

# CALDERWOOD CONCEPT PLANS

CALDERWOOD CONCEPT PLAN MP 09-008Z MOD 4 PPR

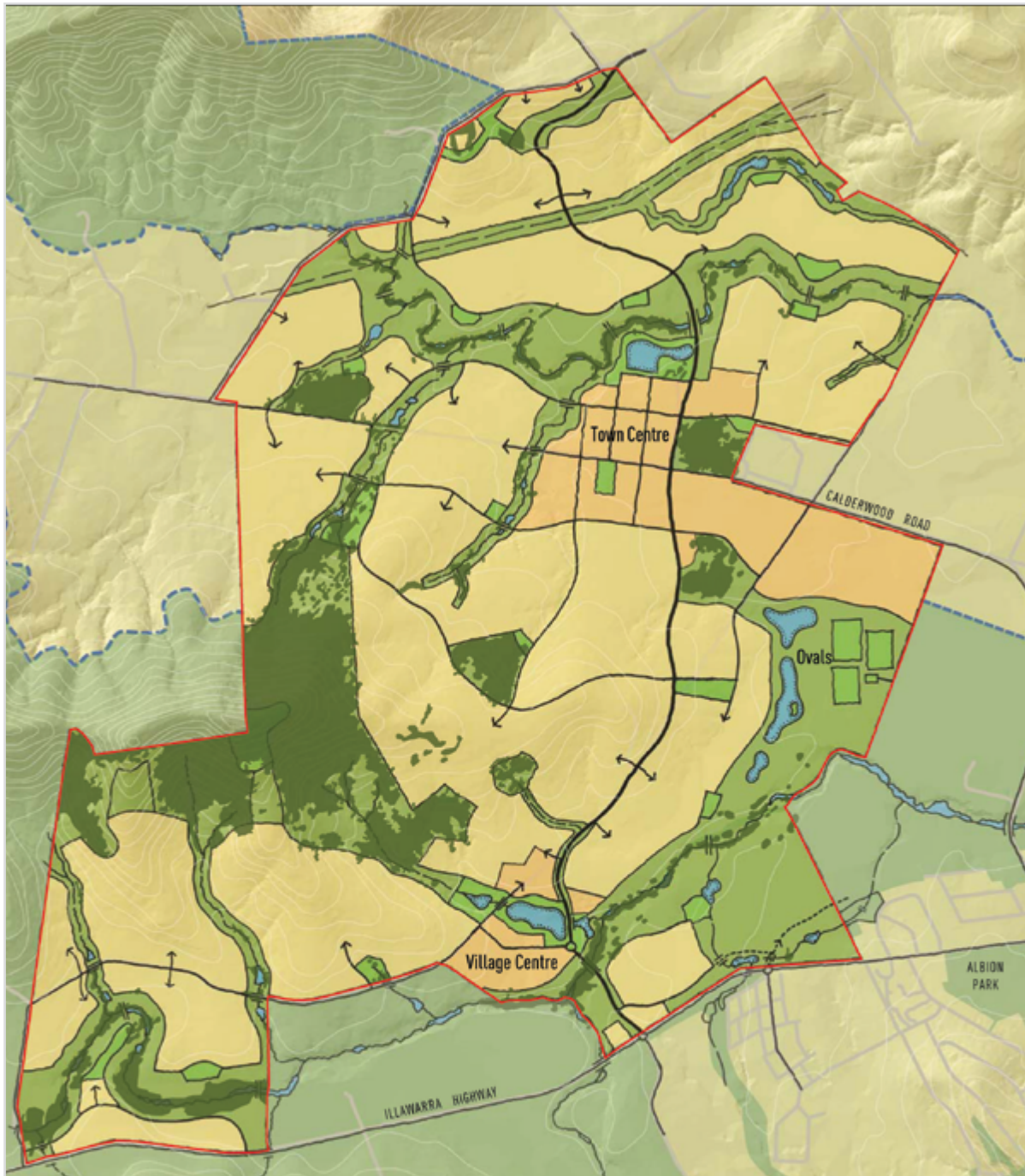


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## CONTENTS

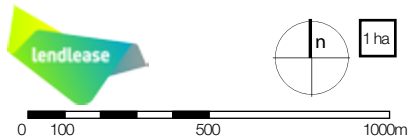
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CONCEPT PLAN	01
CONCEPT PLAN (MOD 4 PPR)	02
RESIDENTIAL CHARACTER AREA	03
RESIDENTIAL CHARACTER AREA (MOD 4 PPR)	04
RIPARIAN CORRIDOR NETWORK	05
RIPARIAN CORRIDOR NETWORK (MOD 4 PPR)	06
INDICATIVE OPEN SPACE NETWORK	07
INDICATIVE OPEN SPACE NETWORK (MOD 4 PPR)	08
ENVIRONMENTALLY SIGNIFICANT LANDS	09
ENVIRONMENTALLY SIGNIFICANT LANDS (MOD 4 PPR)	10
STATEMENT OF COMMITMENT #37	11
STATEMENT OF COMMITMENT #37 (MOD 4 PPR)	12
BUSHFIRE ASSET PROTECTION ZONES (APZ)	13
BUSHFIRE ASSET PROTECTION ZONES (APZ) (MOD 4 PPR)	14
ROAD LAYOUT AND HIERARCHY	15
ROAD LAYOUT AND HIERARCHY (MOD 4 PPR)	16
PROPOSED PEDESTRIAN & CYCLE NETWORK	17
PROPOSED PEDESTRIAN & CYCLE NETWORK (MOD 4 PPR)	18
INDICATIVE BUS SERVICE	19
INDICATIVE BUS SERVICE (MOD 4 PPR)	20
WATER CYCLE MANAGEMENT	21
WATER CYCLE MANAGEMENT (MOD 4 PPR)	22
FLOOD MITIGATION PLAN	23
MOD 4 PPR FLOOD MITIGATION PLAN (MOD 4 PPR)	24
POSSIBLE SCHOOL SITES	25
POSSIBLE SCHOOL SITES (MOD 4 PPR)	26
PART 3A AREA	27
PART 3A AREA (MOD 4 PPR)	28
LANDSCAPE CHARACTER AREA	29
LANDSCAPE CHARACTER AREA (MOD 4 PPR)	30

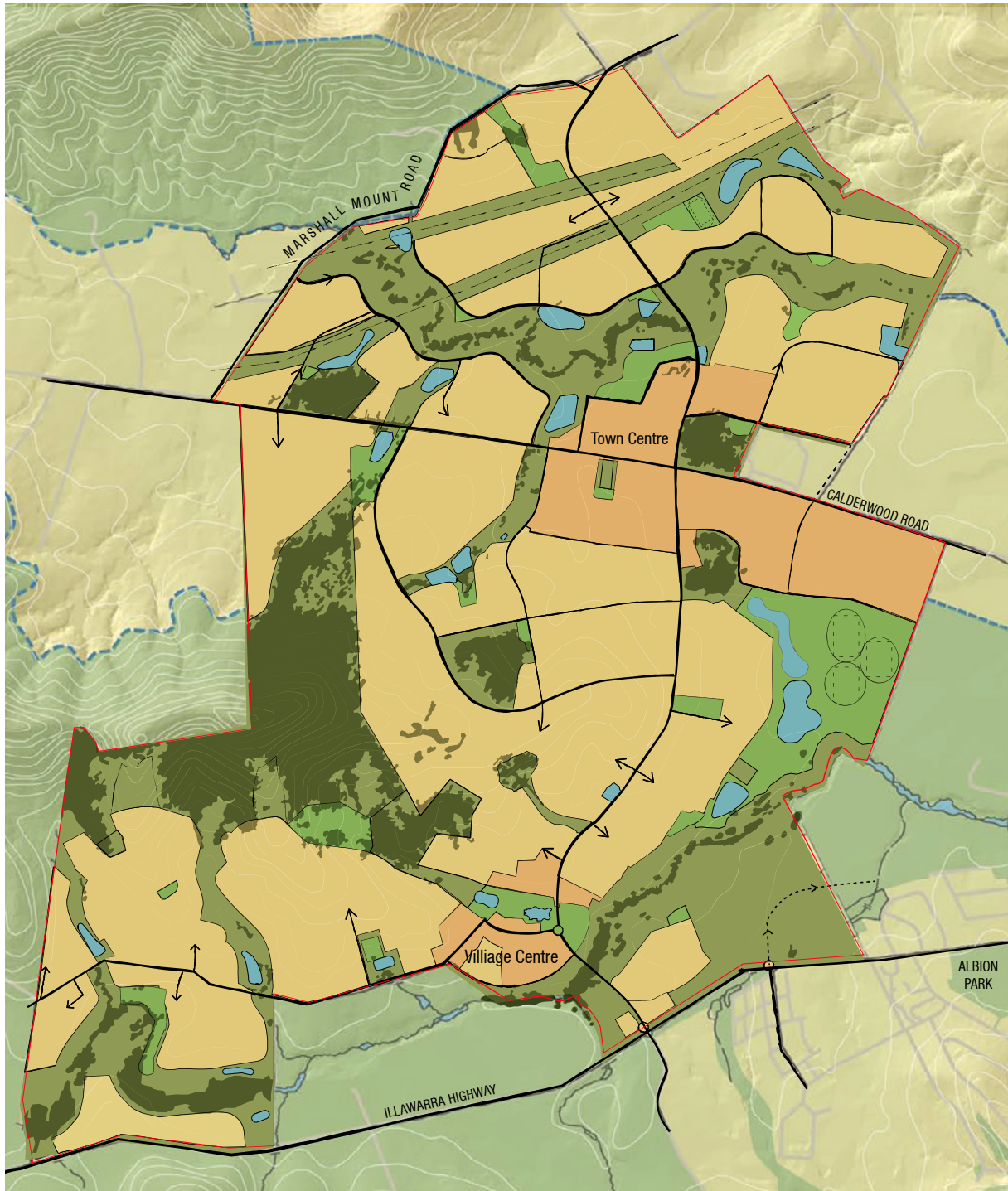


Concept Plan

- 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**

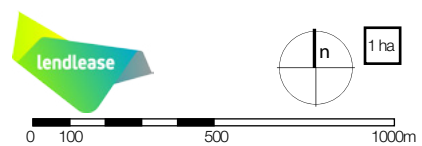


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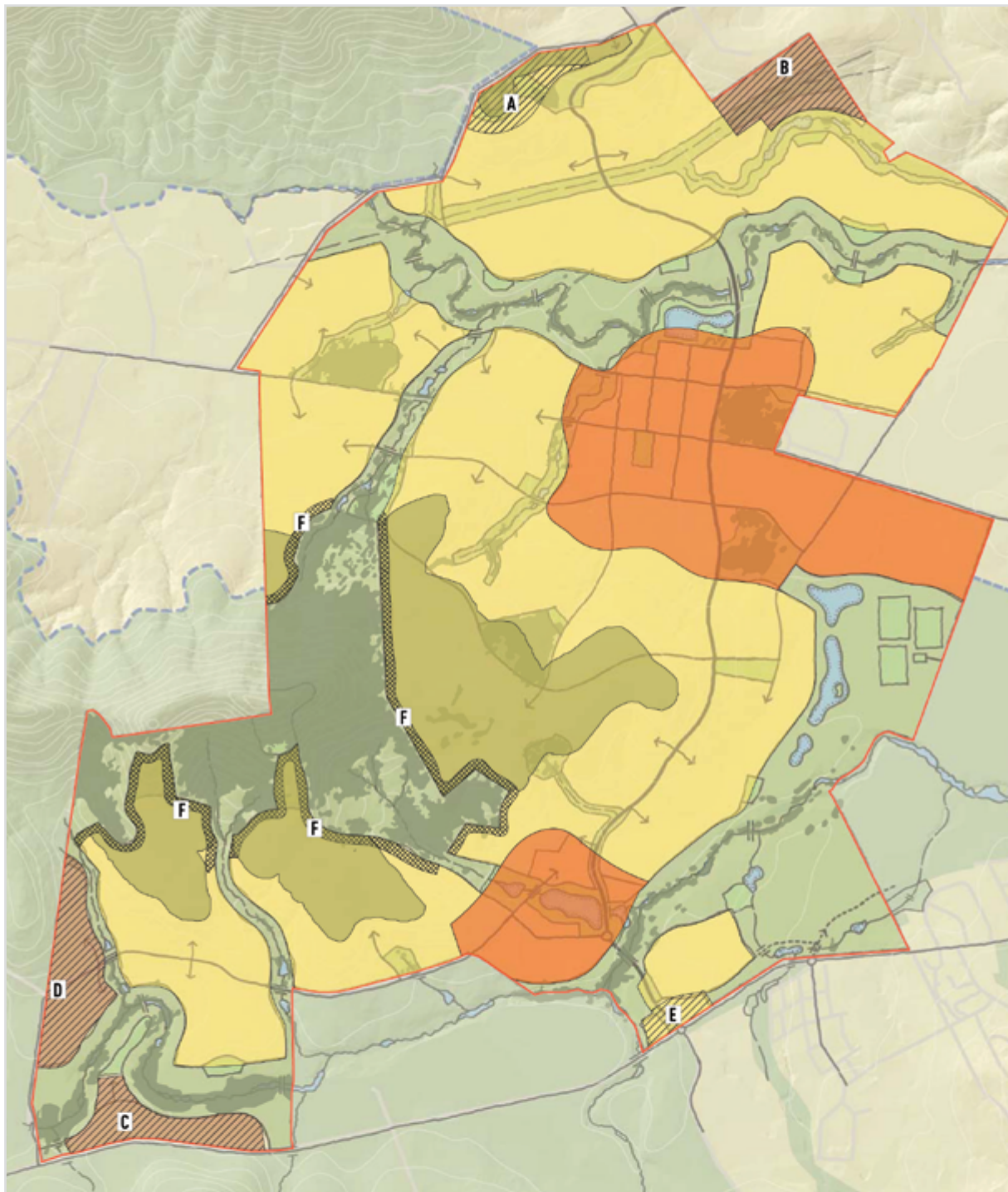


Concept Plan (MOD 4 PPR)

- Town and Village Centres**  
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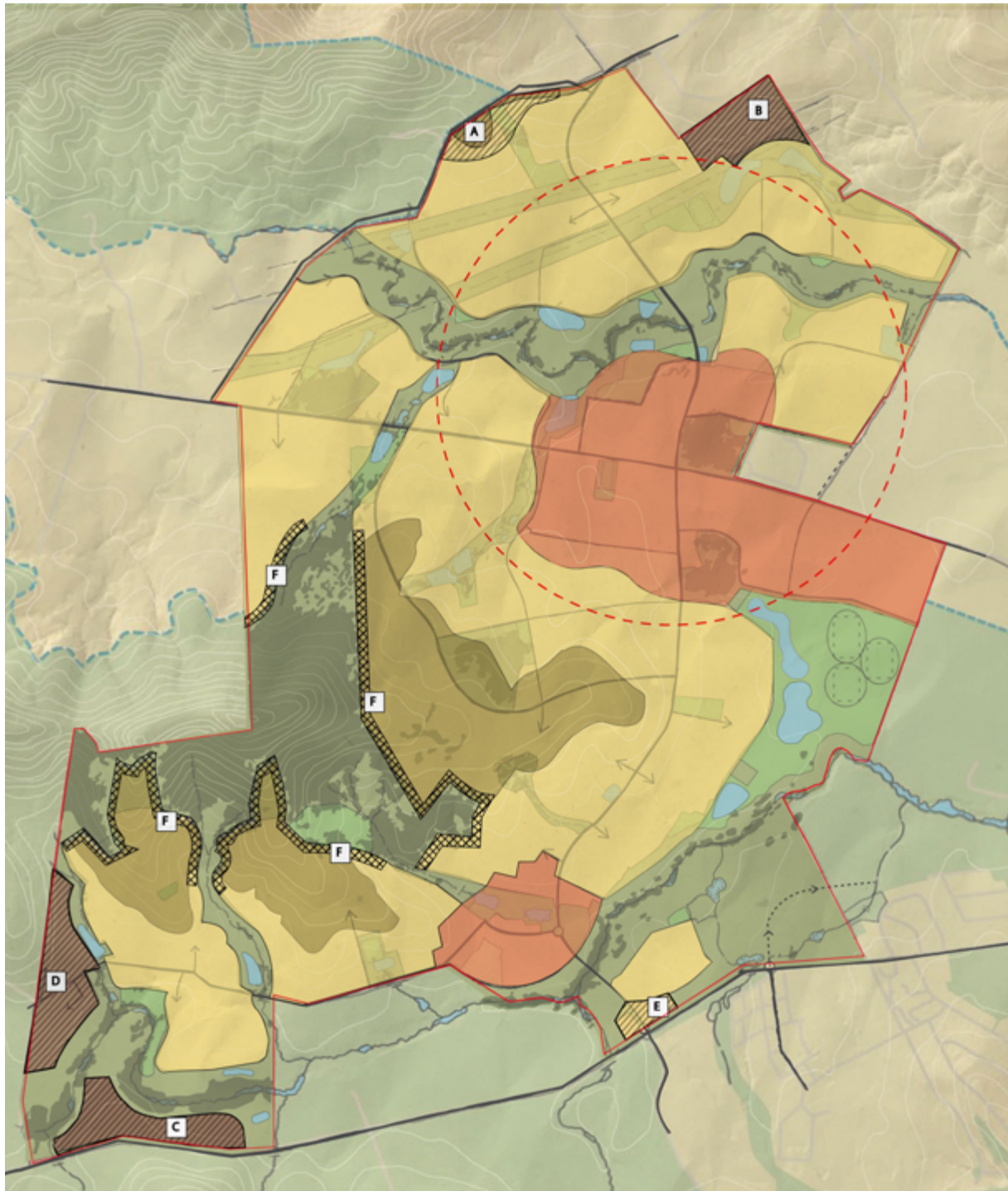
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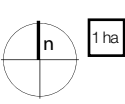
Residential Character Area



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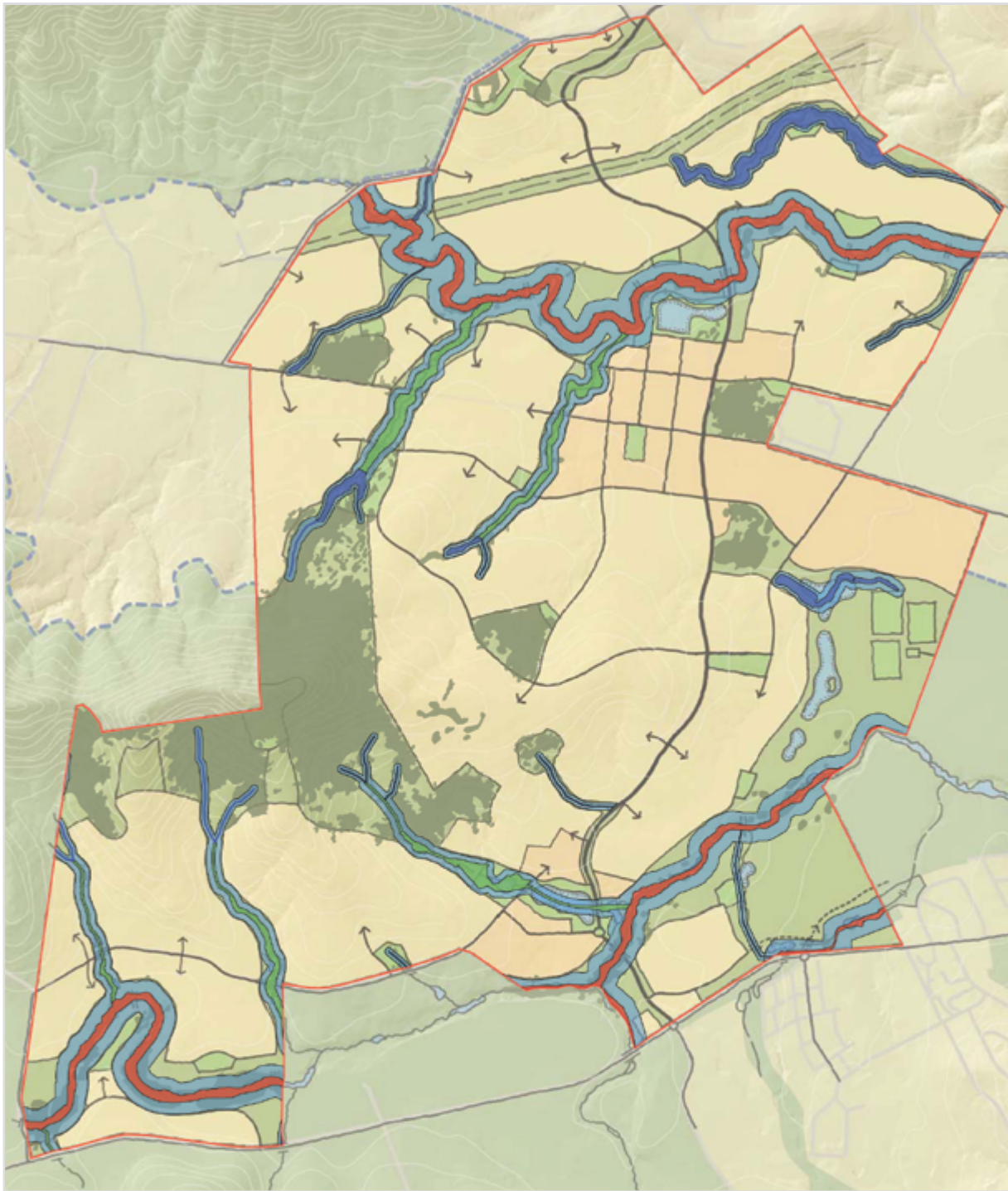


Residential Character Area (MOD 4 PPR)





	<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				

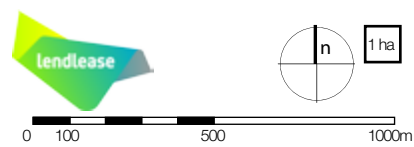
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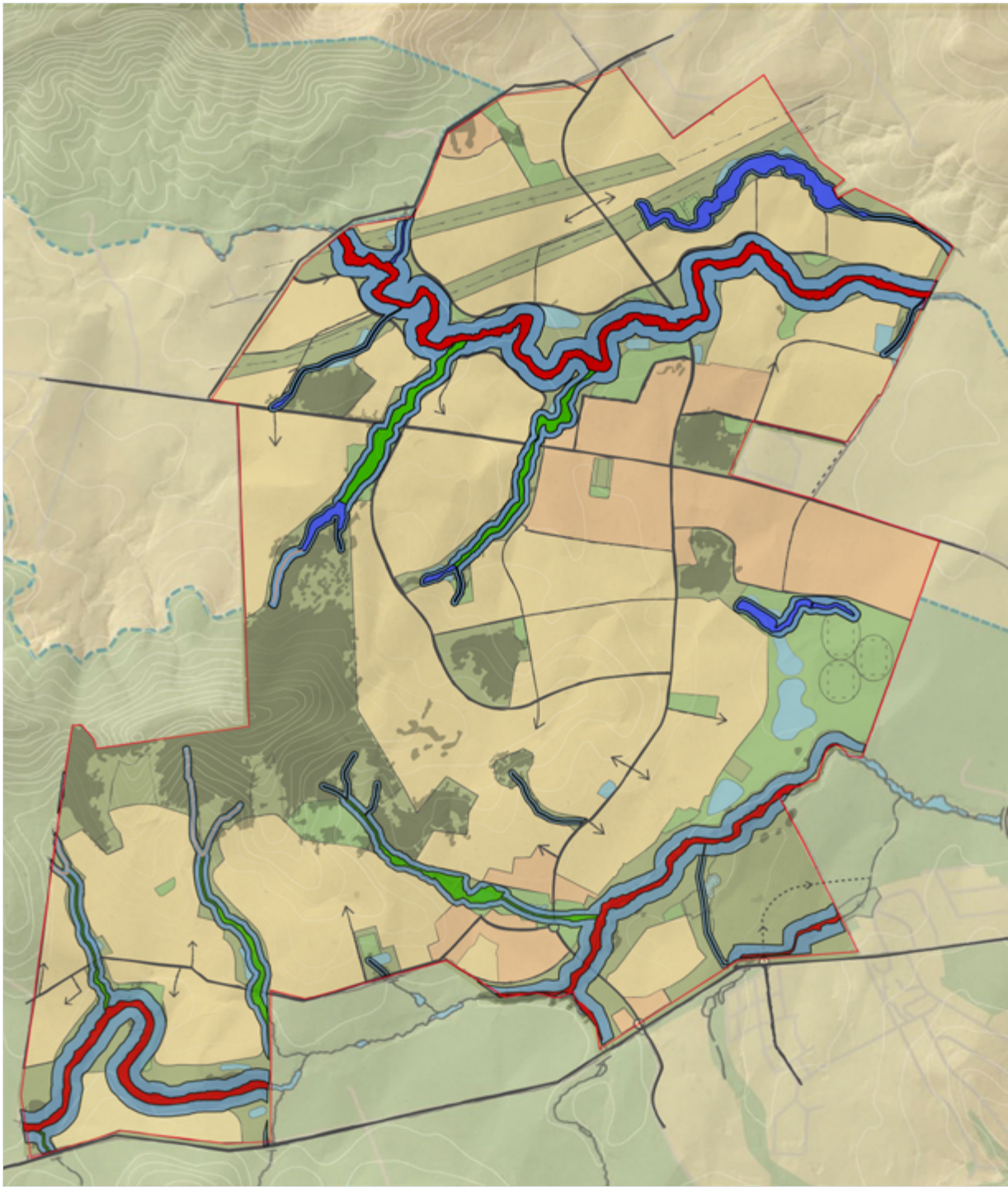


Riparian Corridor Network





- 
**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

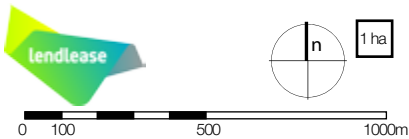


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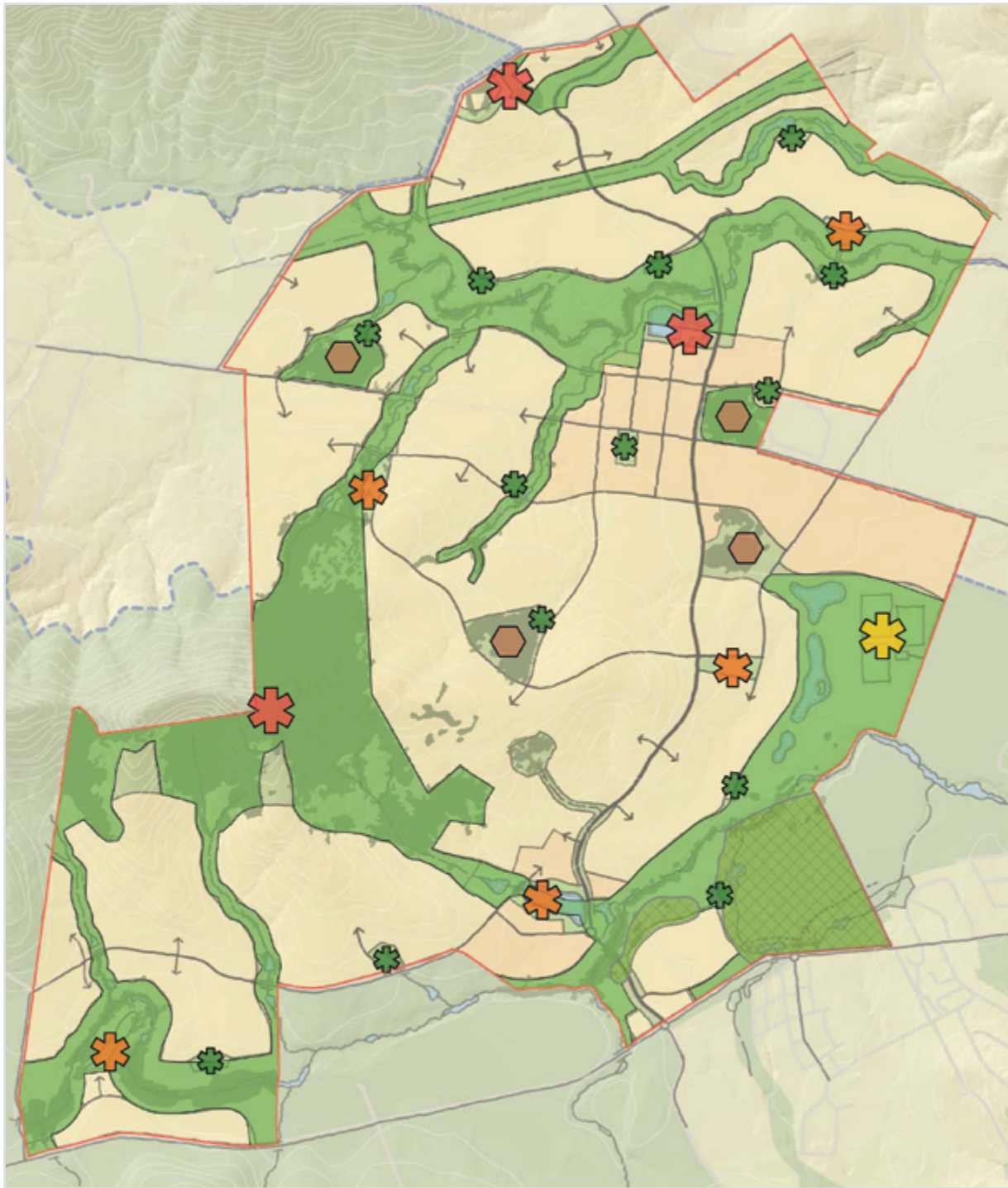


Proposed Riparian Corridor Network (MOD 4 PPR)

-  **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





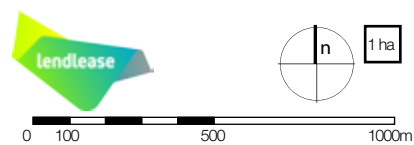
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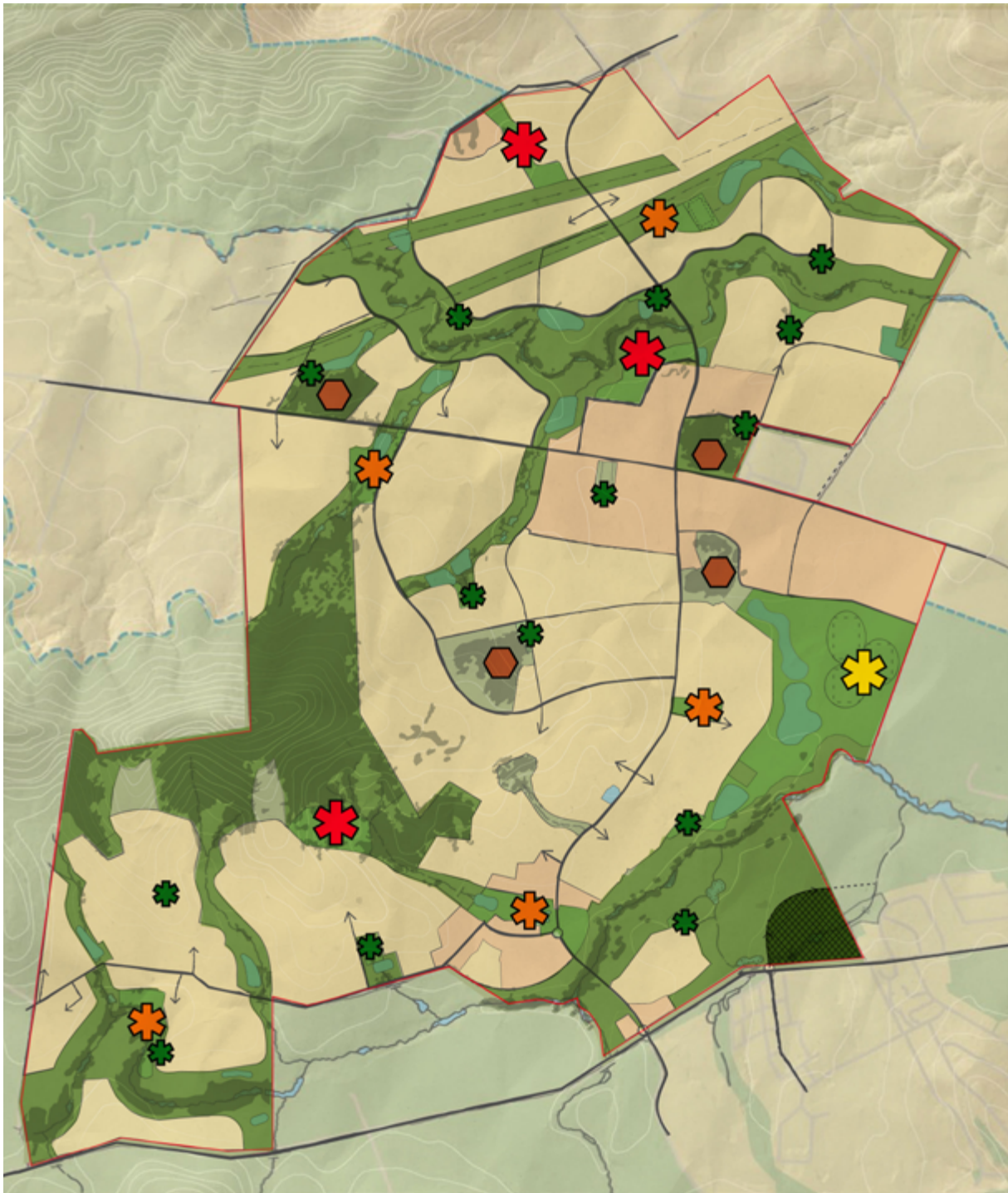
Indicative Open Space Network

-  **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



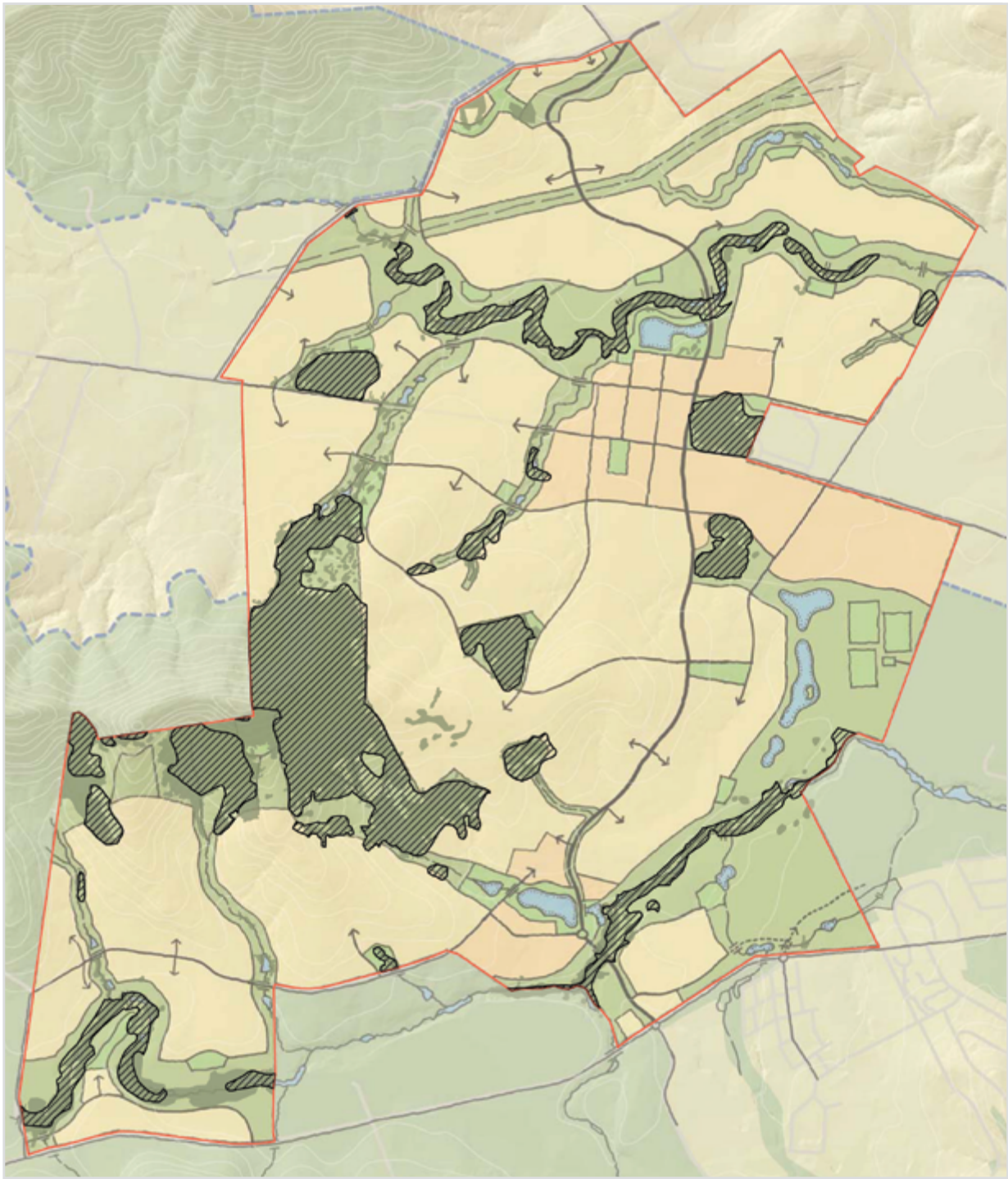
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Indicative Open Space Network (MOD 4 PPR)

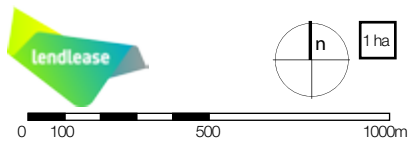


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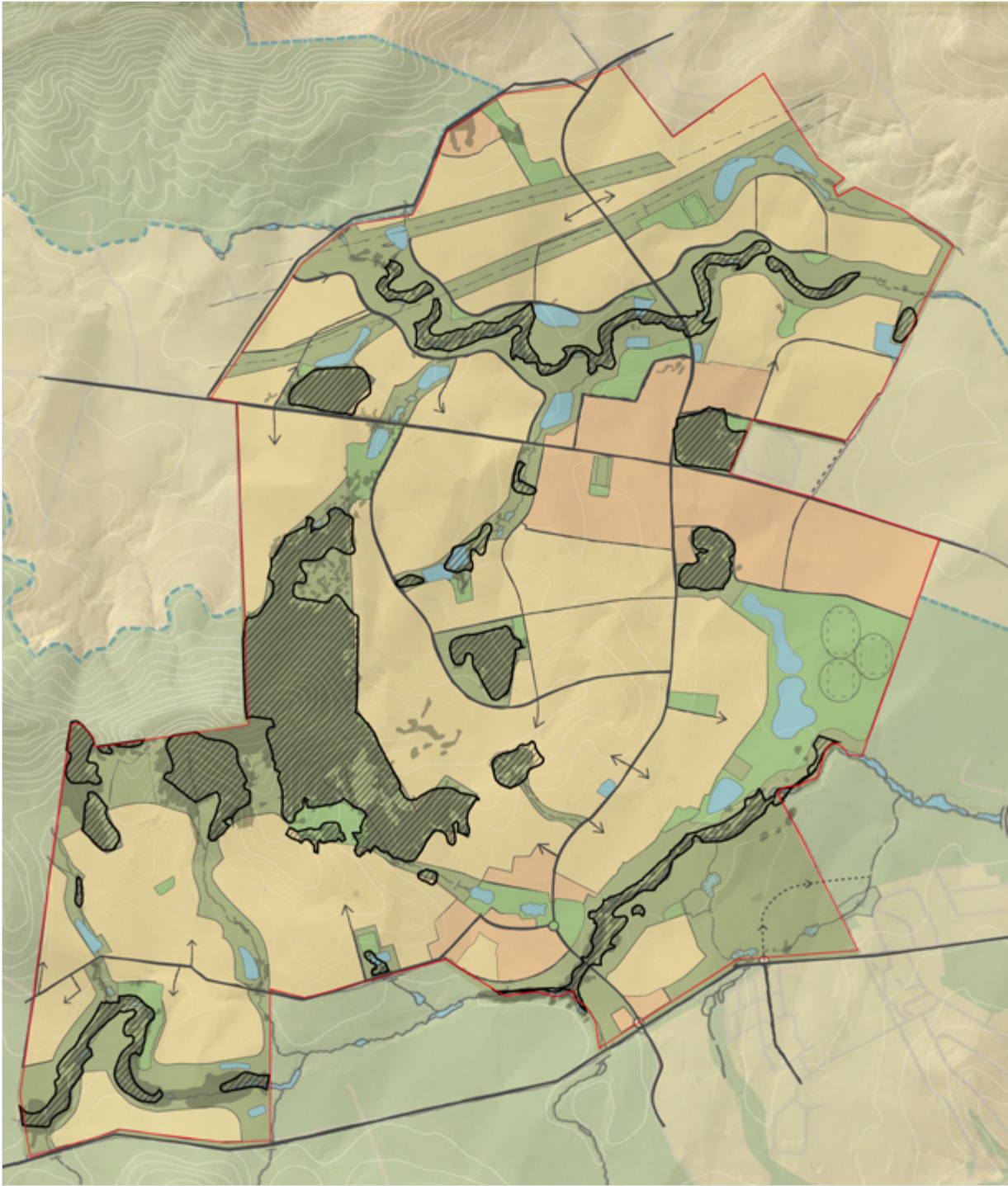


Environmentally Significant Lands

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

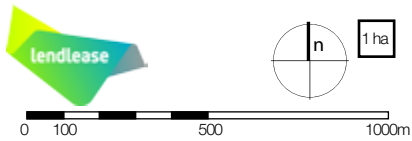


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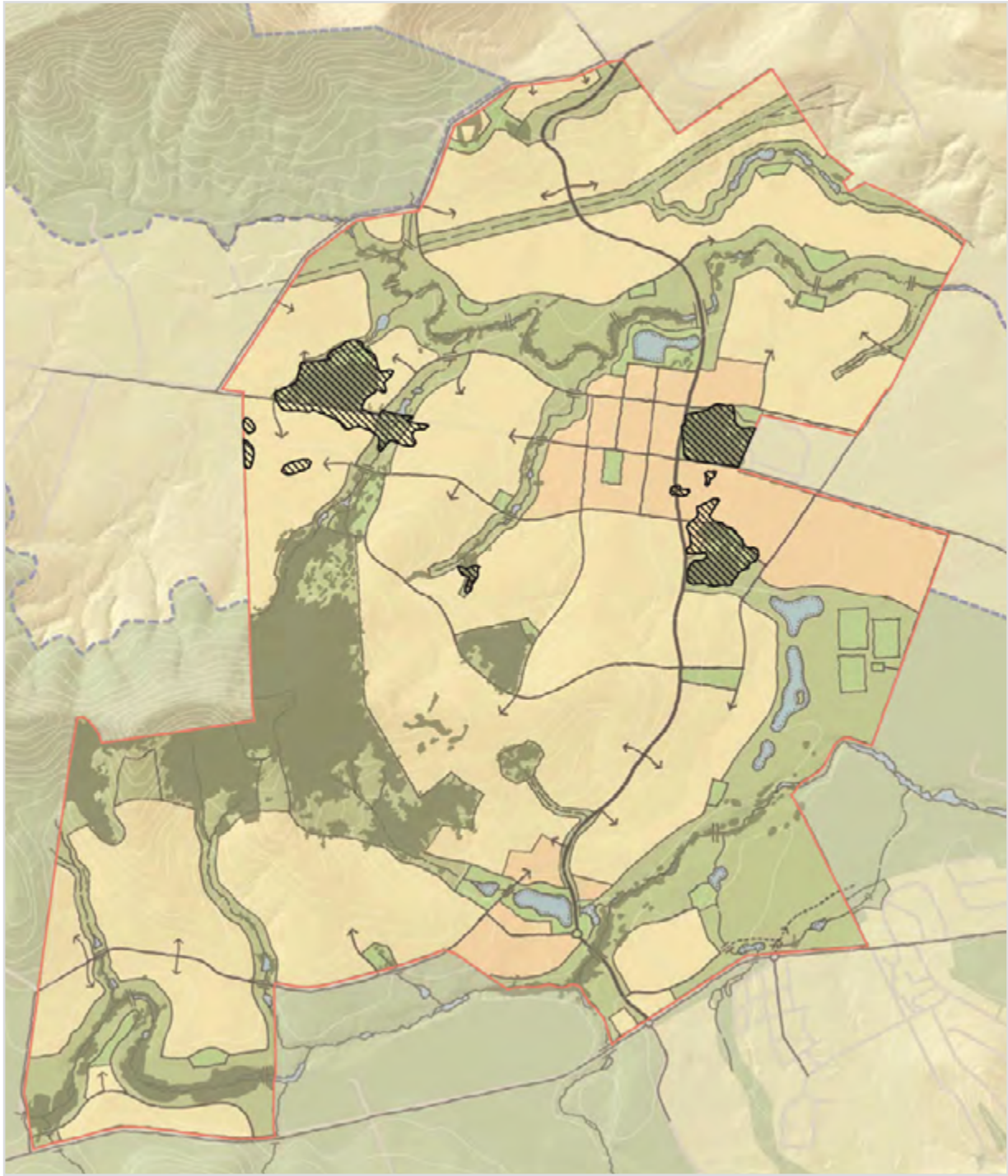


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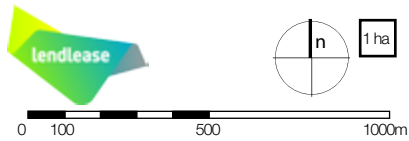


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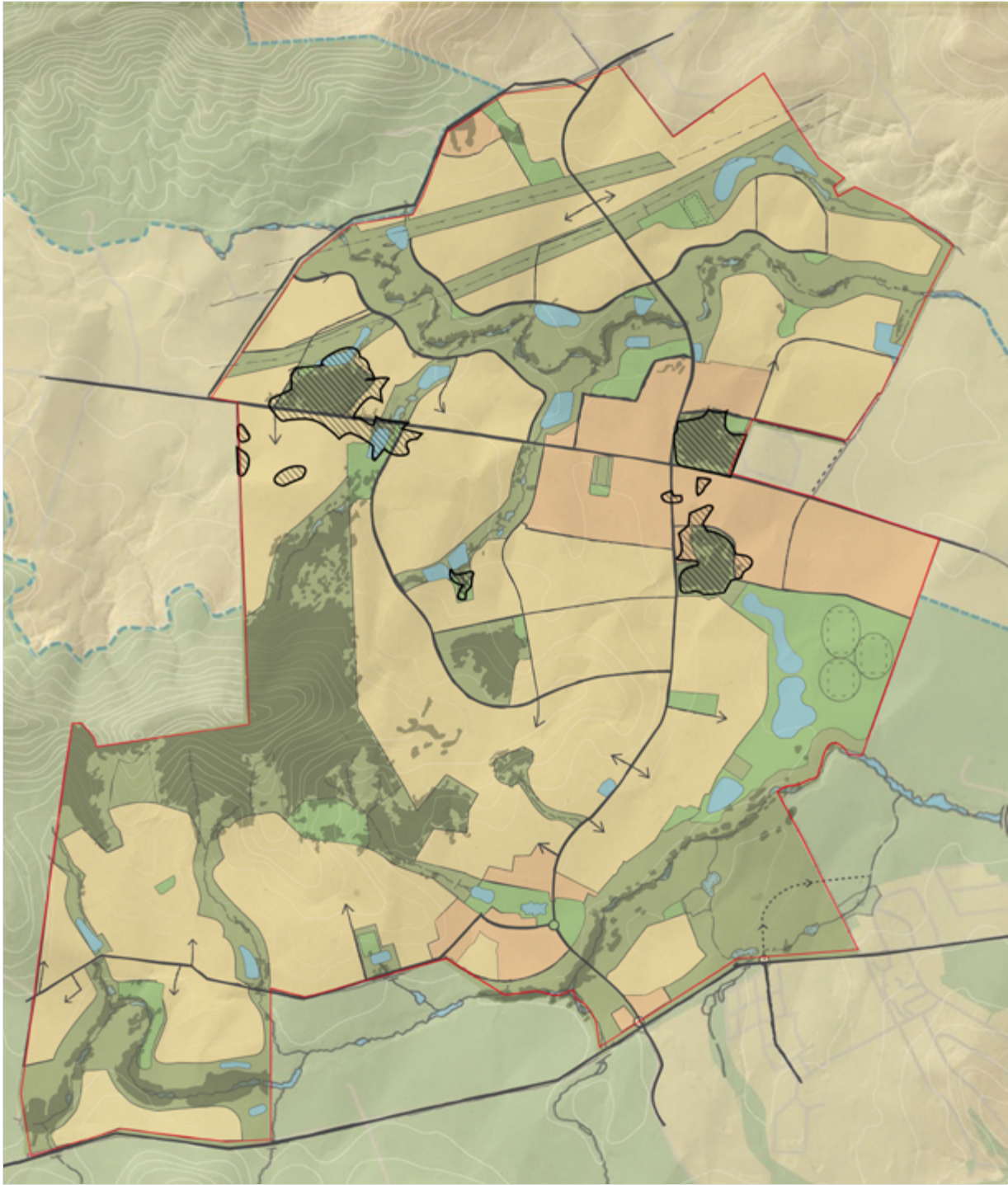


Statement of commitment #37

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

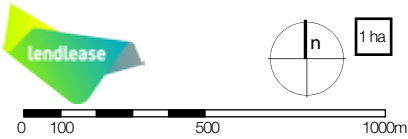


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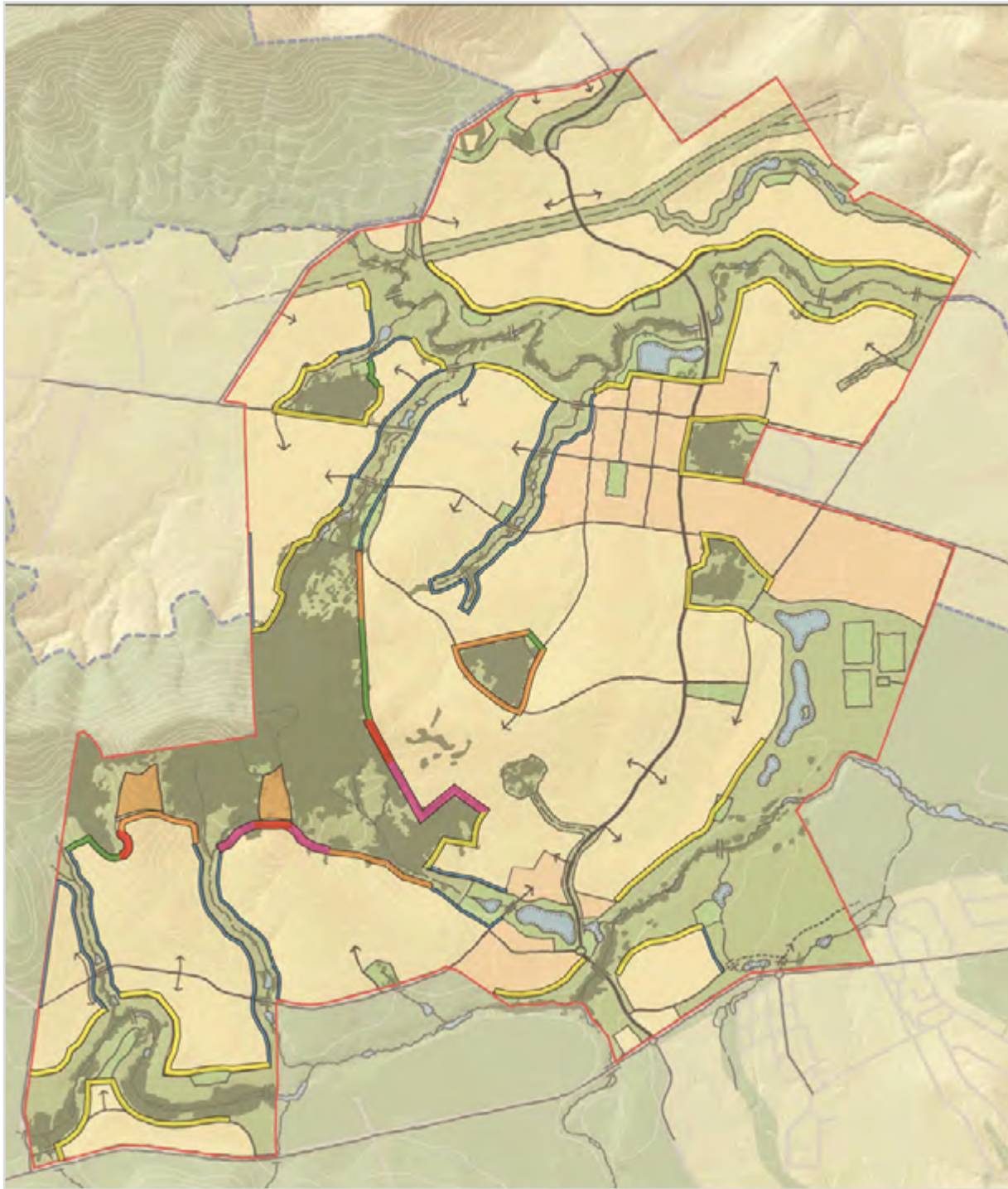


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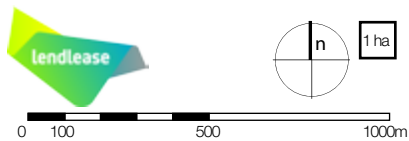
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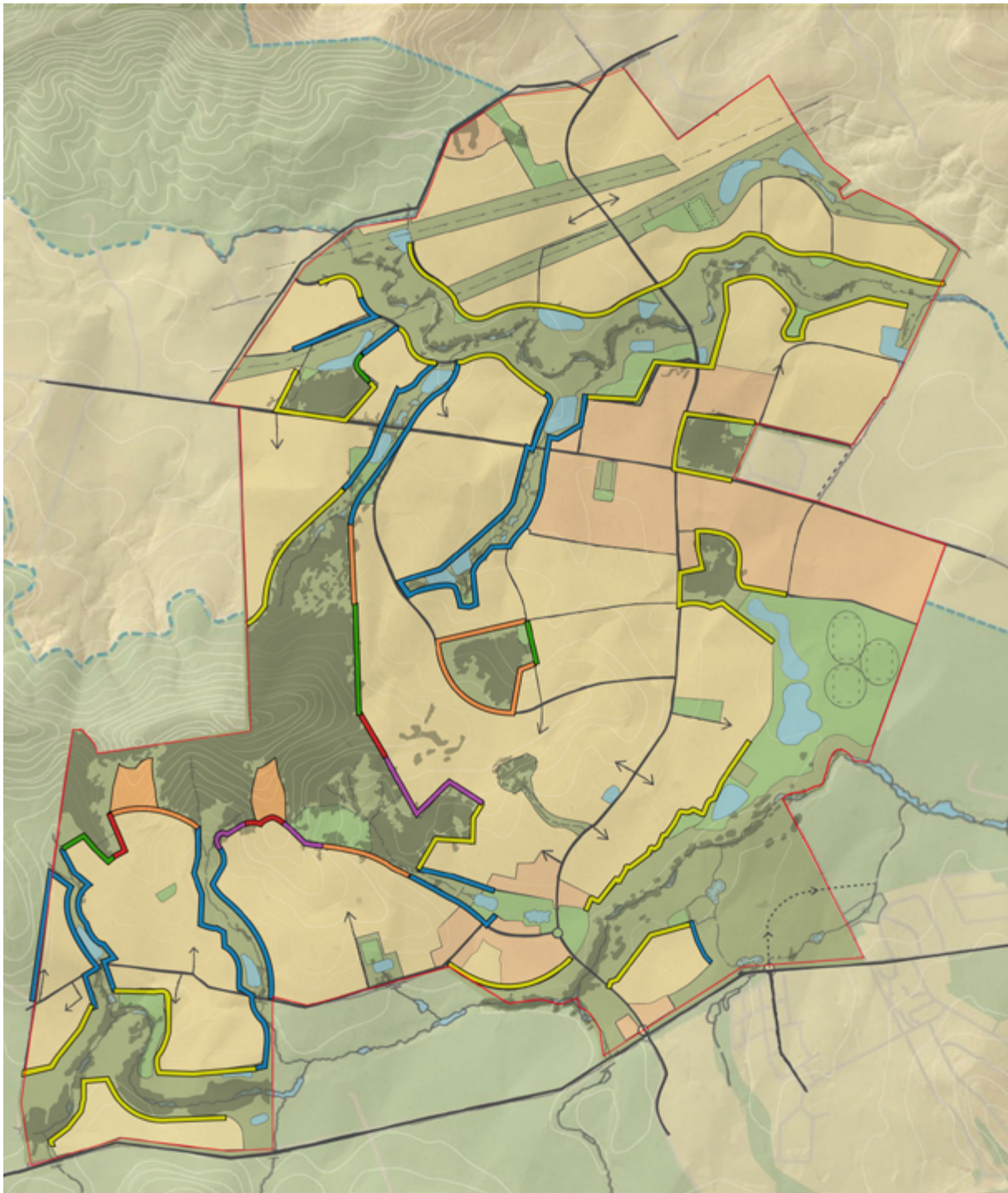
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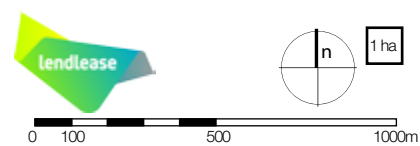
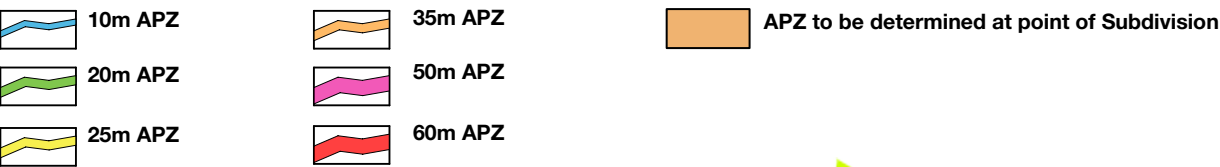
Bushfire Asset Protection Zones (APZ)



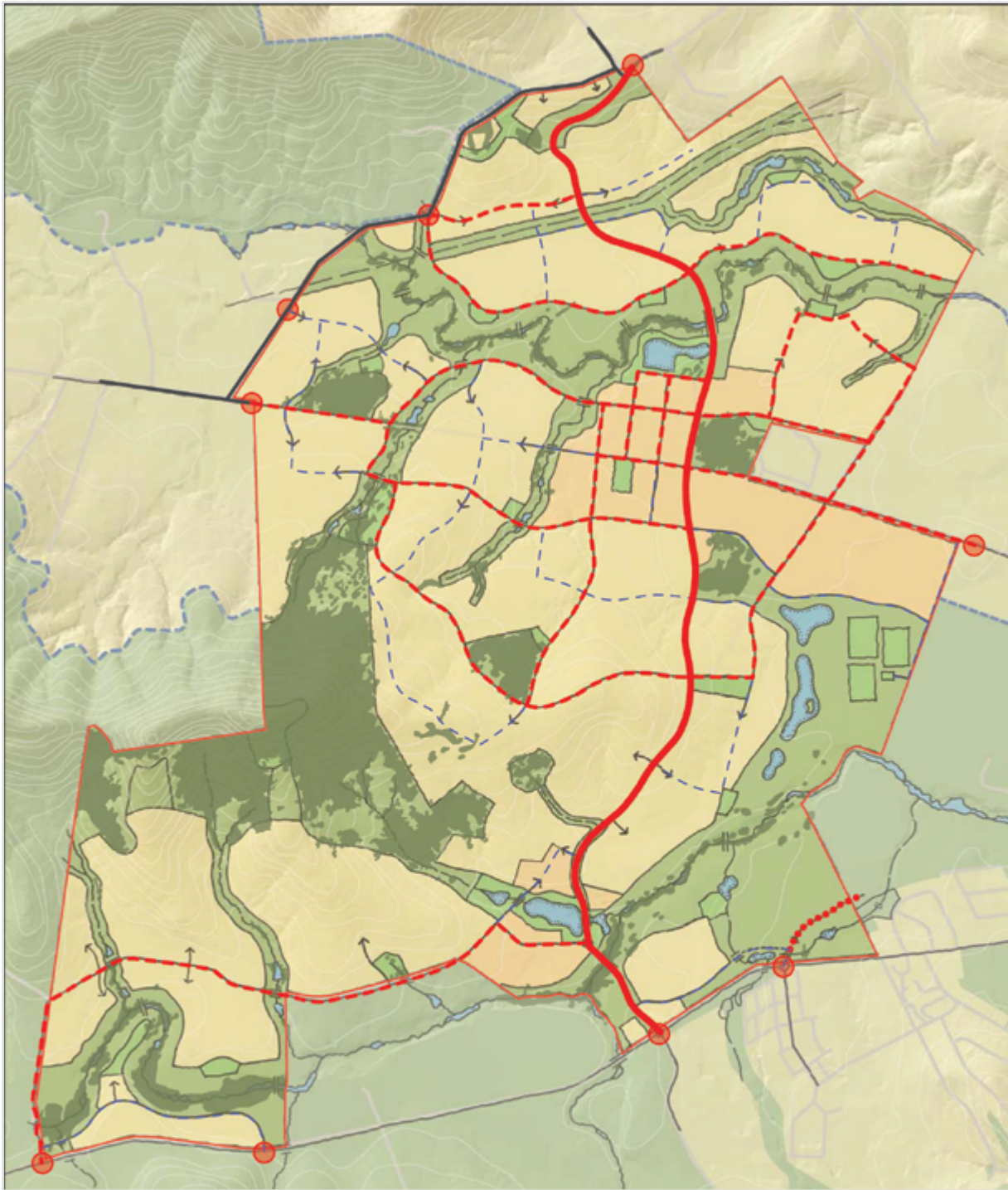
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



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



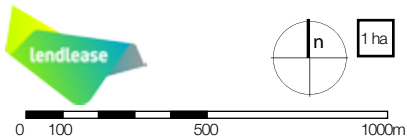
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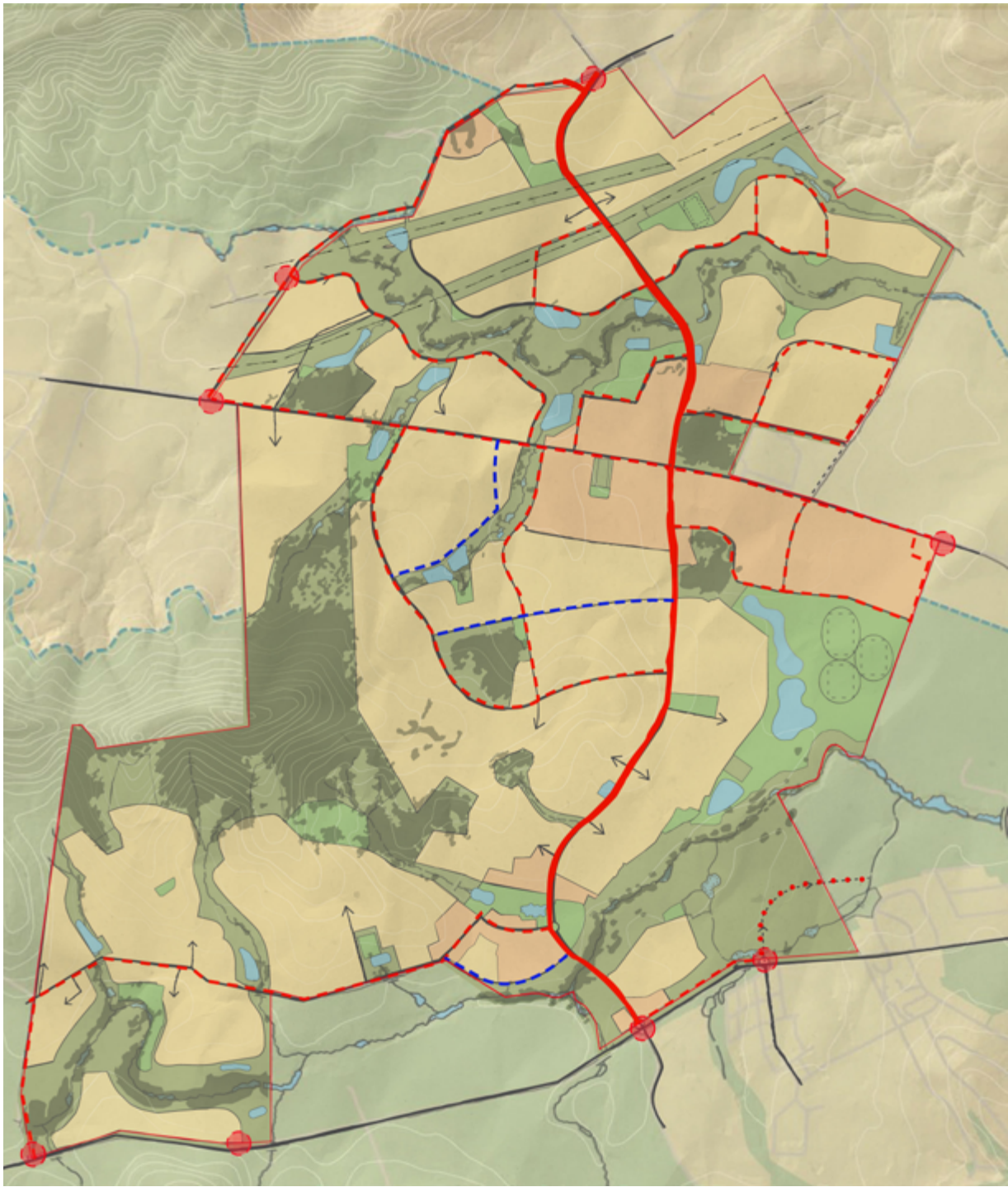
Road Layout and Hierarchy

-  **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



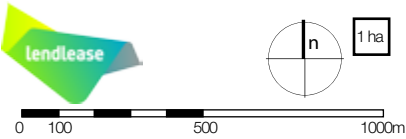
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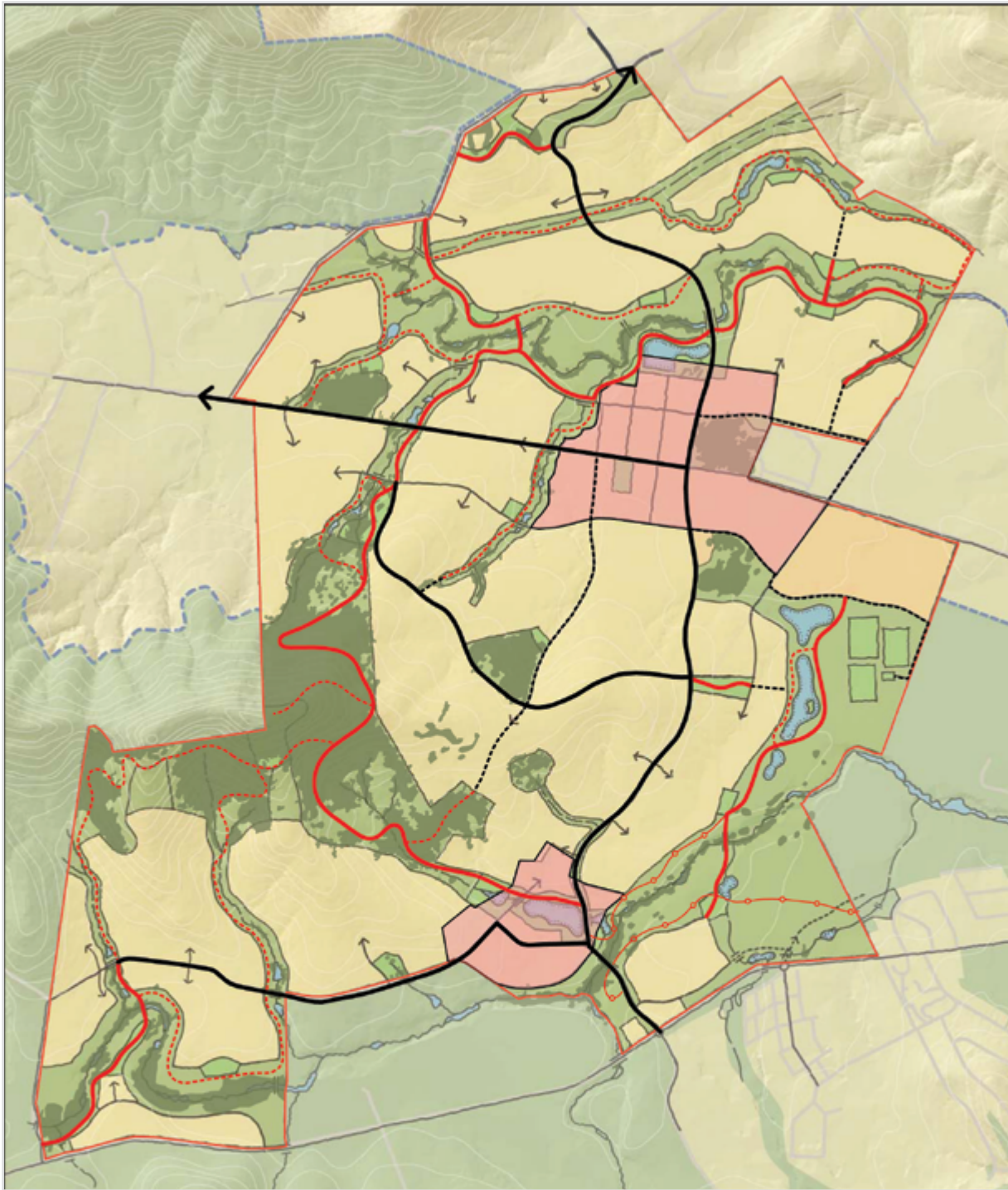
Road Layout and Hierarchy (MOD 4 PPR)

-  **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)**






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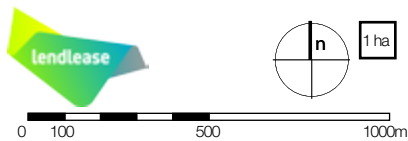
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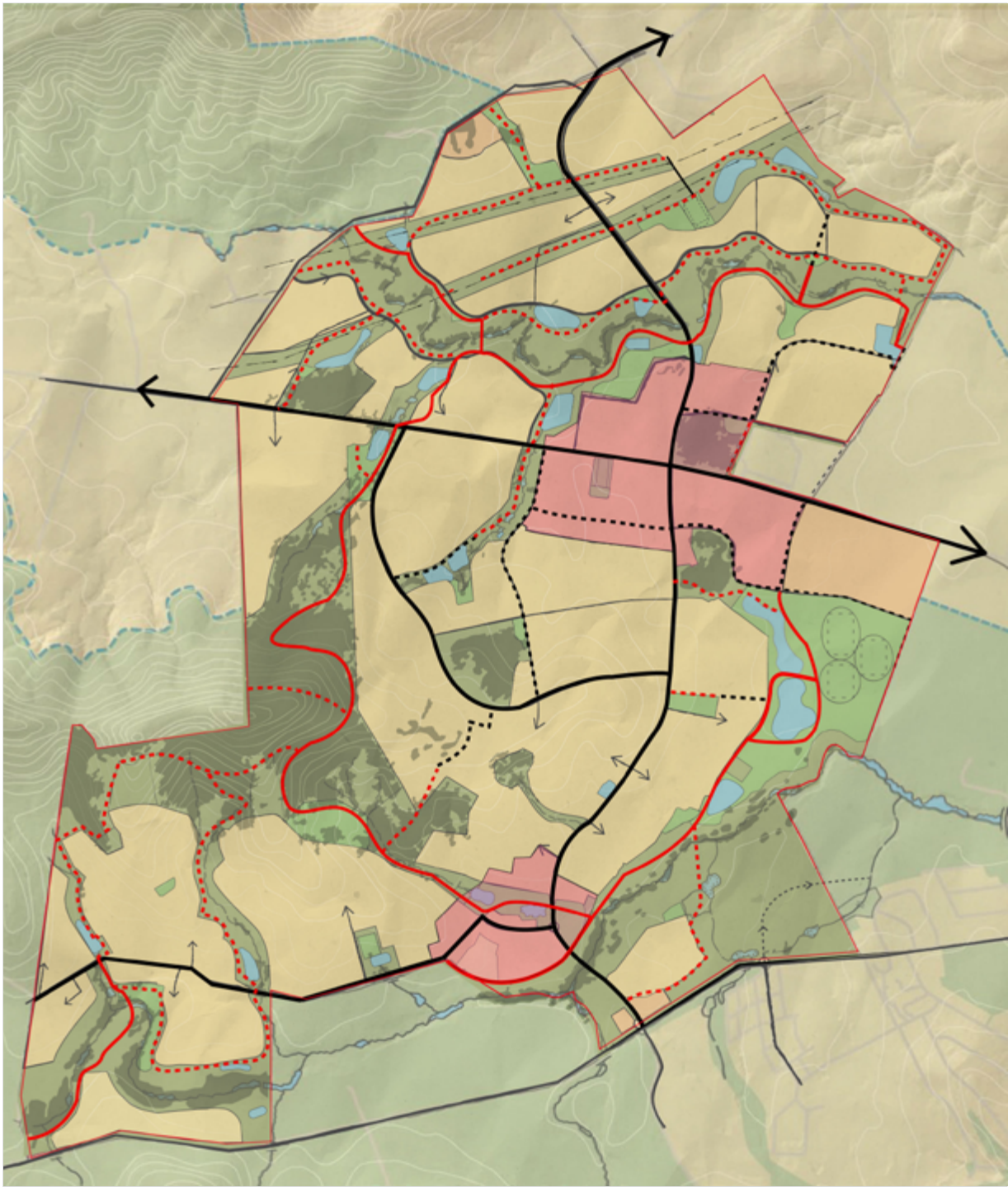
Proposed Pedestrian & Cycle Network

-  **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**



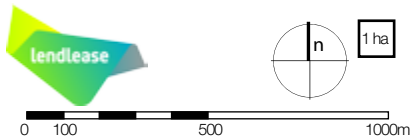
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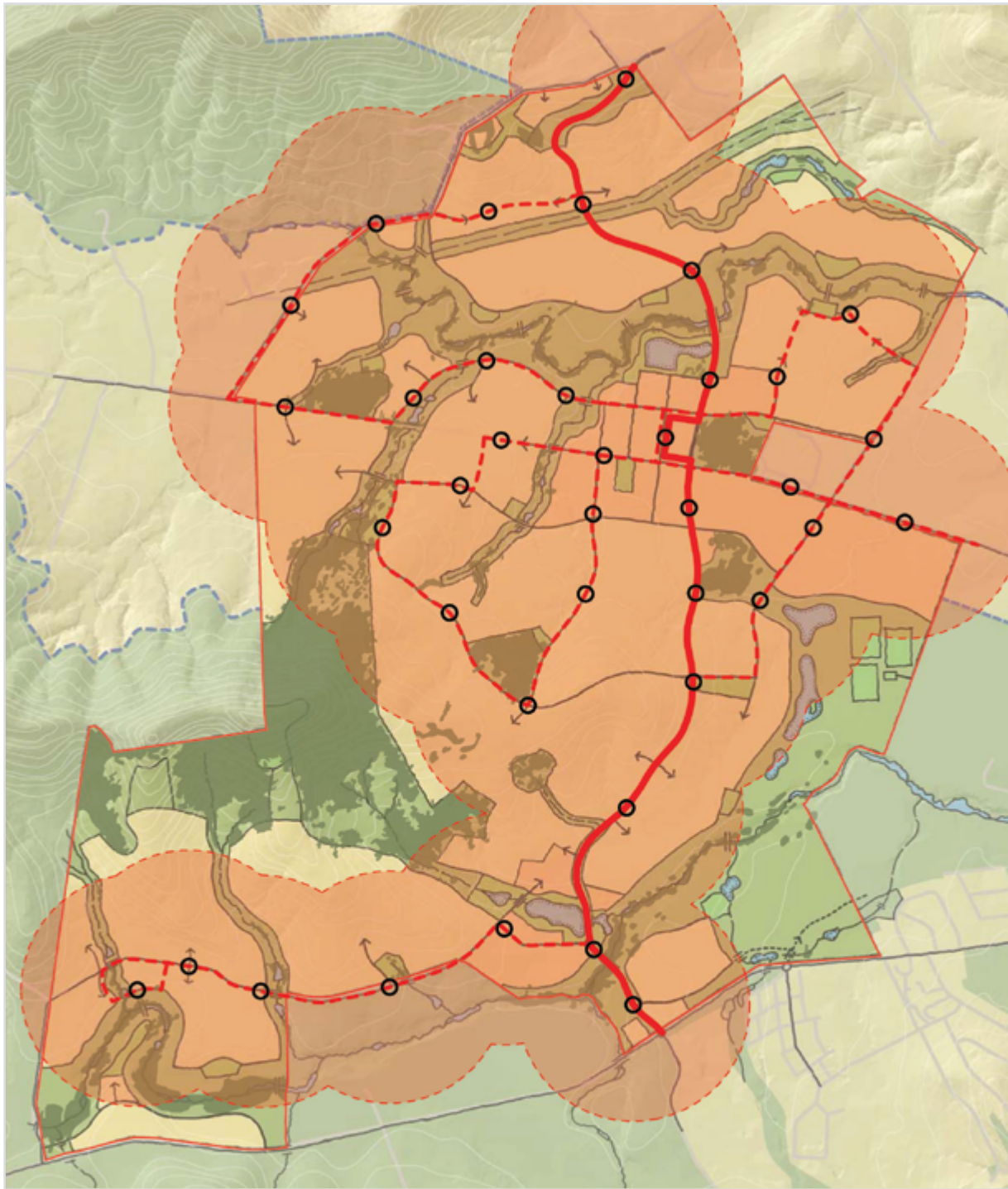
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-  **Secondary Path in Road Corridors**  
1.5m-2.5m sealed
-  **Primary Trail in Open Space Corridors**  
2.5m sealed\*
-  **Secondary Trail in Open Space Corridors**  
1.5m gravel

 **Indicative Crossing Points (Vehicles Only)**



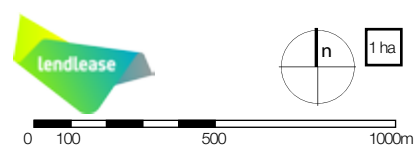
\* Trail through the Johnstons Spur will be 1.5m and of a material sensitive to the environment (eg gravel, decomposed granite, etc)



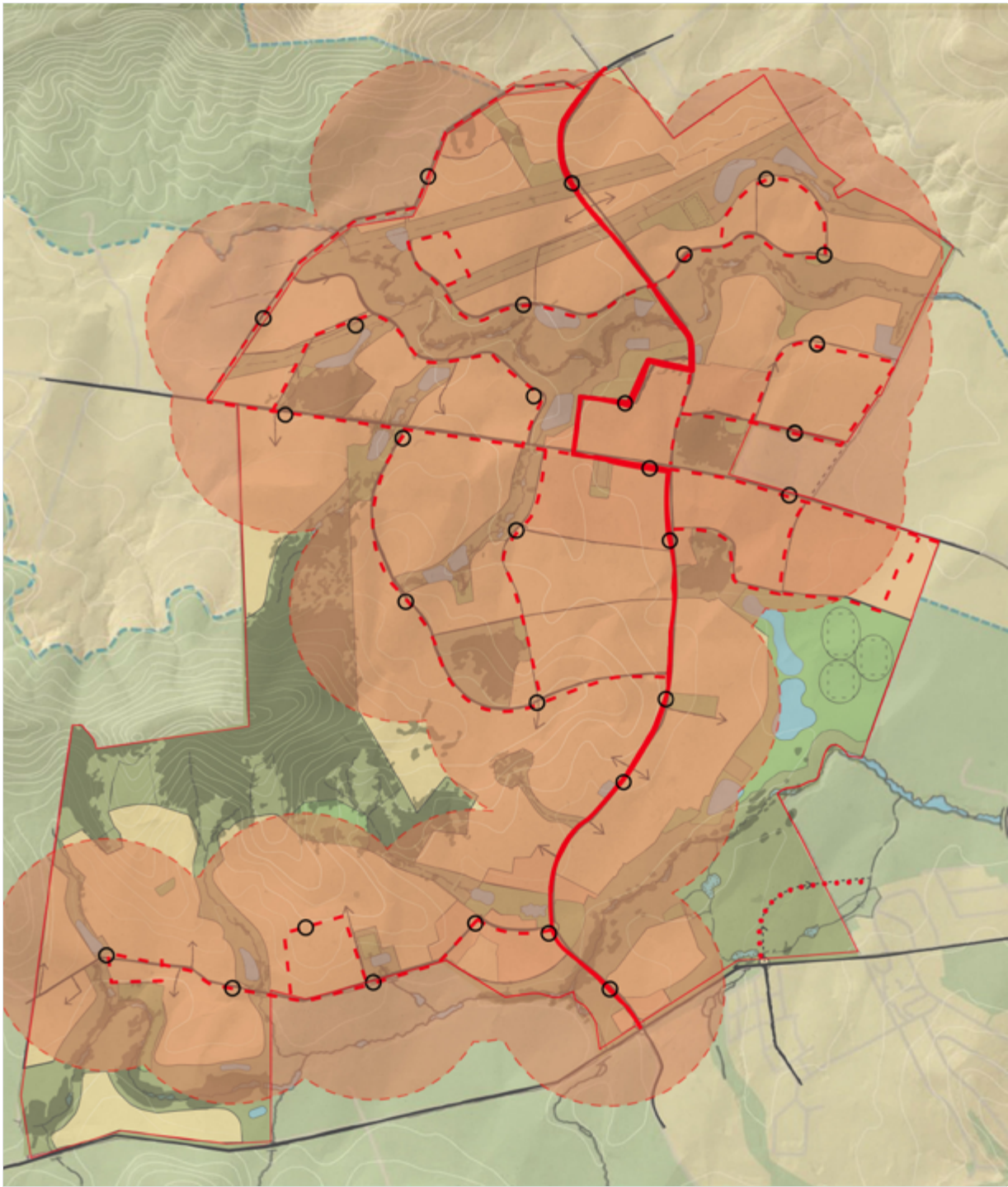
Indicative Bus Service

-  **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



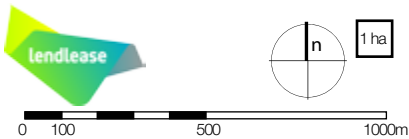
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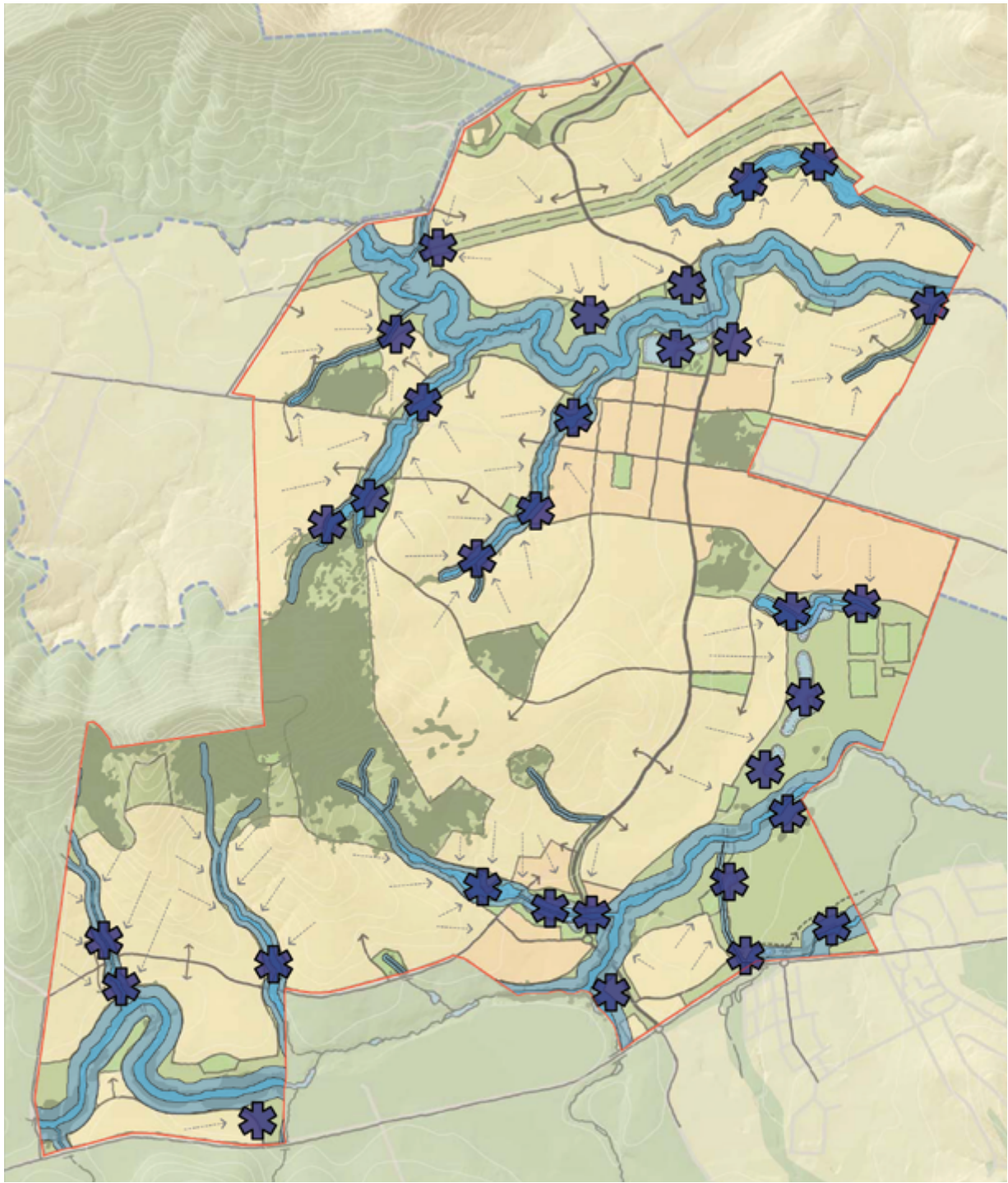
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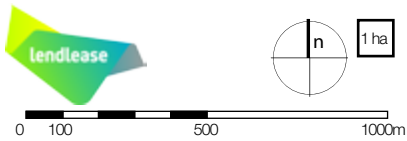


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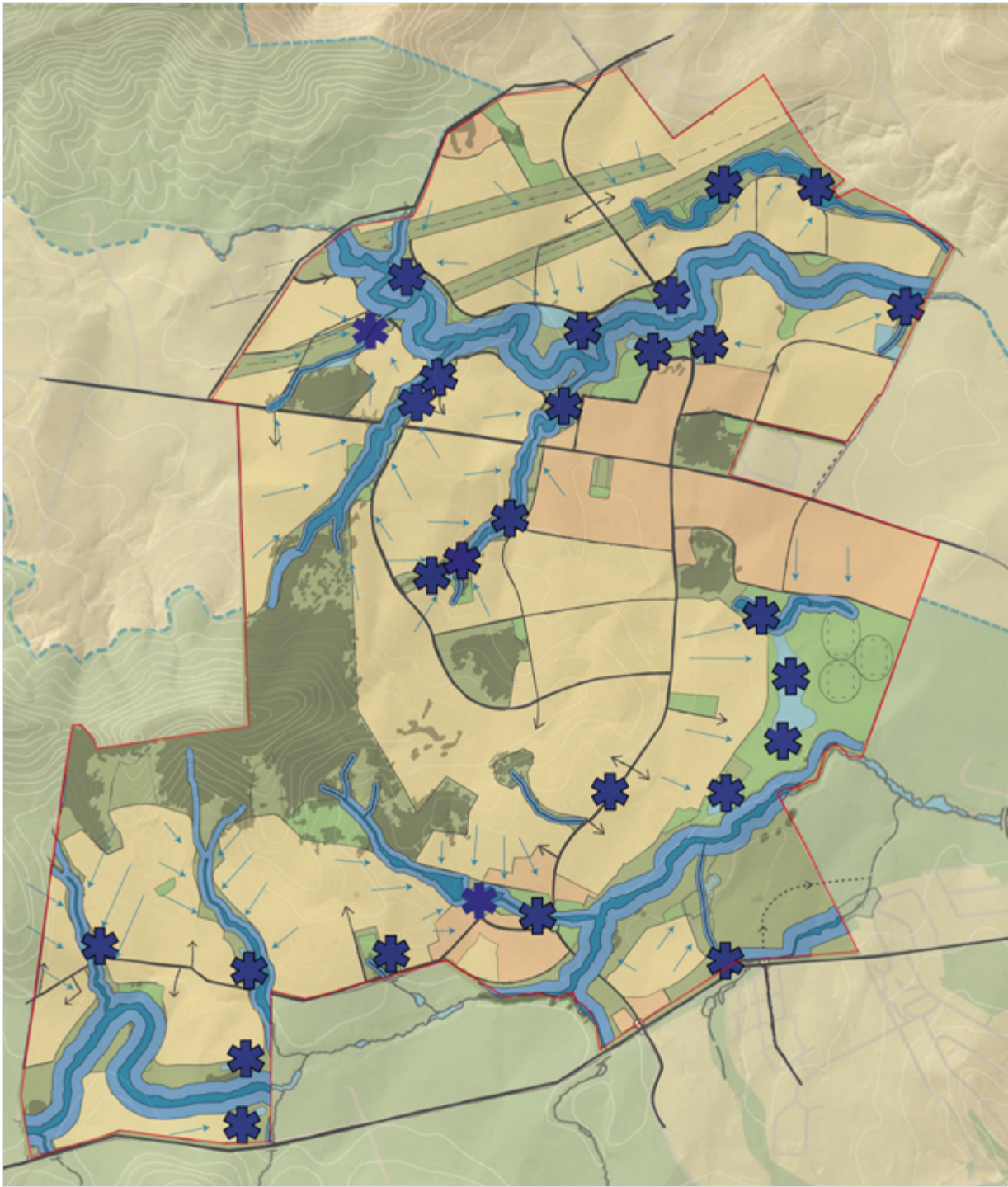


# Water Cycle Management




- 
**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

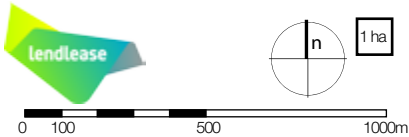


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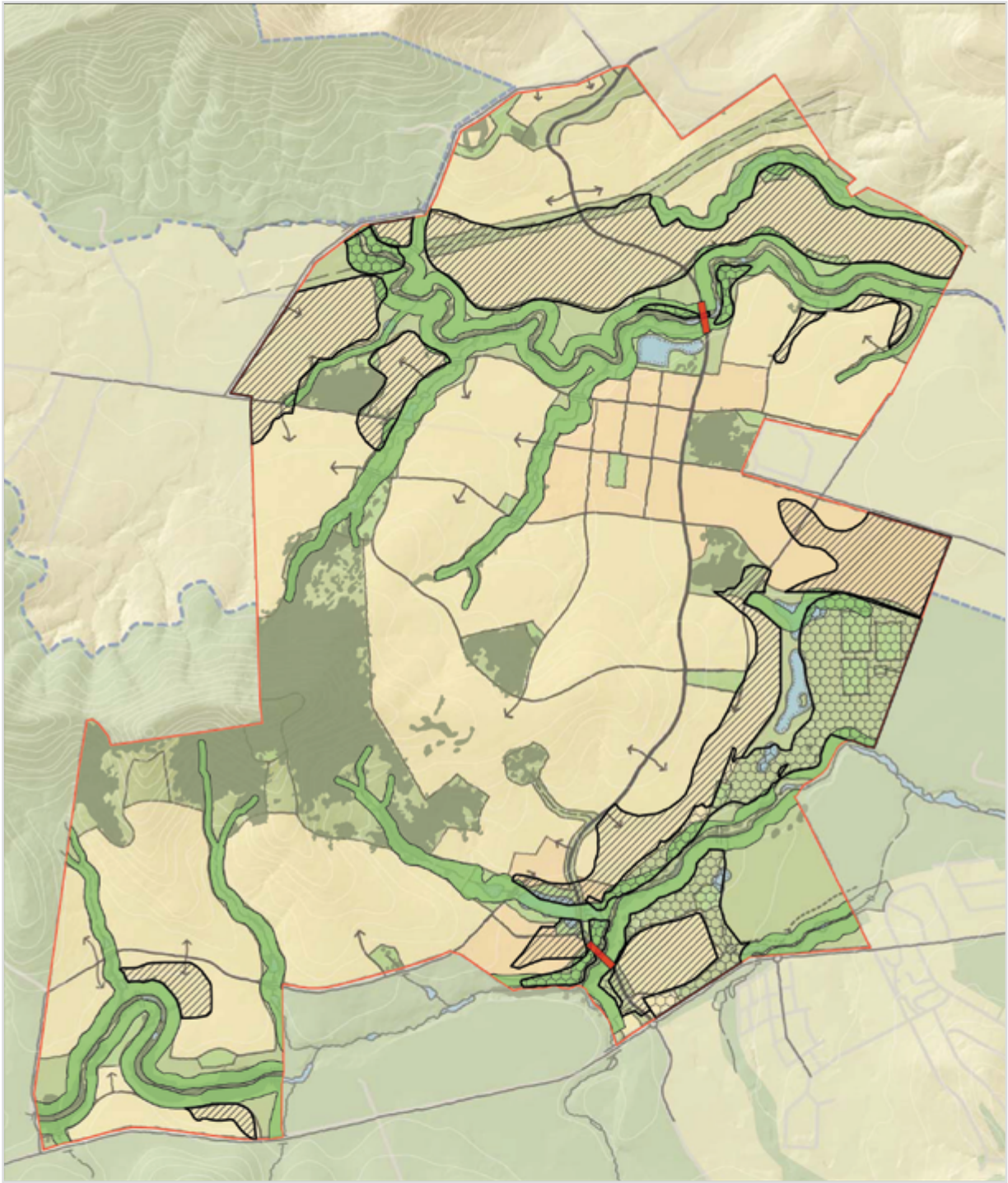


Water Cycle Management (MOD 4 PPR)





-  **Indicative location of possible water bodies**  
Both on-line and off-line ponds serving ornamental, water quality and water detention purposes
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Based on ground truth and ALS survey data
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Size based on stream order

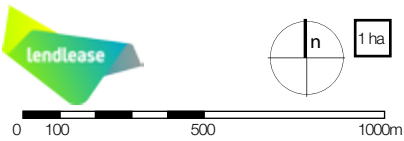


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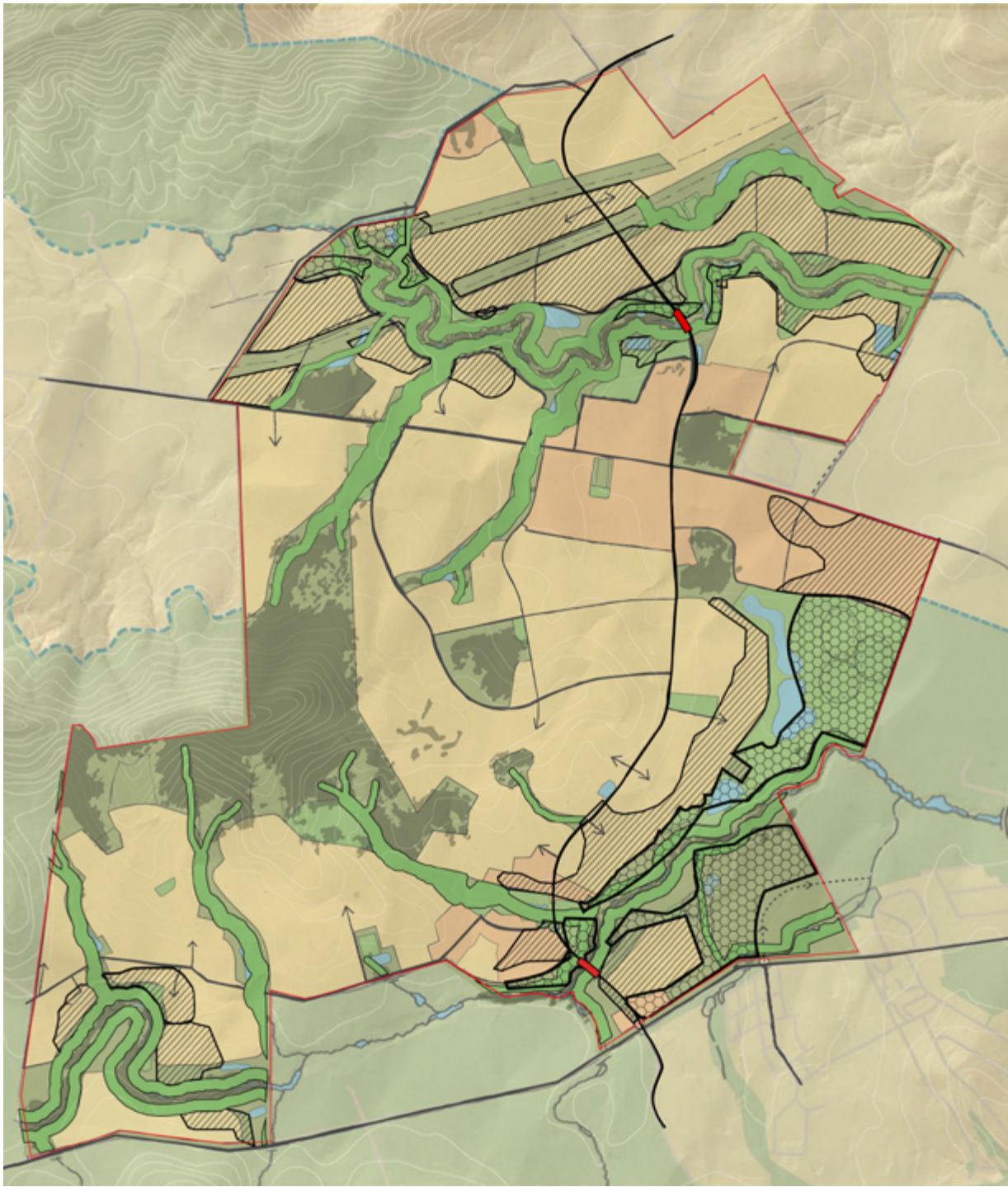


Flood Mitigation Plan





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



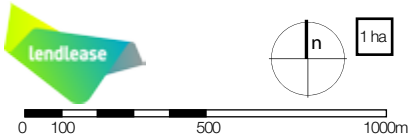
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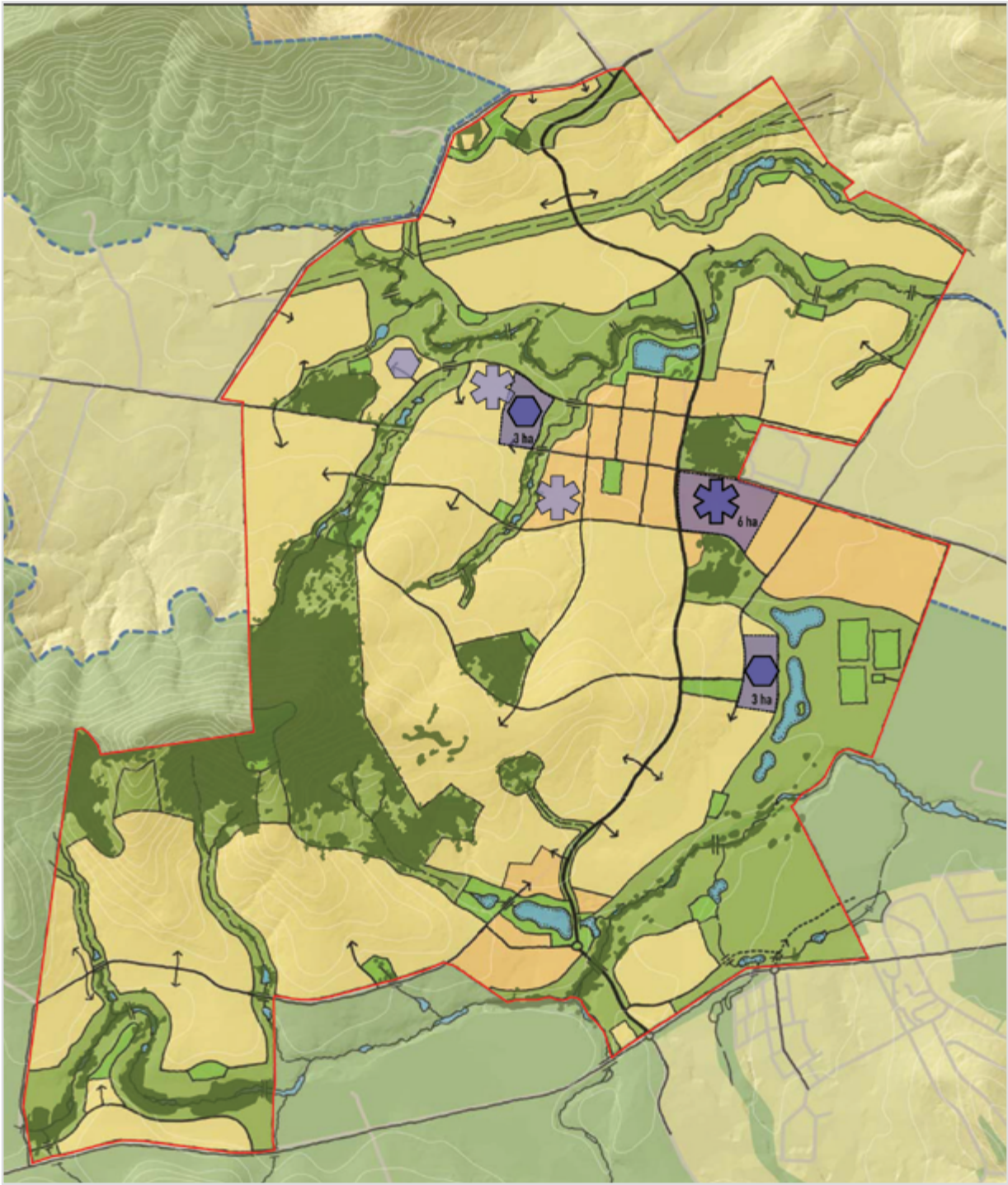


Flood Mitigation Plan (MOD 4 PPR)




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

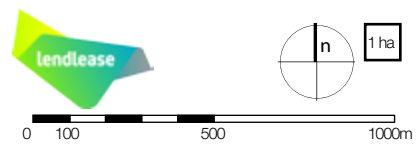
\*Works associated with flood mitigation purposes only



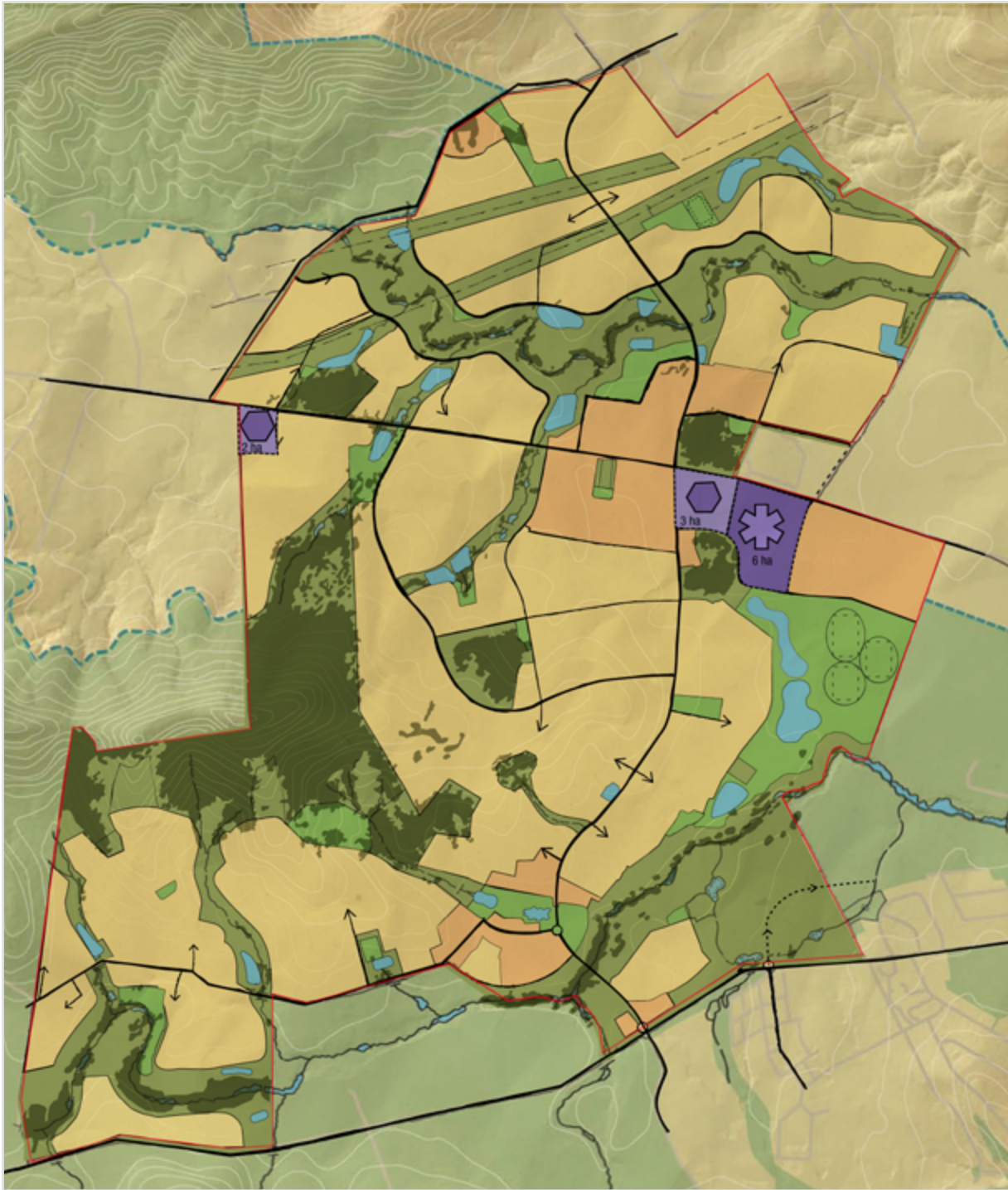


Possible School Sites



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

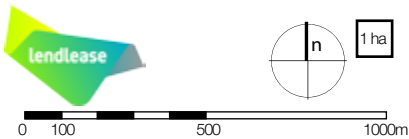


Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011

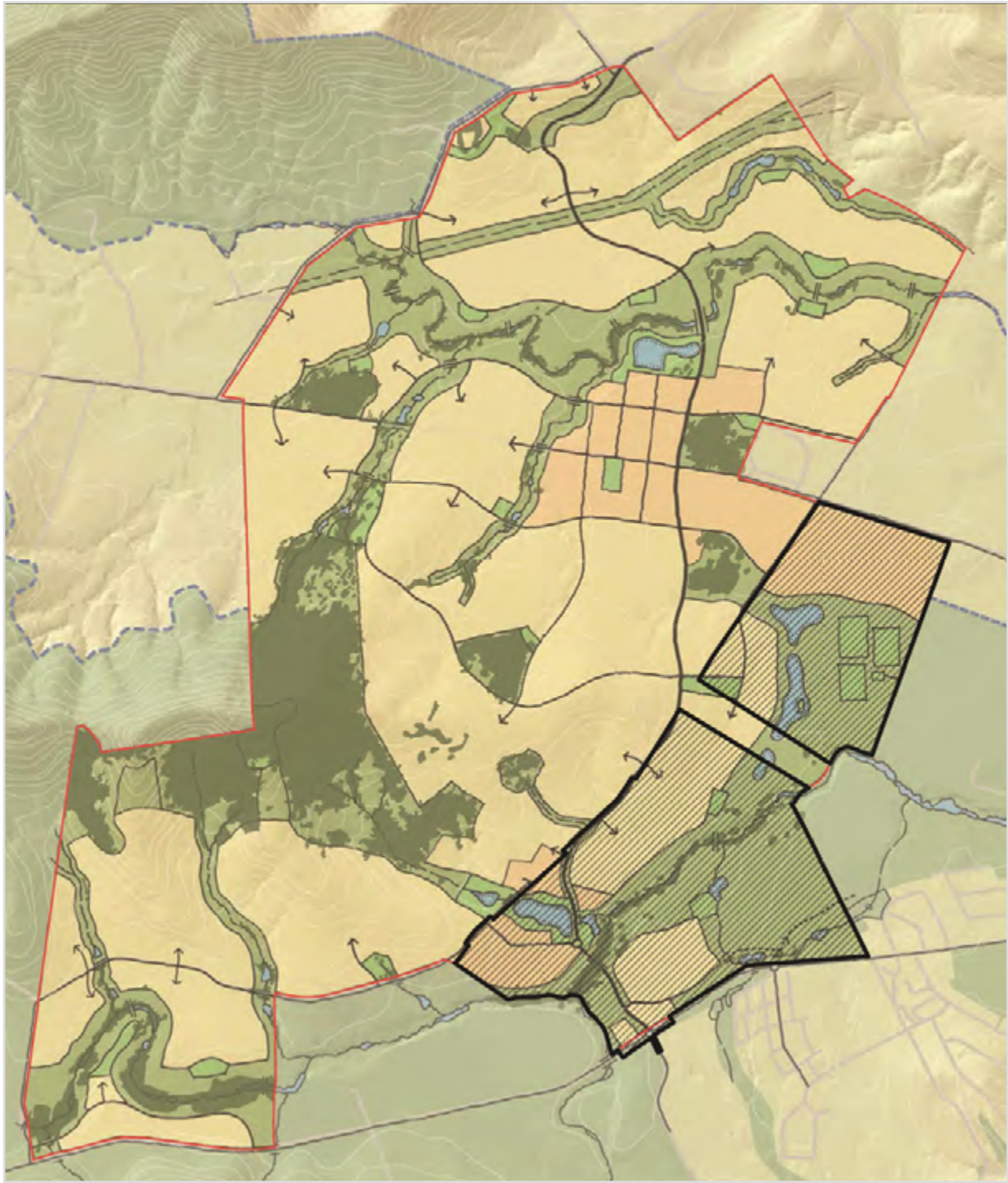


Possible School Sites (MOD 4 PPR)

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

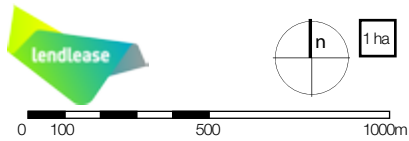


Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours May 2019

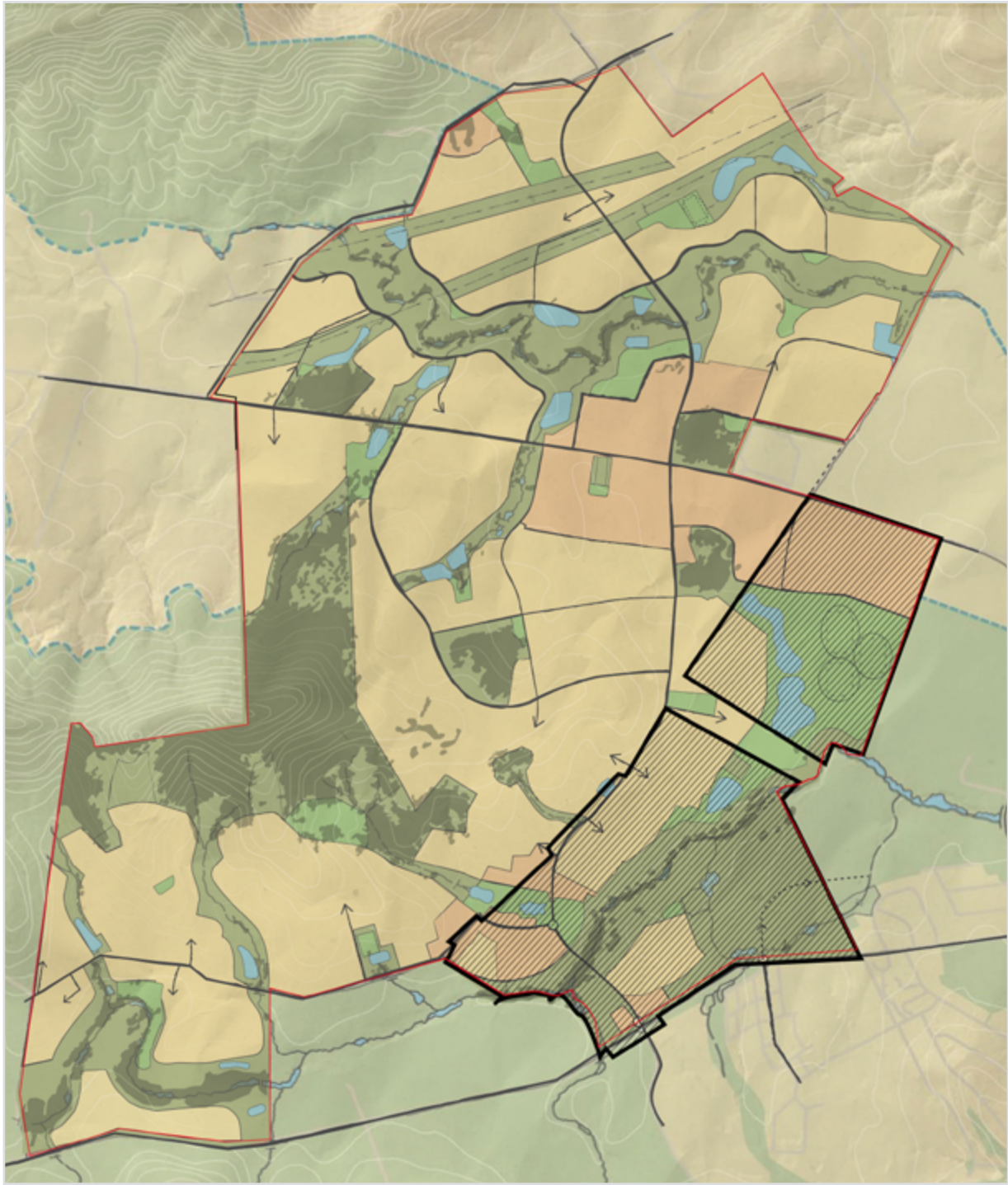


Part 3A Area

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

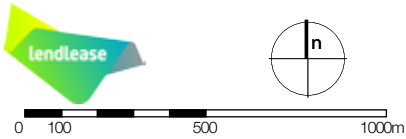


Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011

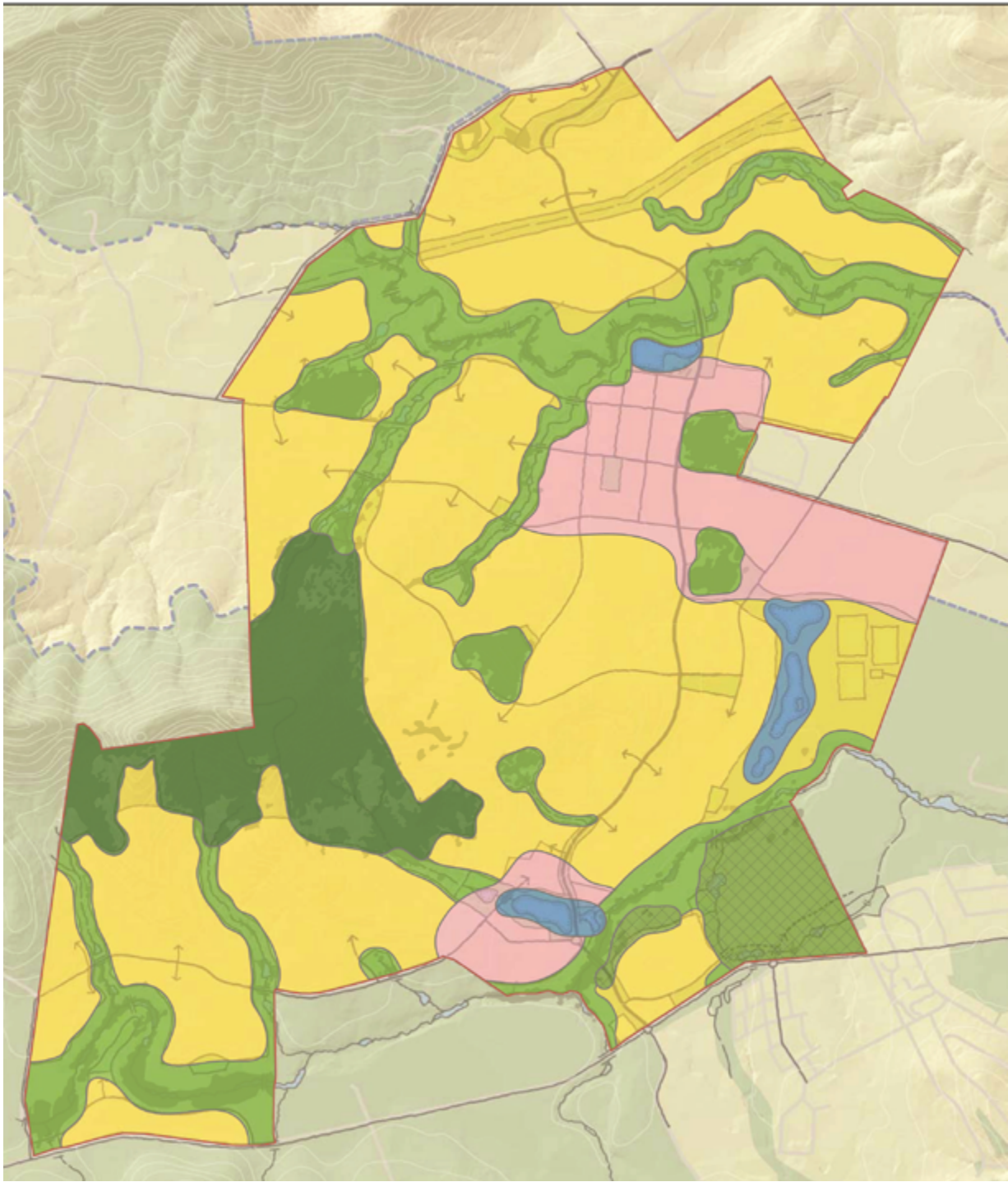


Part 3A Area (MOD 4 PPR)

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



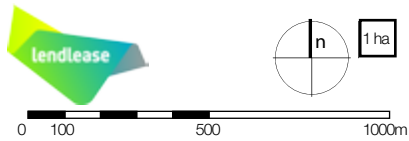
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours May 2019



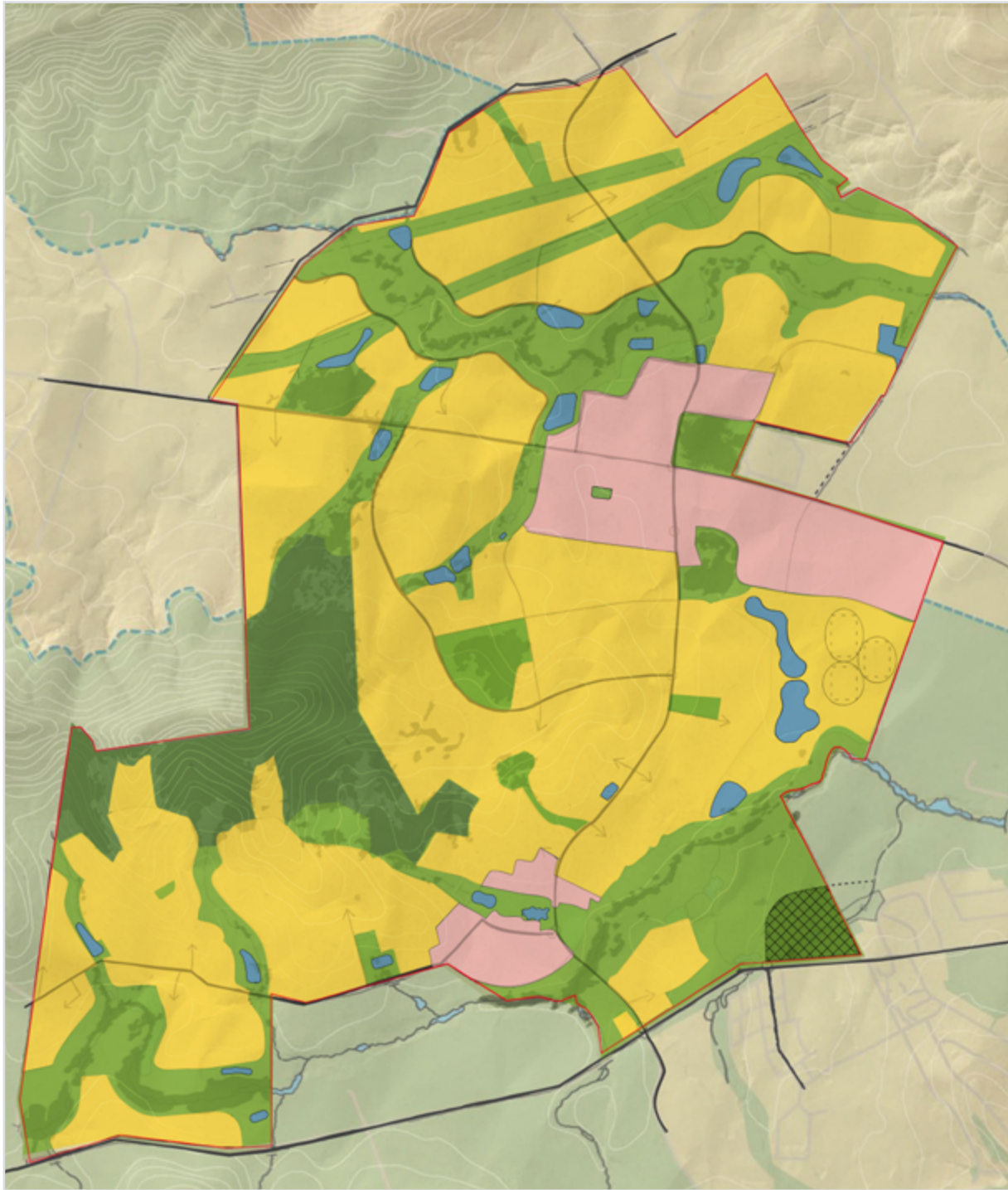
Landscape Character Areas

- 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



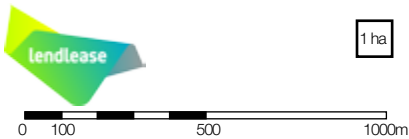
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours February 2011



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

