

CALDERWOOD URBAN DEVELOPMENT PROJECT

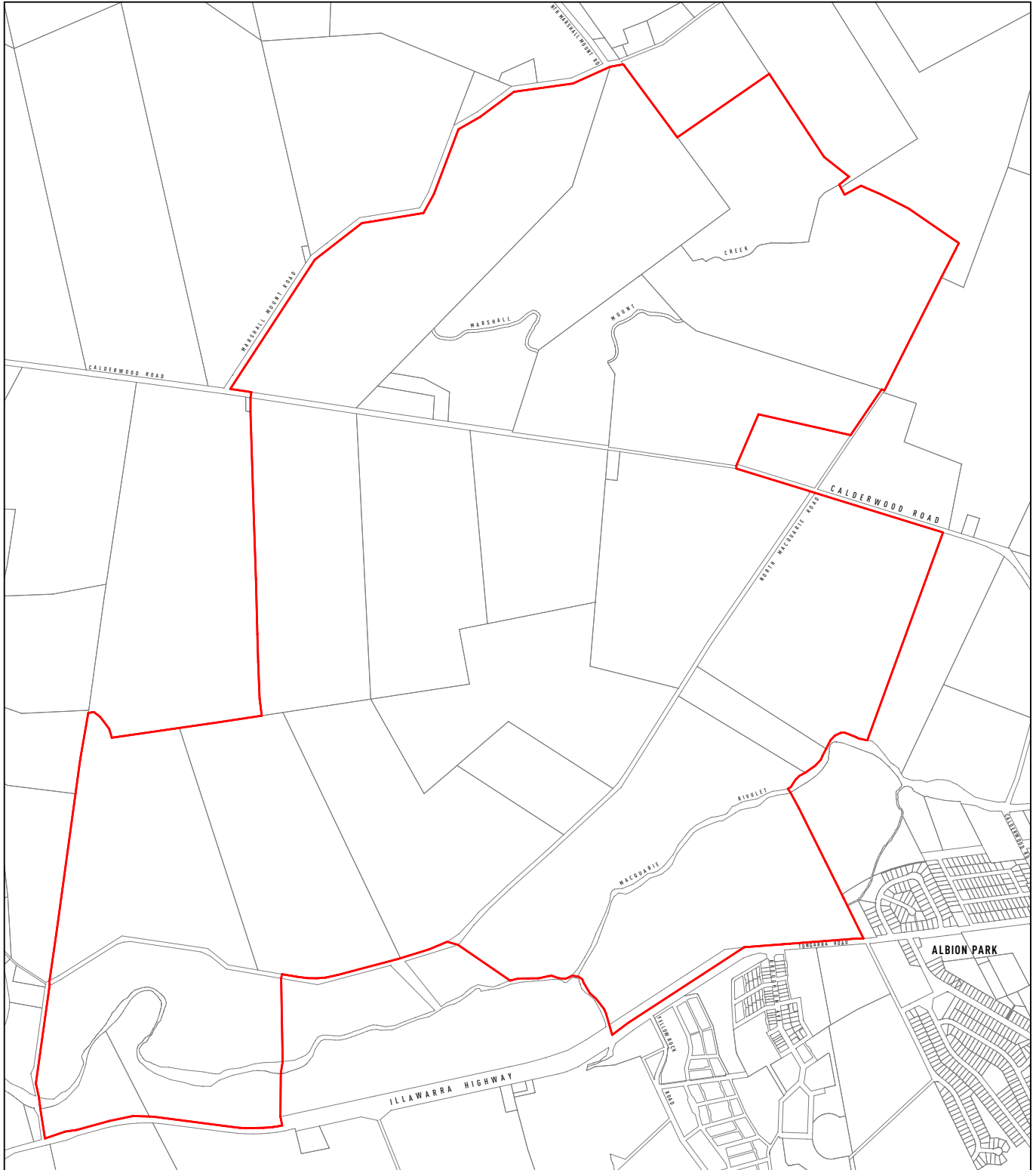
REVISED DRAFT SEPP AMENDMENT MAPS AND LAND USE TABLE

Land and Housing Supply Update Report

Concept Plan and State Significant Site Listing

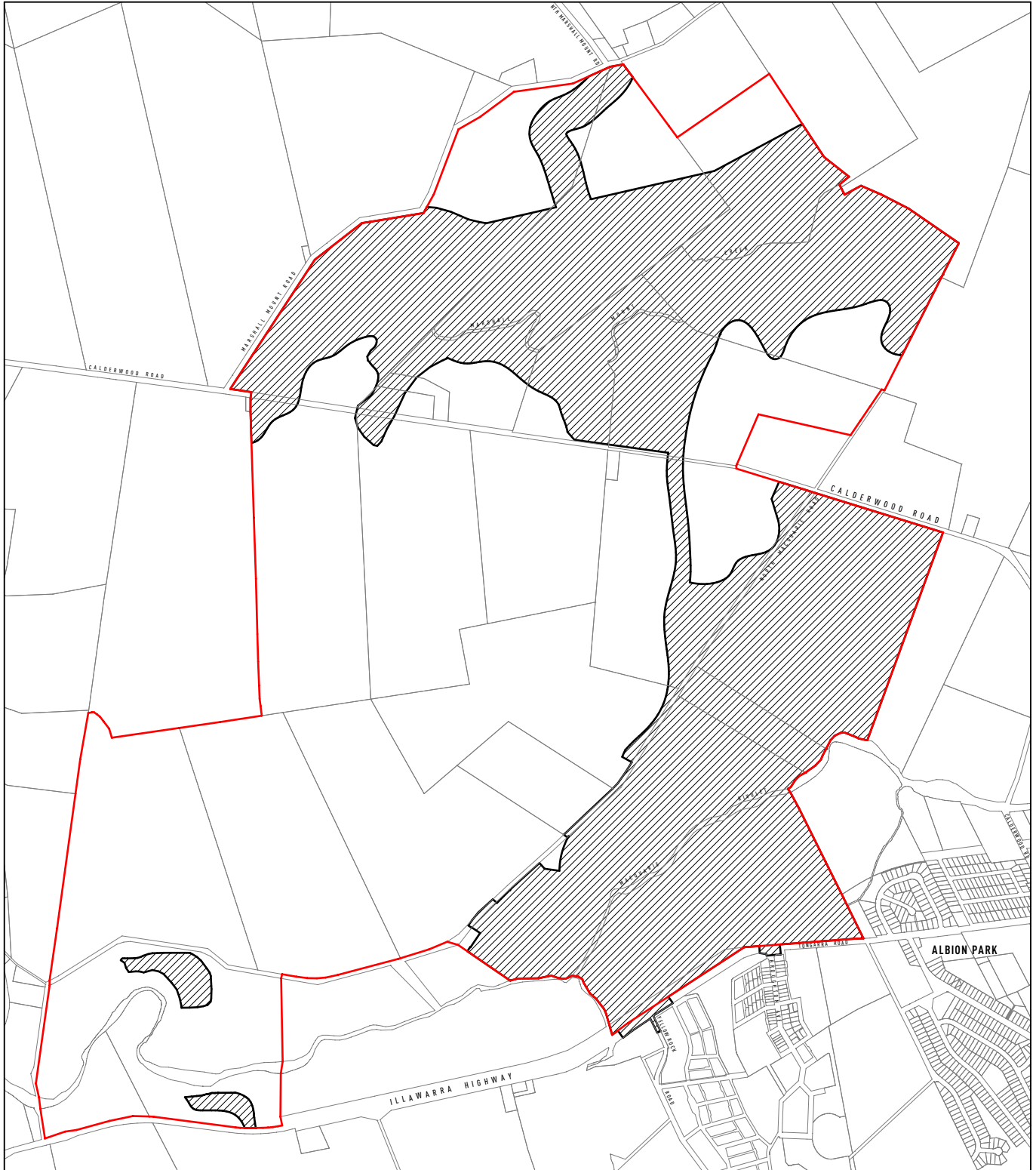
Delfin Lend Lease

August 2010



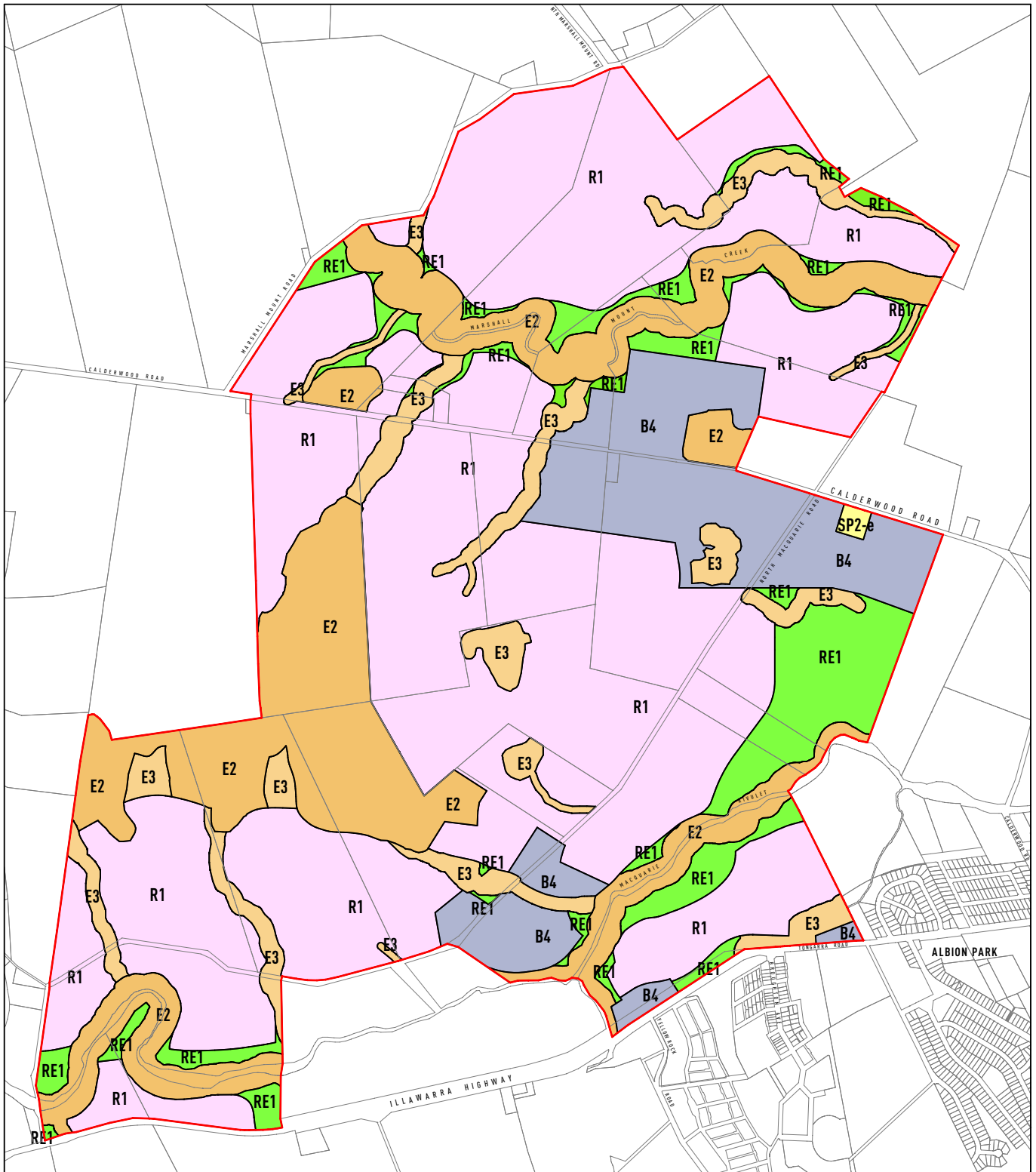
Draft Land Application Map

Part 3A | Calderwood Urban Development Project



Part 3A Area

Part 3A | Calderwood Urban Development Project

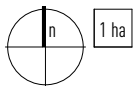


Draft Land Zoning Map

Part 3A | Calderwood Urban Development Project

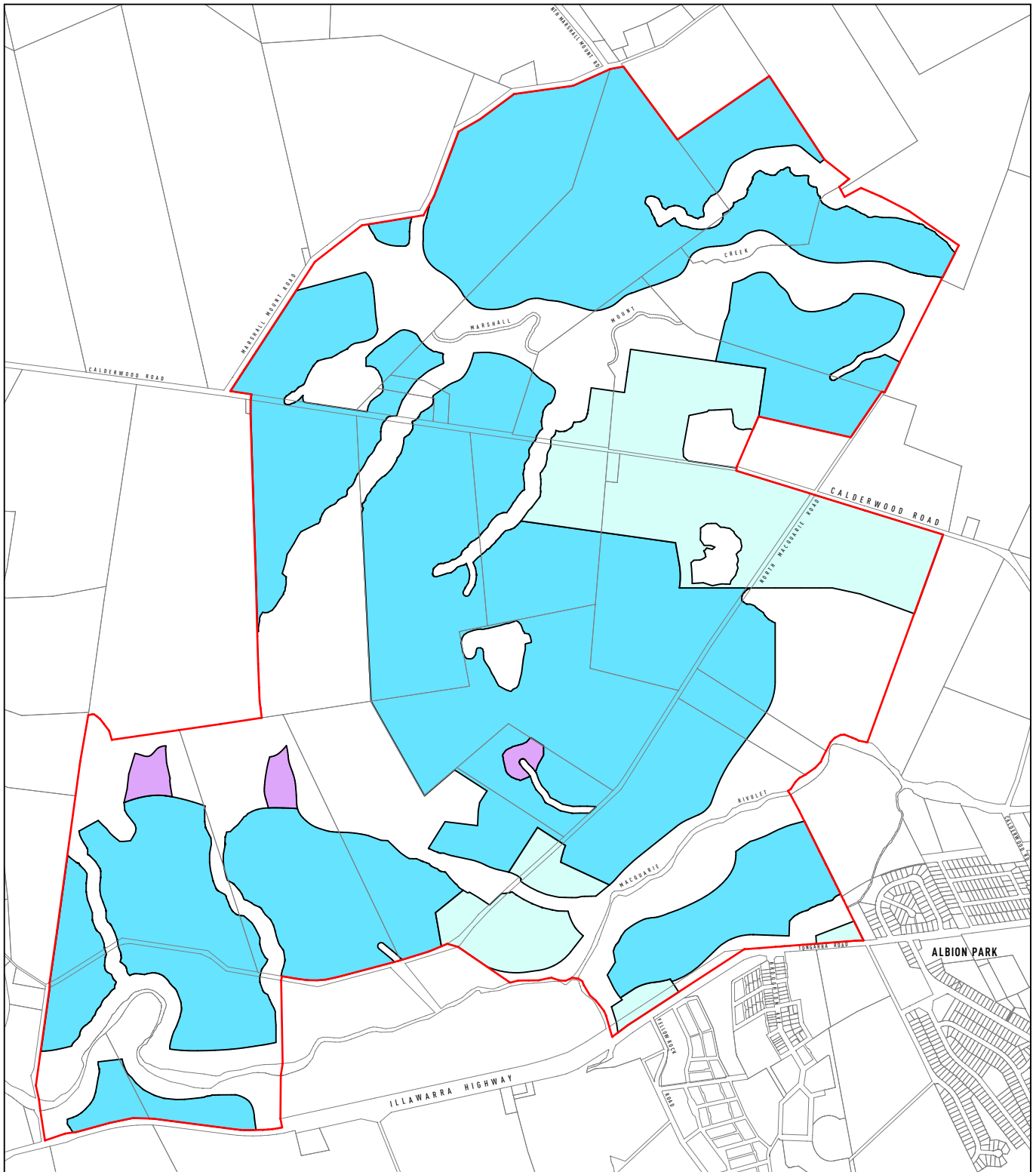
- E2
Environmental Conservation
- E3
Environmental Management
- SP2-e
Integral Electrical Sub Station
- RE1
Public Recreation

- R1
General Residential
- B4
Mixed Use



m 0 100 500 1,000

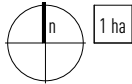
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours July 2010



Draft Minimum Lot Size Map

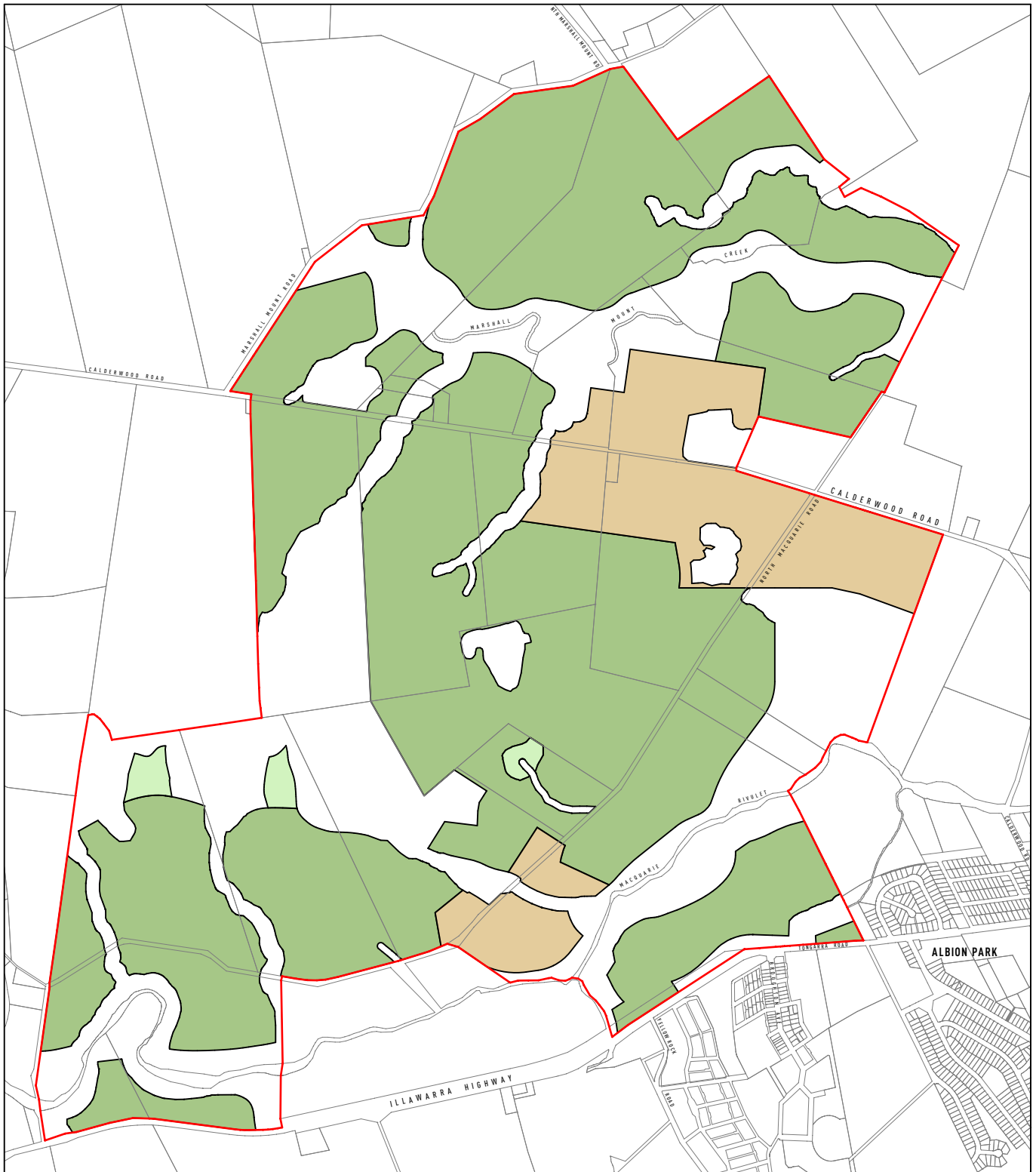
Part 3A | Calderwood Urban Development Project

- A 0 m²
- D 300 m²
- Y 10,000 m²



m 0 100 500 1,000

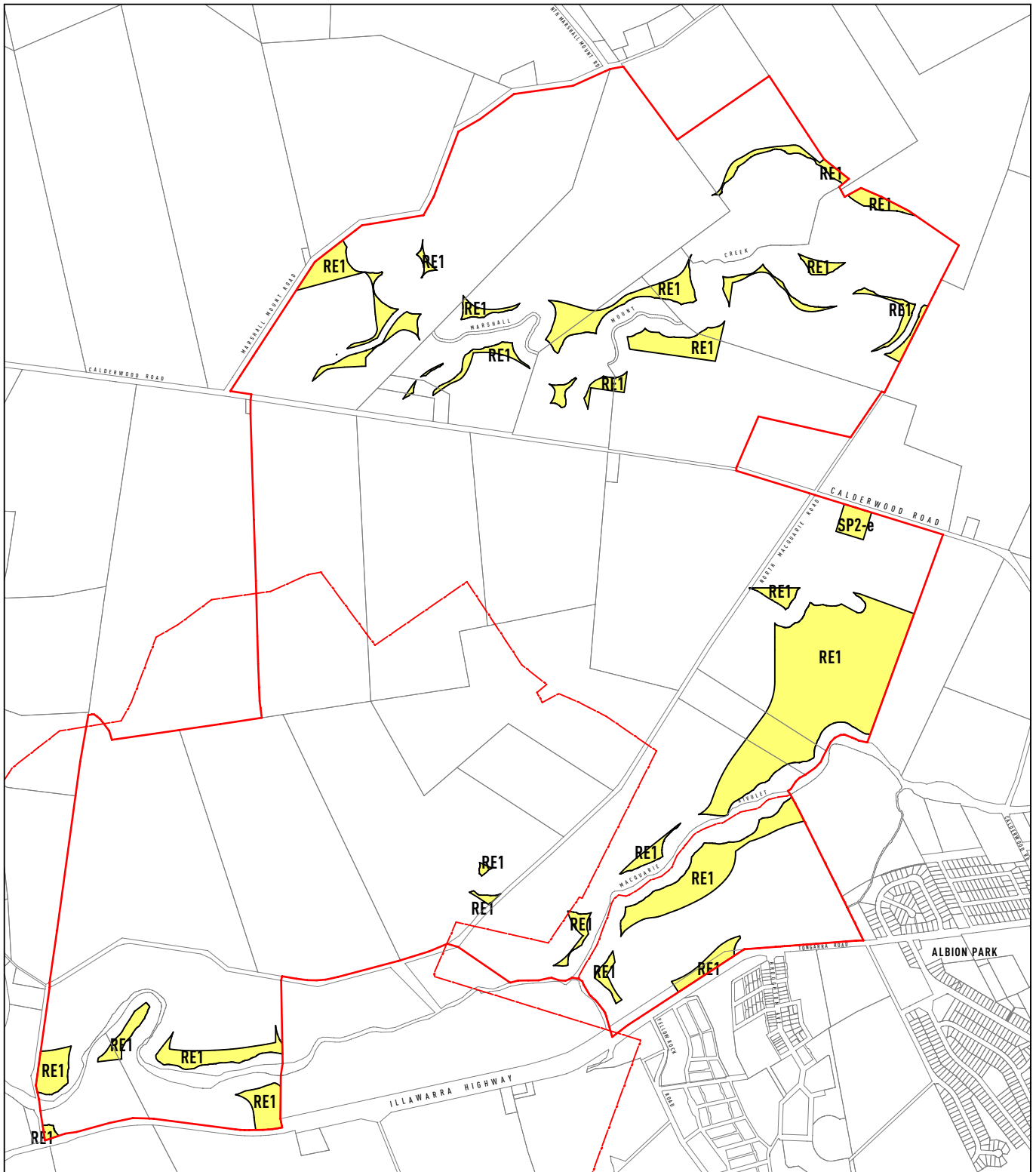
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours July 2010



Draft Maximum Height Map

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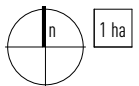
- F 6.5 m
- J 9.5 m
- P 18 m



Draft Land Acquisition Map

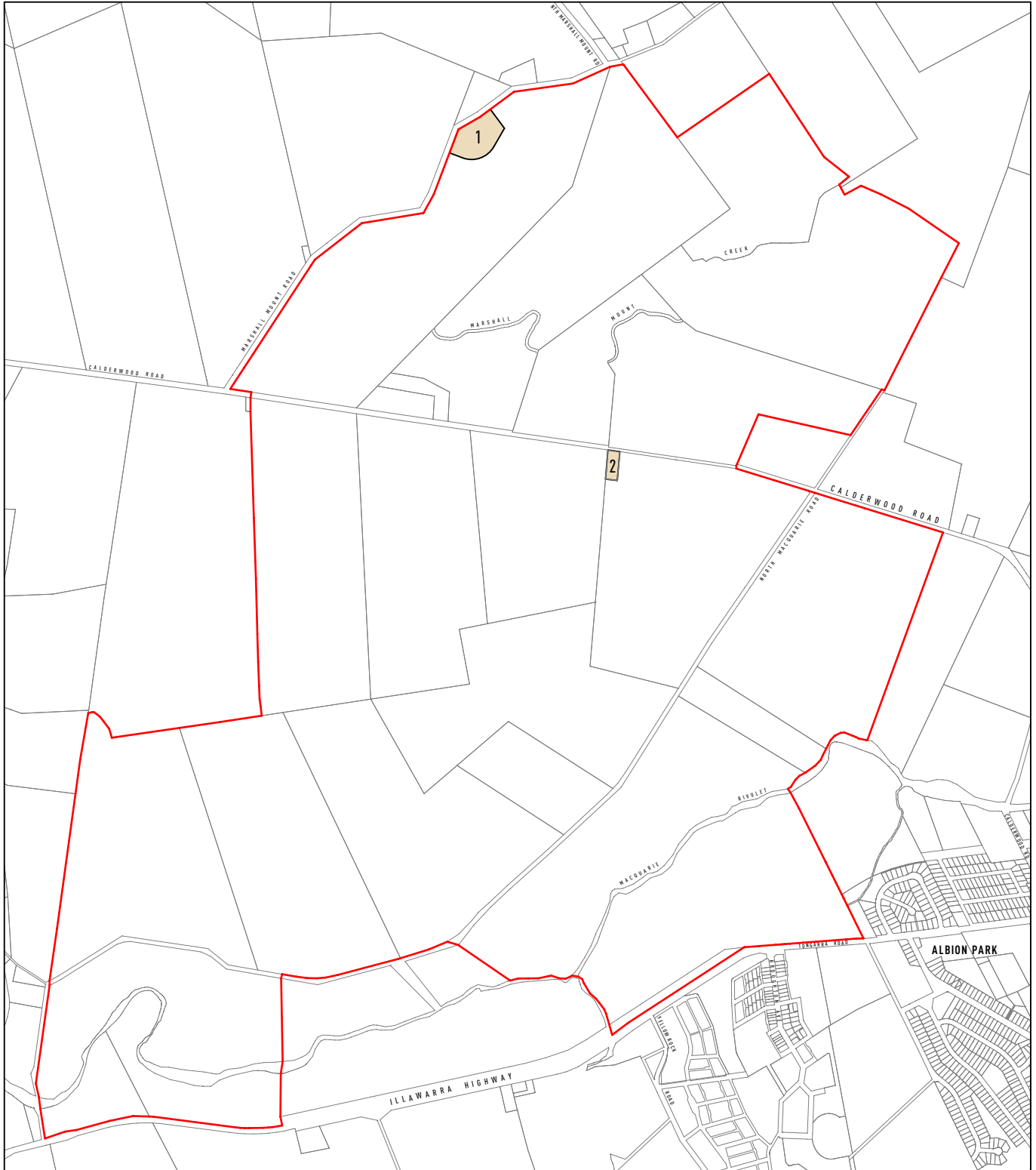
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- RE1 (State and Local Government)
Public Recreation
- SP2-e
Integral Electrical Sub Station



m 0 100 500 1,000

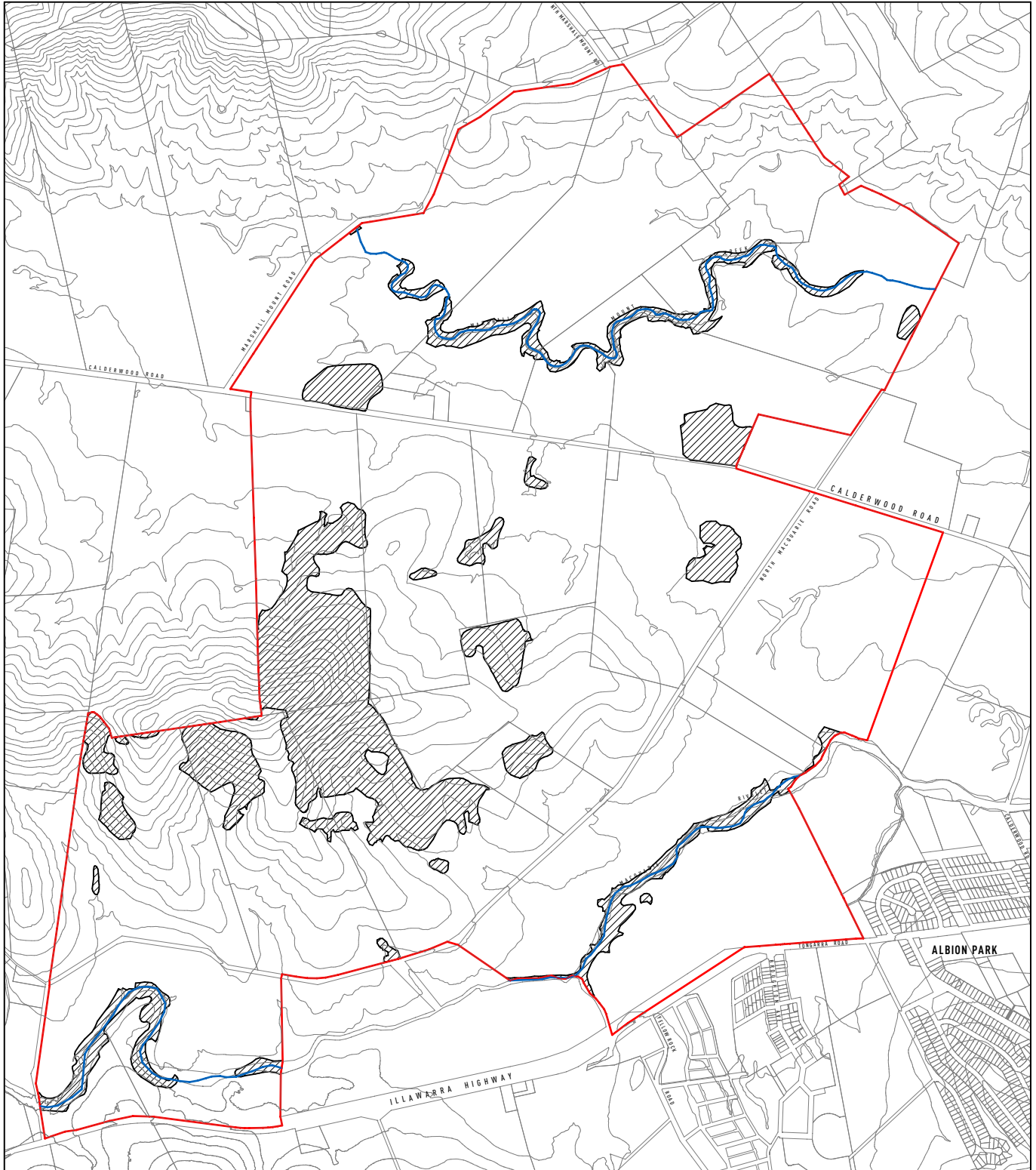
Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours August 2010



Draft Heritage Map

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 Item - General

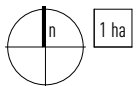


Draft Environmental Protection Map

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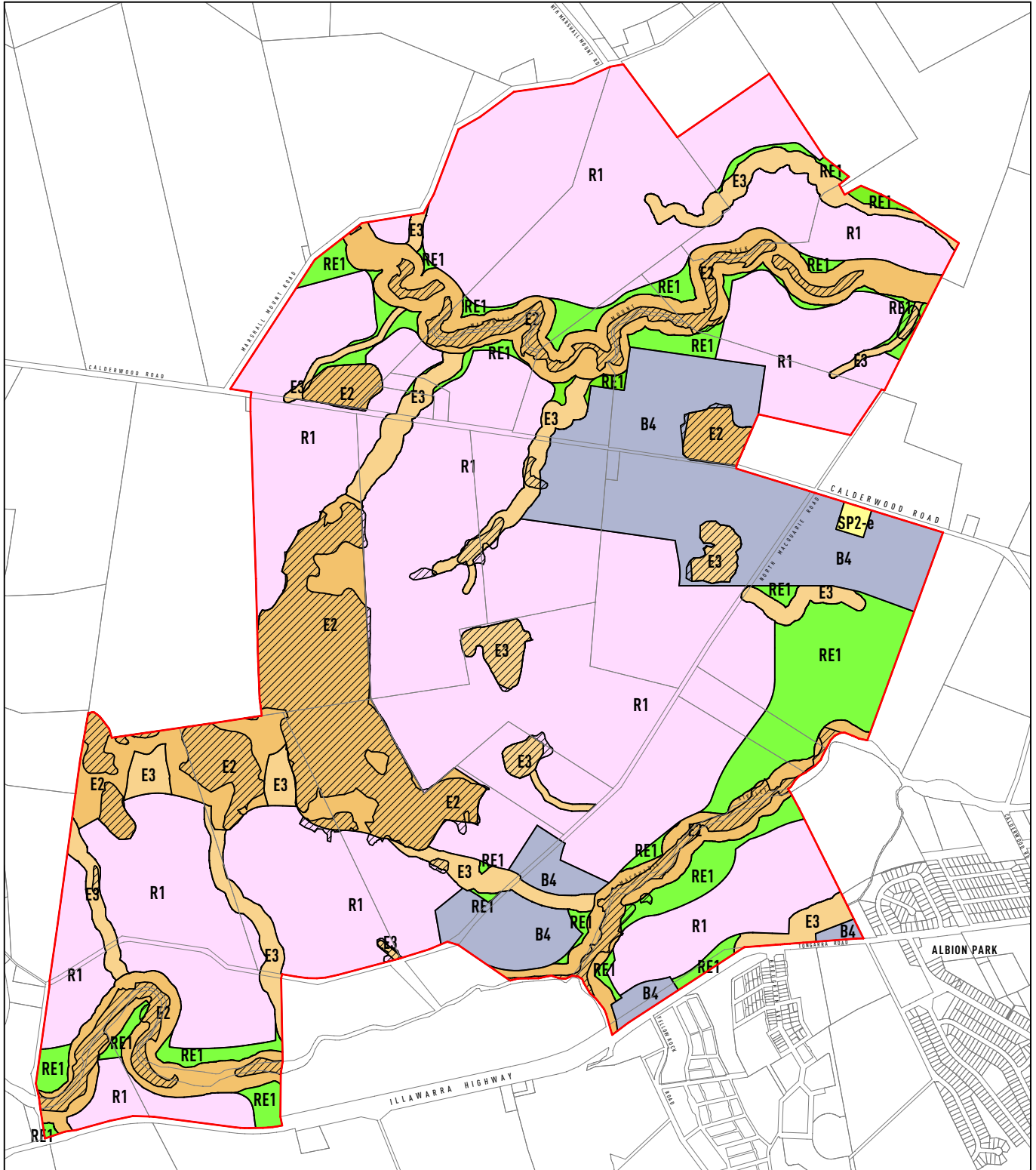


Environmentally Significant Lands
Primary, Support for Primary and Other Native Vegetation



m 0 100 500 1,000

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



ESL on Zoning

Part 3A | Calderwood Urban Development Project



Environmentally Significant Lands
Primary, Support for Primary, and Other Native Vegetation



E2
Environmental Conservation



E3
Environmental Management



SP2-e
Integral Electrical Sub Station



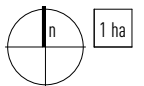
RE1
Public Recreation



R1
General Residential



B4
Mixed Use



m 0 100 500 1,000

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

Zone	Purpose (as per DoP guidelines)	Permissible ¹	Prohibited
R1 General Residential	This zone is generally intended to provide for a variety of residential housing types and densities, including dwelling houses, multi-dwelling housing, residential flat buildings, boarding houses and seniors housing. The zone also provides for additional uses that provide facilities or services to residents, including neighbourhood shops and child care centres.	<p>1 Objectives of zone to provide for the housing needs of the community, to provide for a variety of housing types and densities, to enable other land uses that provide facilities or services to meet the day to day needs of residents.</p> <p>2 Permitted without consent Home occupations</p> <p>3 Permitted with consent Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Eco-tourism facilities; Food and drink premises; Group homes; Health consulting rooms; Home based child care; Home businesses; Home industries; Hostels; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.</p> <p>4 Prohibited Agriculture; Air transport facilities; Amusement centres; Biosolid waste applications; Boat repair facilities; Boat sheds; Business premises; Bulky goods premises; Canal estate development; Caravan parks; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Entertainment facilities; Extractive industries; Forestry; Freight transport facilities; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industries; Manufactured home estates; Marinas; Mining; Moveable dwellings; Office premises; Passenger transport facilities; Port facilities; Public administration buildings; Recreation facilities (major); Research stations; Restriction facilities; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Storage premises; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Wholesale supplies</p>	
B4 Mixed Use	This zone is generally intended for use where a wide range of land uses are to be encouraged, including retail, employment, residential, community and other uses	<p>1 Objectives of zone to provide a mixture of compatible land uses, to integrate suitable development in accessible locations so as to maximise public transport patronage and encourage walking and cycling,</p> <p>2 Permitted without consent Home occupations.</p> <p>3 Permitted with consent Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.</p>	

¹ Note development identified in red text is additional to Std Template mandated development

	<p>4 Prohibited Agriculture; Air transport facilities; Biosolid waste applications; Boat repair facilities; Boatsheds; Caravan parks; Cemeteries; Correctional centres; Crematoria; Depots; Extractive industries; Forestry; Freight transport facilities; Hazardous storage establishments; Heavy industries; Home occupations (sex services); Liquid fuel depots; Manufactured home estates; Mines; Moveable dwellings; Offensive storage establishments; Restricted premises; Restriction facilities; Rural industries; Sex services premises; Transport depots; Waste or resource management facilities</p>
<p>E2 Environmental Conservation</p>	<p>This zone is generally intended to protect land that has high conservation value. A number of land uses considered to be inappropriate for this zone have been mandated as prohibited uses.</p> <p>This zone is for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. The zone provides the highest level of protection, management and restoration for such lands whilst allowing uses compatible with those values.</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • To prevent development that could destroy, damage or otherwise have an adverse effect on those values. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent** Drainage; Eco-tourism facilities; Electricity transmission or distribution networks; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Recreation areas; Roads; Signage; Sewage reticulation facilities; Stormwater management systems; Water bodies; Waterway foreshore management activities; Water reticulation facilities.</p> <p>4 Prohibited Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p>
<p>E3 Environmental Management</p>	<p>This zone is for land where there are special ecological, scientific, cultural or aesthetic attributes or environmental hazards / processes that require careful consideration/ management and for uses compatible with these values.</p> <p>The mandatory zone objectives focus on protecting, managing and restoring areas with special ecological, scientific, cultural or aesthetic values and to provide for a limited range of development that does not have an adverse effect on those values.</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values. • To provide for a limited range of development that does not have an adverse effect on those values. <p>2 Permitted without consent Home occupations</p> <p>3 Permitted with consent** Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Cellar door premises; Community facilities; Drainage; Dwelling houses; Dual occupancies; Eco tourism facilities; Electricity transmission or distribution networks; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood Mitigation Works; Home occupations; Home based child care; Home businesses; Home industries; Information and education facilities; Kiosks; Neighbourhood shops; Recreation areas; Roads; Roadside stalls; Rural workers dwellings; Secondary dwellings; Sewage reticulation facilities; Signage; Stormwater management systems; Water bodies; Waterway foreshore management activities; Water reticulation systems.</p> <p>4 Prohibited Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p>

SP2 Infrastructure (local drainage / local road / classified road etc)	<p>This zone is generally intended to cover a wide range of physical and human infrastructure uses such as transport (eg roads and railways), utility undertakings and works, community uses, educational establishments and hospitals.</p> <p>Land zoned SP2 Infrastructure must be included on the Land Reservation Acquisition Map</p>	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Drainage; Electricity generating works; Electricity transmission or distribution networks; Environmental facilities; Environmental protection works; Flood mitigation works; Kiosks; Recreation areas; Recreation facilities (outdoor); Roads; Sewerage systems; Stormwater management systems; Water supply systems; Waterbodies; Waterway foreshore management activities</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>
RE1 Public recreation (local open space / regional open space etc)	<p>This zone is generally intended for a wide range of public recreation areas and activities, including local and regional open space. Councils may generally permit typical public recreation uses in this zone. A range of land uses compatible with the recreation use of the land should be permitted.</p> <p>Land zoned RE1 Public Recreation must be included on the Land Reservation Acquisition Map.</p>	<p>1 Objectives of zone</p> <ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community. <p>2 Permitted without consent Nil</p> <p>3 Permitted with consent Building identification signs; Business identification signs; Child care centres; Community facilities; Drainage; Electricity generating works; Electricity transmission or distribution networks; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Restaurants; Sewage systems; Stormwater management facilities; Roads; Waterbodies; Water supply systems; waterway foreshore management systems.</p> <p>4 Prohibited Any development not specified in item 2 or 3</p>

** Refer to PPR Section 3.7 re inclusion of a special provision that permits low impact and environmentally sound 'electricity generating works', 'sewerage systems' and 'water supply systems' within the E2 Environmental Conservation zoned land comprising Johnston's Spur and E3 zoned lands outside of riparian corridors and nominated environmental reserves.