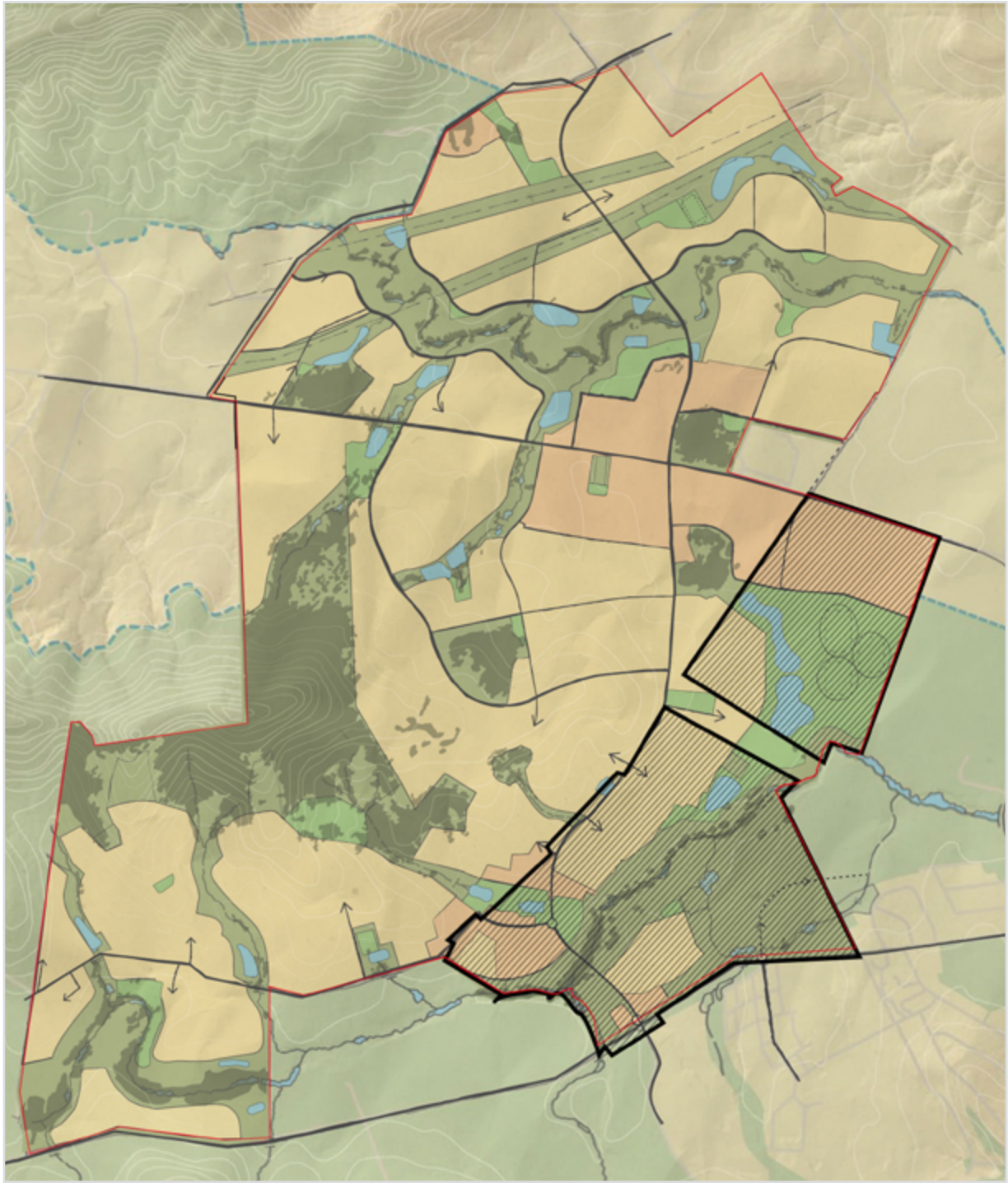
Part 3A Area

 **Area Subject to Part 3A**  
 Stage 1 Project Application Area



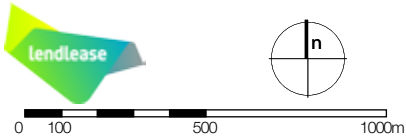
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



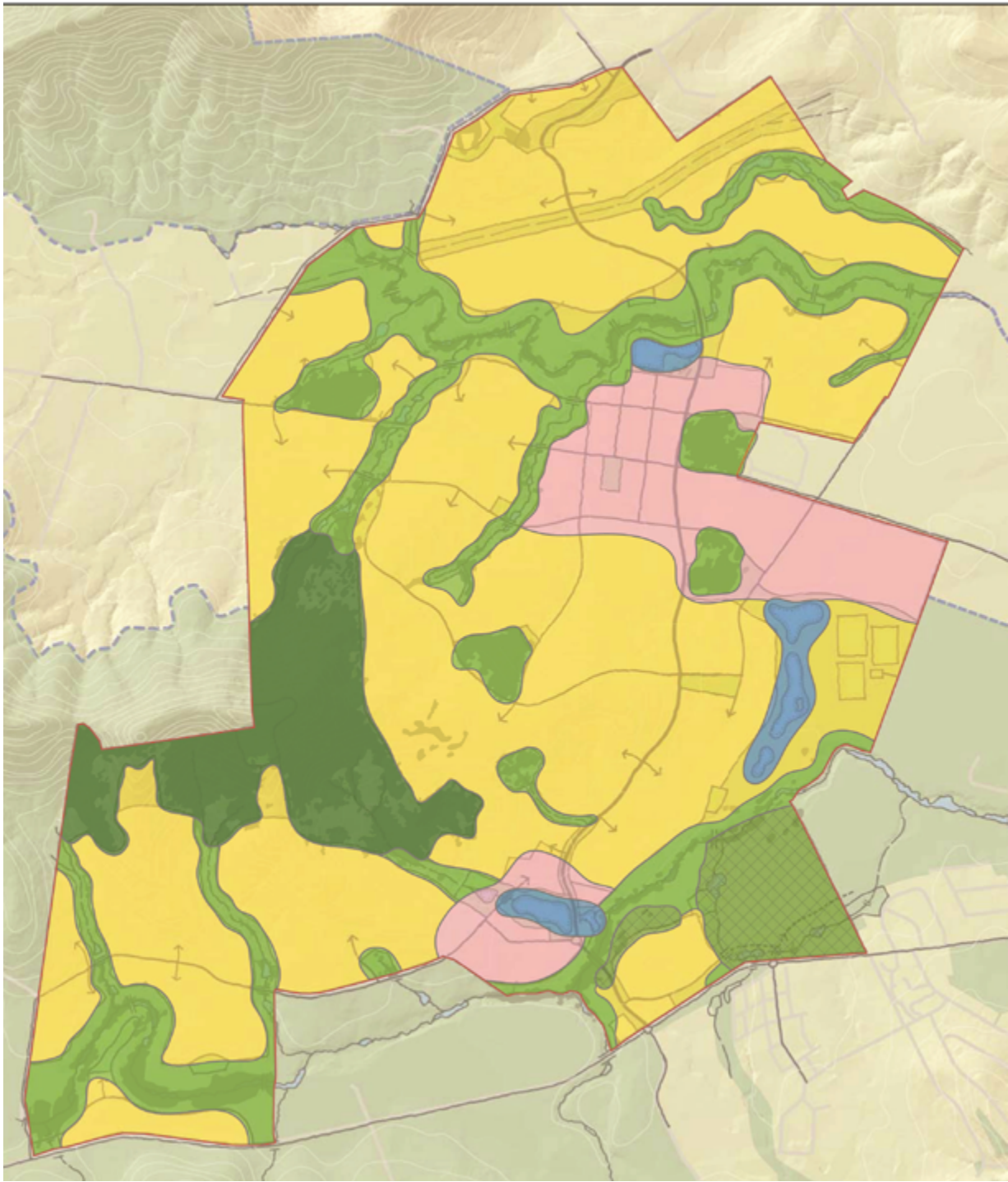


Part 3A Area (MOD 4 PPR)

 **Area Subject to Part 3A**  
Stage 1 Project Application Area



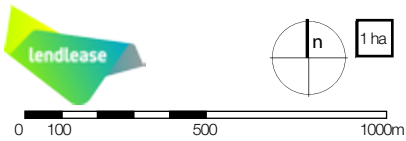
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours May 2019



Landscape Character Areas

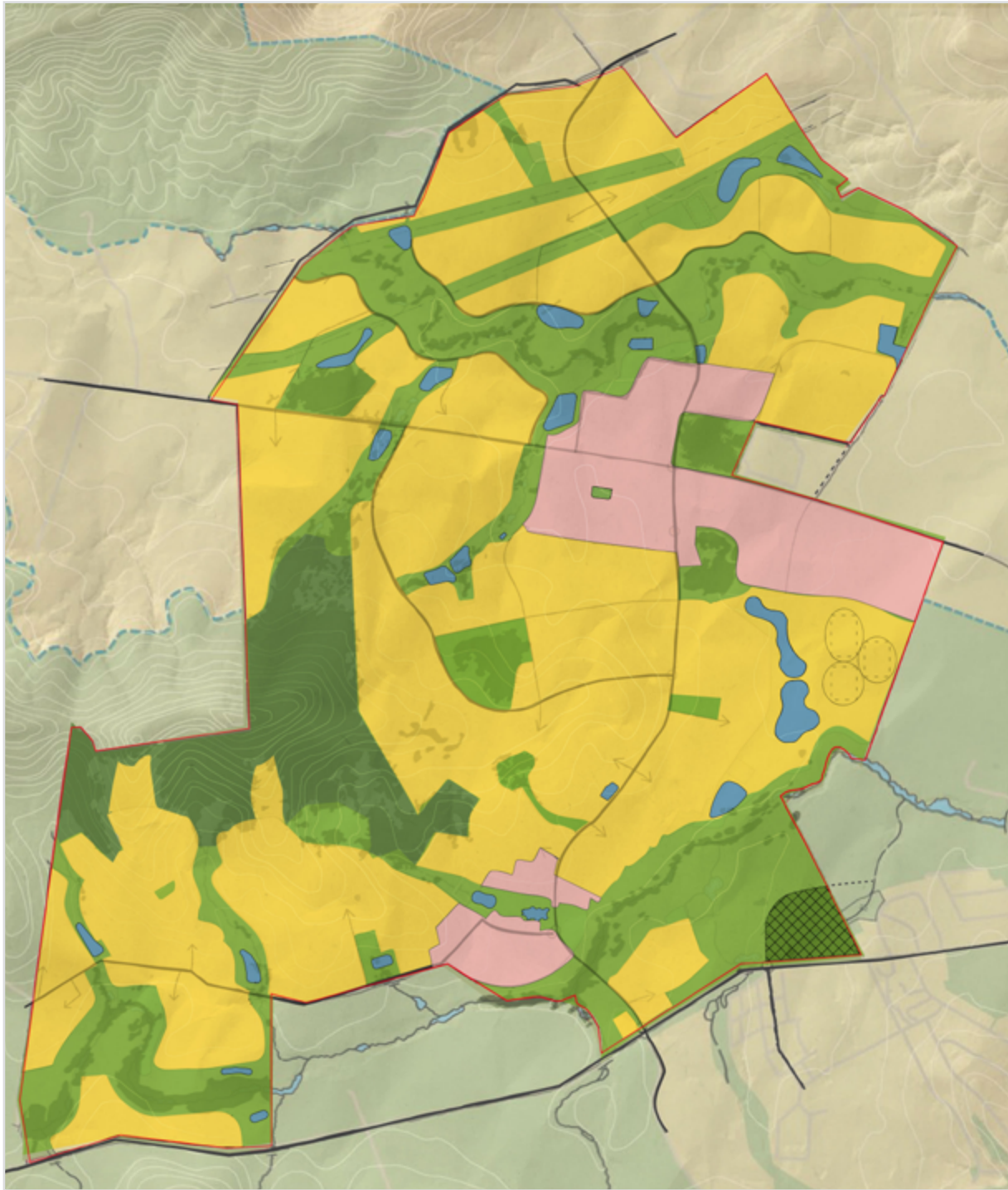
- Urban Plaza**  
Urban Streets, plazas and park area with a more formal structure
- Parkland**  
A range of landscape with a "Country Town" feel
- Riparian and Woodland**  
Pastoral and wooded areas
- Ponds and Lakes**  
Water focused precincts

- Bushland**  
Natural bushland areas
- Rural Landscape/Lifestyle**  
Agricultural area and paddocks



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

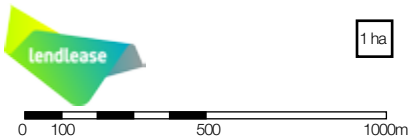




Landscape Character Areas (MOD 4 PPR)

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