



Imagine
Create

CALDERWOOD URBAN DEVELOPMENT PROJECT

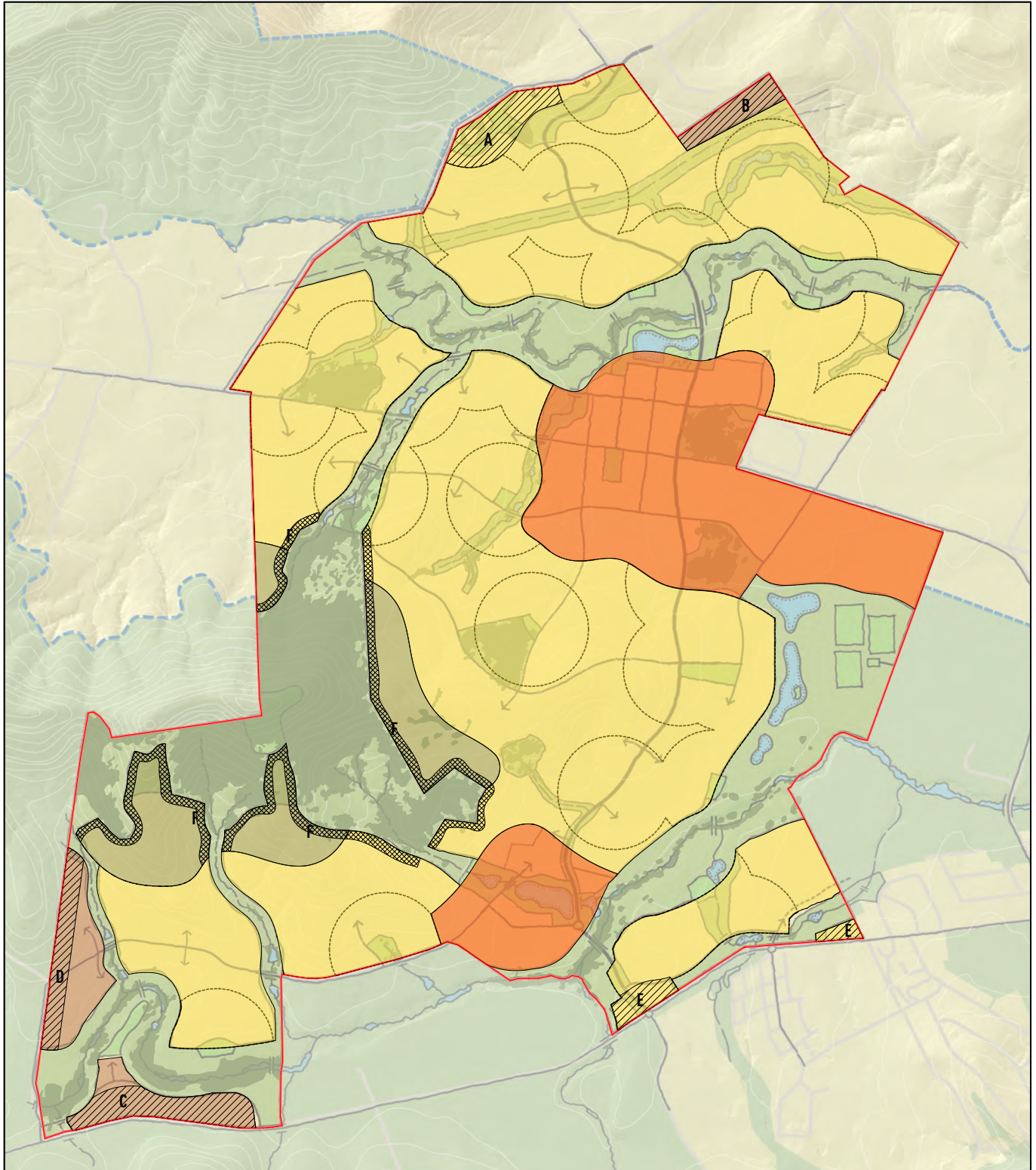
UPDATED DEVELOPMENT CONTROL STRATEGY PROVISIONS

Residential Character Areas, Special Character Areas, Controls and Mix

Concept Plan and State Significant Site Listing

Delfin Lend Lease

August 2010



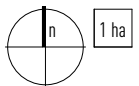
Residential Character Areas

Part 3A | Calderwood Urban Development Project

- Town and Village Centres**
Urban scale, higher density and diverse mixed use built form
- Indicative Parkland Node**
Generally within 2 minute walk of a Park or Bus Stop
- General Residential**
Residential scale and character
- Country Residential**
Residential character with decreased density
- Bushland Edge**
Responding to bushland interface

- 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



m 0 100 500 1,000

Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours August 2010

Calderwood Urban Development Project

Residential Character Areas Table

	General Residential Neighbourhood	Town and Village Centres	Parkland Nodes	Country Residential	Bushland Edge
Urban Design Principles	Modified grid subdivision designed to be sensitive to the natural topography, views to parks and other open spaces. Walkability integrated into the design to link homes with amenities and public transport.	Country town grid pattern with key vistas addressed. Active frontage to open spaces and walkability built into the design.	Slightly increased density in close proximity to key areas of amenity. The focus is to have more people living closer public transport and open spaces and to enhance the walkability and passive surveillance of these areas.	A area of lower density housing linked with both landscape and built form controls to provide a connection with the adjacent rural areas whilst still providing a level of amenity and passive surveillance to promote a healthy, safe and walkable neighbourhood.	A pattern of subdivision sensitive to the topography and bush setting and managing the visual impact. Where possible working with existing trees and integrating the bush landscape into the streets, open spaces and to the extent possible on private allotments.
Character	Residential scale and character.	Urban scale, higher density and diverse built form resulting from pattern of use.	Residential character with increased density surrounding the node.	Residential character with decreased density.	Residential character with layout and setting that responds to bushland interface.
Predominant Land Uses	Residential.	Mixed use with residential, retail, commercial, community and education uses.	Residential.	Residential.	Residential.
Typical Built Form Typology and Design	Range of attached and detached dwellings. Dwellings to be designed to address the street and enhance passive surveillance.	Range of attached and detached residential dwellings, shop-top, Axis and urban sleeve dwellings, apartments, multi unit dwellings, retail and commercial premises, education and community buildings. Building frontages to address public space / public domain and promote passive surveillance and active streets.	Range of attached and detached residential dwellings but with increased density adjacent to parks and bus stops. Dwellings to be designed to address the street and enhance passive surveillance and views across parklands.	Detached residential dwellings. Dwellings to be designed to address the street and enhance passive surveillance.	Detached residential dwellings. Dwellings to be designed to address the street, activate bushland edges and enhance passive surveillance with views over the bush. House design will be required to accommodate site specific APZ requirements. Benching is to be minimised with homes built with consideration of the terrain.
Typical Building Heights	1 - 2 storeys.	2 - 4+ storeys.	1 - 3 storeys.	1 - 2 storeys.	1 - 2 storeys.
Open Space	Local/Neighbourhood parks generally within 5min walk.	District/Citywide park part of and adjacent to the centre. Direct frontage to open water/lakes and access to adjoining main creek corridors.	Local/Neighbourhood parks generally within 5min walk.	Local/Neighbourhood parks generally within 5-10min walk.	Bushland setting within 5min walk. Local/Neighbourhood park generally within 5-10min walk
Public Transport	Generally within 5-10min walking distance of a bus stop.	Generally within 5min walking distance of a bus stop.	Generally within 5-10min walking distance of a bus stop or located at a bus stop.	Generally within 5-10min walking distance of a bus stop.	Generally within 5-10min walking distance of a bus stop.

Calderwood Urban Development Project

Special Character Areas Table

	A - Marshall Mount House	B - Northern Fringe	C - Southern Gateway	D - Western Fringe	E - B4 Illawarra Highway	F - Bush Edge Buffer
Urban Design Principles	Street pattern to facilitate long views to Marshall Mount House. An active frontage is required for allotments facing Marshall Mount House.	Street pattern to be sensitive to the topography. Active frontages required to open space corridors.	Streets designed to be sensitive with the topography and to where possible encourage active frontages and access to public open space areas.	This area is to be designed as sensitive buffer between the project and the adjacent rural lands to the west. Street pattern designed to provide an active edge for the project.	A series of iconic gateway sites for both the Calderwood project and the Illawarra. A key requirement for these sites is to integrate and connect the project with Albion Park.	This area is to be designed as sensitive buffer between the project and the adjacent bush ecology of Johnston's Spur. Street and access trails to be designed with the topography to minimise cut and fill and site benching.
Character	Residential scale at a lower density sympathetic with the scale of Marshall Mount House.	Residential scale at a lower density sympathetic to the topography and the visual presence of this area from within the Calderwood Valley.	Low density residential with a high quality built-form and landscape character commensurate with its role as a gateway.	Low density residential with a rural feel.	Mid density mixed use area of key iconic importance signifying the gateway to both the project and the Illawarra (from the Southern Highlands).	Lower density residential with a bush feel.
Predominant Land Uses	Residential	Residential	Residential	Residential	Residential	Residential
Typical Built Form Typology and Design	Detached dwellings on generally larger allotments. Specific neighbourhood controls to be established in the Building and Siting Requirements document demonstrating specific fencing and built-form controls. Dwellings to be designed to address the streets and public open spaces to enhance passive surveillance.	Detached dwellings on generally larger allotments. Specific neighbourhood controls to be established in the Building and Siting Requirements document demonstrating specific fencing and built-form controls. Dwellings to be designed to address the streets and public open spaces to enhance passive surveillance.	Detached dwellings on larger allotments. Specific neighbourhood controls to be established in the Building and Siting Requirements document demonstrating specific fencing and built-form controls. Dwellings to be designed to address the streets and public open spaces to enhance passive surveillance.	Detached dwellings on larger allotments. Specific controls to be established in the Building and Requirements document demonstrating specific fencing and built-form controls. Dwellings to be designed to address the edge street and to enhance passive surveillance for adjacent rural landscape.	Generally attached residential and/or iconic built form. An iconic building element on the corner of the Illawarra Highway and the project entry road. Road frontages are to be active with entries, windows etc as well providing for passive surveillance of the adjacent open space corridors. A two storey built form is encouraged.	Detached dwellings on larger allotments. Specific controls to be established in the Building and Siting Requirements document demonstrating specific fencing and built-form controls. Benching is to be minimised with homes built with consideration of the terrain. Dwellings to be designed to address the edge streets and APZ trails and to enhance passive surveillance of the adjacent bush landscape. Specific APZ built form requirements to be met. 1-2 Stories
Typical Building Heights	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories	1-2 Stories
Landscape	Landscaping of allotments to be sensitive to the character of the grounds of Marshall Mount House. Streetscape landscaping to build upon and integrate with general landscape character of Marshall Mount House.	Allotments at the edge of the project in this area to provide a 10m landscape buffer. Fencing on this boundary is to be screened with landscaping, hedges etc or rural in character.	Allotments are to generally provide a 10m landscape buffer to the Illawarra Highway. All fencing to be rural in character and privacy fencing within allotments is to be screened by landscaping.	The edge street is to have a widened verge with additional landscaping. Landscaping to be sensitive to the adjacent rural character. All fencing to be rural in character and privacy fencing within allotments is to be screened by landscaping.	Extensive high quality landscaping integrated with the project entry landscaping. A 6m min. average landscape buffer/setback to the Illawarra Highway with car parking generally screened from the Illawarra Highway and the project entry road. A 4m landscape buffer to the existing adjacent Albion Park allotments.	Extensive use of local bush plant species in both streetscapes and in private allotments. APZ requirements incorporated in the landscape design.
Open Space	Citywide Open Space and Corridor Open Spaces associated with Marshall Mount House.	Local/Neighbourhood park within 5min walk as well as corridor open spaces.	District Park generally located within a 5min walk. Corridor open spaces associated with Macquarie Rivulet.	Local/Neighbourhood park within 5min walk as well as corridor open spaces.	Local/Neighbourhood park within 5min walk as well as corridor open spaces.	Citwide bushland adjacent. Local/Neighbourhood park within 5min walk as well as corridor open spaces.
Public Transport	Generally within 5-10min walking distance of a bus stop.	Generally within 10min walking distance of a bus stop.	Generally within 10min walking distance of a bus stop.	Generally within 10min walking distance of a bus stop.	Generally within 5min walking distance of a bus stop.	Generally within 10min walking distance of a bus stop.

Calderwood Urban Development Project
Residential Development Controls Table

				Standard Residential Allotments					Integrated Housing (e+f)			Integrated Housing (TC/VC only) (g)				
Allotment Type				Villa	Courtyard	Traditional	Parkland	Parkland+	Attached	Semi-detached	Detached	Axis	Urban-Sleeve	Live Work	Shop-Top	Apartments
Size	Area	(sqm)		250-350	351-450	451-899	900-1,499	1,500+	125-300	125-350 ea lot	150-300	150-300	80+	180+	80+	N/A
	Typical Frontage	(m)		7.5-20	9-20	15-25	20m+	40m+	5-20	5-20	7-15	7.5-20m	8-20m	5-15m	6m min.	1 bed - 55sqm 2 bed - 80sqm 3 bed - 100sqm
	Typical Depth	(m)		18-30	25-30	25-40	30m+	40m+	18-30	15-30	12-25	12-30m	8-30m	12-30m	8m+	
Setbacks	Primary	Building Frontage	(m)	4.5	4.5	4.5	6	9	3	3	3	0	0	0	0	2
		Garage Frontage	(m)	5.5	5.5	5.5	7	10	5.5	5.5	5.5	0.5	0.5	0.5	0.5	2.5
		Articulation Zone	(m)	1.5	1.5	1.5	2	2	1.5	1.5	1.5	N/A	N/A	N/A	-2.5	1
	Secondary	Building Frontage	(m)	2	2	2	3	5	1.5	1.5	1.5	0	0	0	0	2
		Garage Frontage	(m)	2	5.5(k)	5.5	5.5	5.5	1.5	1.5	1.5	0.5	0.5	0.5	0.5	2.5
		Articulation Zone	(m)	1.5	1.5	1.5	2	2	1.5	1.5	1.5	N/A	N/A	N/A	0	1
	Side	Ground	(m)	0/0.9	0/0.9	0.9/1.5	1.5/1.5	4m min (total combined 10m min both sides)	0/0	0/0.9	0/0.9	0	0	0	0	0.9
	Rear	Building Ground	(m)	3	3	3	6	6	3	3	3	0	0	0	N/A	0.9
		Garage (Rear Loaded)	(m)	0.5	0.5	0.5	N/A	N/A	0.5	0.5	0.5	0	0	0	0.5	0.5
	Zero Lot Line	Max. Total Combined	(m)	13	13	0	0	0	N/A	N/A	13m	N/A	N/A	N/A	N/A	N/A
Open Space	Landscaping (m)	(% of Area)		10%	15%	20%(l)	35%	45%	10%	12%	12%	10%	NA	NA	NA	NA
	Private Open Space (h)	(% of Area or sqm)		16sqm	24sqm	24sqm	24sqm	24sqm	16sqm	16sqm	16sqm	16sqm	10sqm	16sqm	10sqm	10sqm
	Minimum Dimension	(m)		3	4	4	4	6	3	3	3	3	3	2.5	2.5	2.5m
Height	Typical Height	Storeys		2	2	2	2	2	2-3	2	2	2-3	3-4	2-3	2-4	3-6
Studio Units	Secondary Dwelling (j)	Applicable Locations		Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N
Parking	Min. Spaces Per Dwelling	(#)		1	1	2	2	2	1	1	1	1	1	1	1	1 bed - 1 space 2 bed - 1.5 spaces 3 bed - 2 spaces
	Visitor (i)	(#)		On Street	On Street	On Street	On Street	On Street	On Street	On Street	On Street	On Street	On Street	On Street	On Street	1 / 5 dwellings
Indicative Plan (Appendix C)				C1	C2-4	C5	C6	C7	C8-9	C10-11	C12-15	C16	C17	C18	C19	C20

General Notes

a) All building heights shown are typical. Height limit set by SEPP control.

b) All dwellings including those dwellings in a mixed-use building and serviced apartments intended or are capable of being strata titled, are to demonstrate compliance with the State Environmental Planning Policy – Building Sustainability Index (BASIX).

c) Table to be read in conjunction with building envelope plans and built form typology plans - Refer relevant Appendix.

d) An irregular shaped allotment may be considered in either a larger or smaller category if the area is within 10%. This is to be indicated on the Building Envelope Plan.

Notes:

e) Integrated Housing means dwellings and lots subject to a separate application.

f) Integrated Housing may be considered in other character areas (excluding Johnstons Spur) subject to set of objectives

g) No building setback required for retail/commercial buildings in the Town Centre or Village Centre

h) Private Open Space (POS) % can be made up of several individual open spaces so long as the min. dimension is achieved. This may include open space in the front setback where appropriate privacy screening and a connection to internal living spaces can be achieved. For Integrated Housing, the POS can be achieved with a combination of balcony and rooftop space

i) Visitor parking will generally be provided on-street.

j) Studio Units (Secondary Dwellings) minimum size of 45sqm. No on site parking or POS required

k) This may be 2.0m in nominated locations

l) For allotments greater than 600sqm, the Landscaping requirement is 25%.

m) Landscaping is defined in the NSW Housing Code. Minimum 50% of the Landscaping is to be behind the front building line for Standard and Integrated Housing

Residential Mix Table

		Standard Residential Allotments					Integrated Housing ^(f+g)			Integrated Housing (TC/VC only)				
Allotment Type		Villa	Courtyard	Traditional	Parkland	Parkland+	Attached	Semi-detached	Detached	Axis	Urban-Sleeve	Live Work	Shop-Top	Apartments
Size	(sqm)	250-350	351-450	451-899	900-1,499	1,500+	125-300	125-350 ea lot	150-300	150-300	80+	180+	80+	N/A
Residential Character Areas	General Residential Neighbourhood													
	Town Centre / Village Centre (d)													
	Parkland Node Areas													
	Country Residential			Max 25%										
	Bushland Edge (c)								(c)					
Special Character Areas	A - Marshall Mount House													
	B - Northern Fringe													
	C - Southern Gateway													
	D - Western Fringe													

General Notes
a) Other Allotment Types can be provided to the total maximum of 10%
b) An irregular shaped allotment may be considered in either a larger or smaller category if the area is within 10%. This is to be indicated on the Building Envelope Plan.

Notes:
c) Development restricted to specific build areas within E3 zone. Integrated Housing only permitted as part of a Community Title scheme
d) No building setback required for retail/commercial buildings in the Town Centre or Village Centre