

Technical Study

Clarenza Urban Release
Area Structure Plan, de
Groot & Benson PL (Rev C)
2025



Clarenza Urban Release Area

Urban Design Master Plan



de Groot & Benson
Consulting Engineers & Planners

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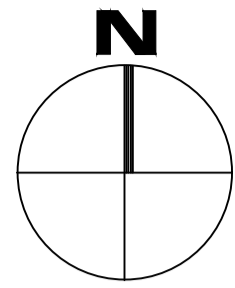
Client:



Project:
CLARENZA URBAN RELEASE AREA

Title:
COVERSHEET

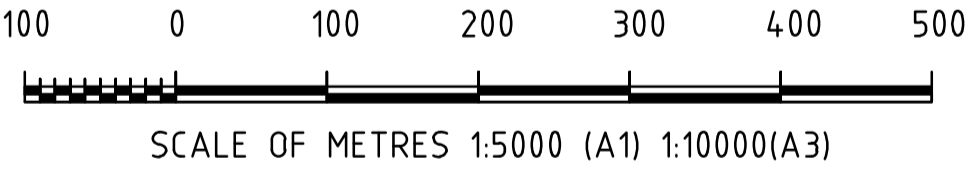
Scale: 1:10000 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP01	Revision: C	



LEGEND:

EXISTING PROPERTY BOUNDARY

STUDY AREA BOUNDARY



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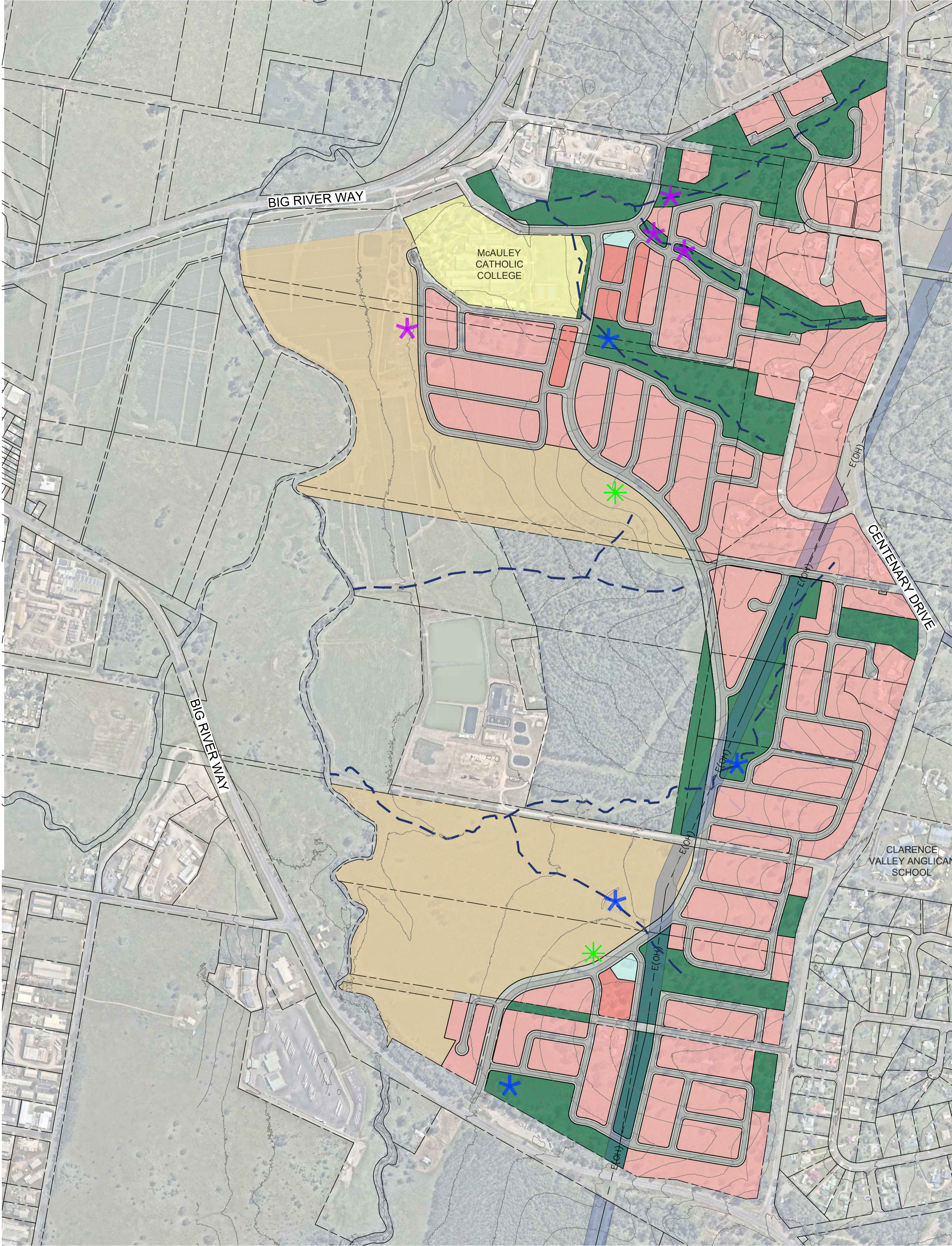
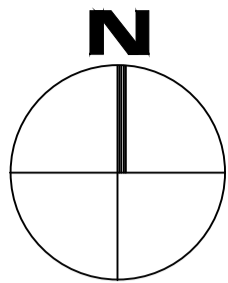
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Project:
CLARENZA URBAN RELEASE AREA

Title:
EXISTING PARCELS

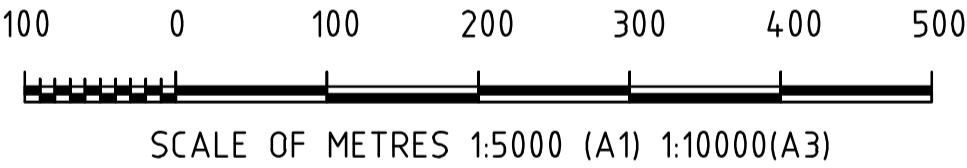
Scale: 1:5000 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP02	Revision: C	



- LEGEND:
- GENERAL RESIDENTIAL 10 du/ha
 - MEDIUM DENSITY RESIDENTIAL 15 du/ha
 - RURAL
 - LOCAL CENTRE
 - SCHOOL
 - BUSHLAND CHARACTER
 - EXISTING STREAM (TO REMAIN)
 - PROPOSED PARK
 - INDICATIVE DETENTION/WSUD
 - INDICATIVE WSUD TREATMENT

Indicative Residential Yield Breakdown				
Residential Type	Indicative Density ¹	Indicative Area (ha) ¹	Overall	
Medium Density Residential	23–29 du/ha	2.42	Indicative Yield	% Area
General Residential	13–15 du/ha	69.62	56 – 70	3.4%
Total		72.04	905 – 1044	96.6%
			961 – 1114	100%

1. Excludes road reserve areas.



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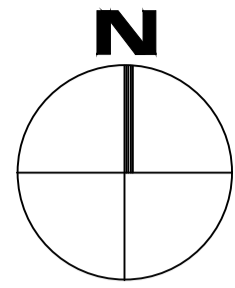
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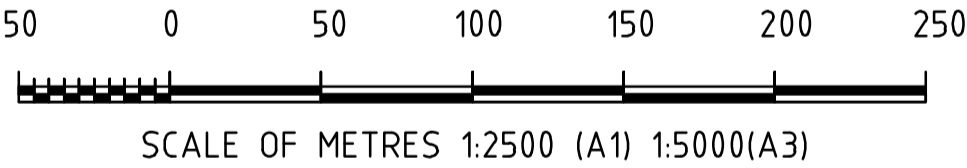
Project:
CLARENZA URBAN RELEASE AREA

Title:
STRUCTURE PLAN

Scale: 1:5000 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP04	Revision: C	



- LEGEND:
- GENERAL RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - RURAL
 - LOCAL CENTRE
 - SCHOOL
 - BUSHLAND CHARACTER
 - EXISTING STREAM (TO REMAIN)
 - PROPOSED DISTRICT PARK



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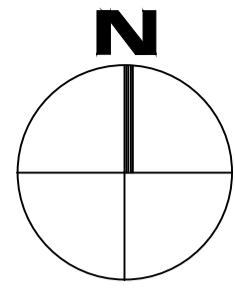
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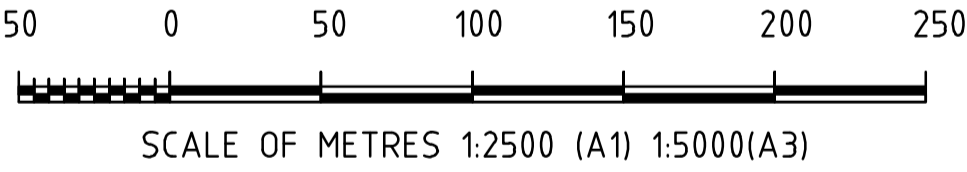
Project:
CLARENZA URBAN RELEASE AREA

Title:
STRUCTURE PLAN - NORTH

Scale: 1:2500 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP05	Revision: C	



- LEGEND:**
- GENERAL RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - RURAL
 - LOCAL CENTRE
 - SCHOOL
 - BUSHLAND CHARACTER
 - EXISTING STREAM (TO REMAIN)
 - PROPOSED LOCAL PARK



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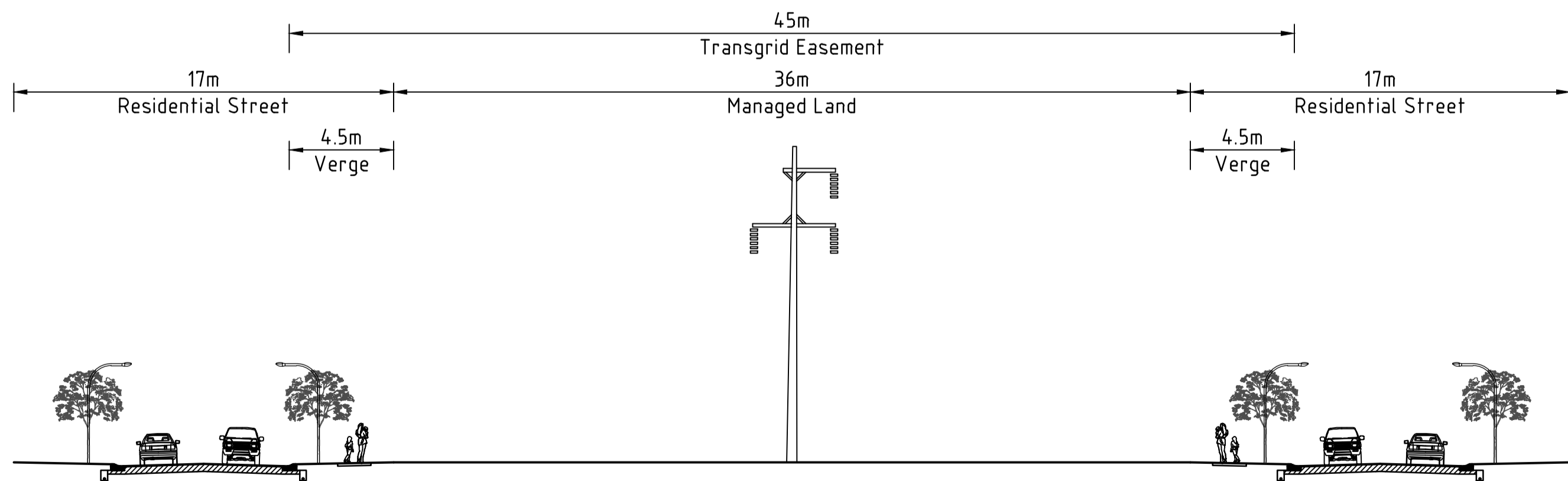
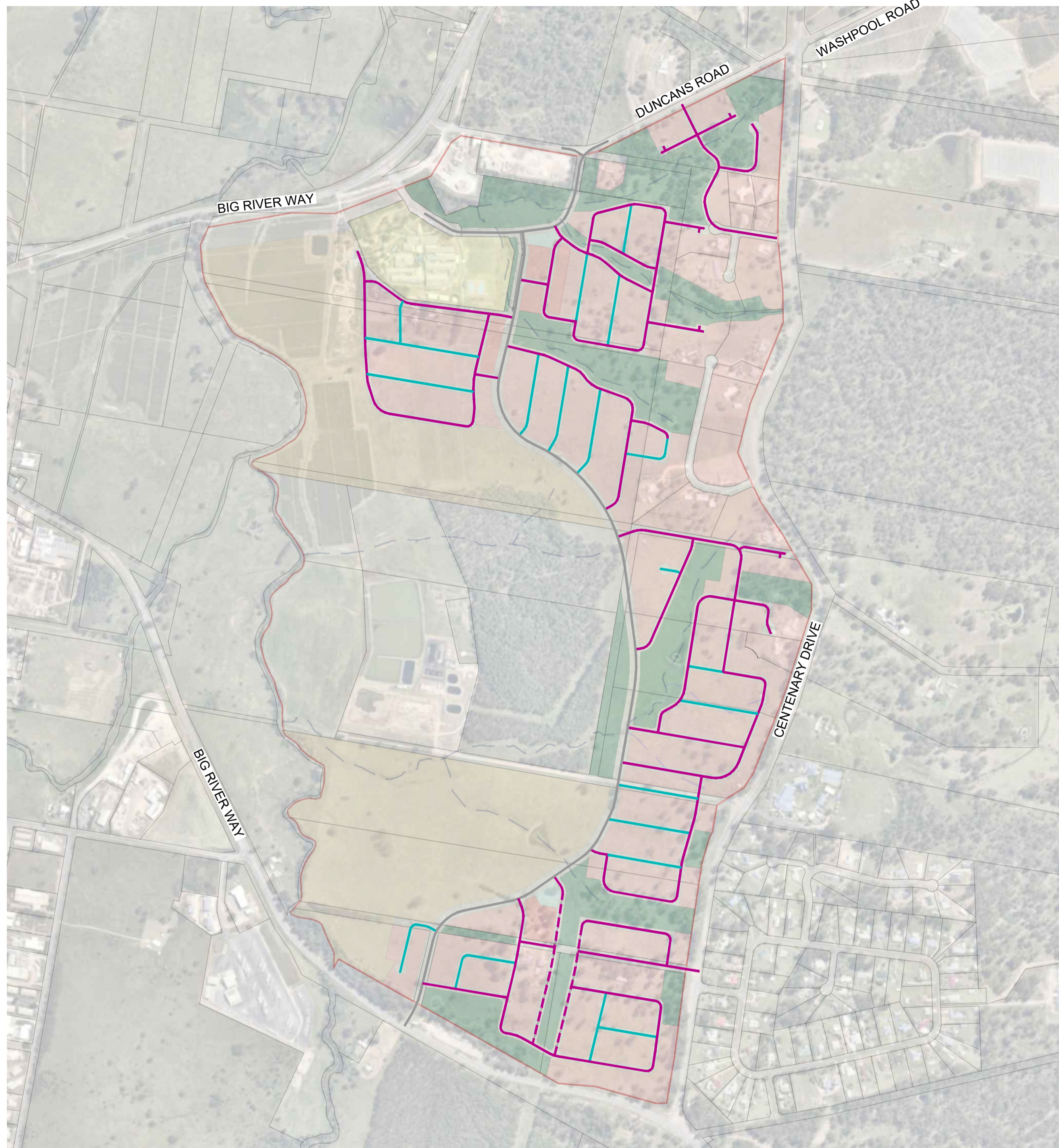
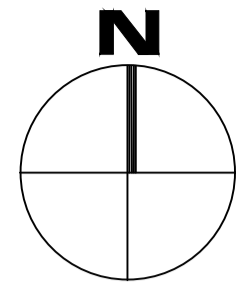
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Project:
CLARENZA URBAN RELEASE AREA

Title:
STRUCTURE PLAN - SOUTH

Scale: 1:2500 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP06	Revision: C	

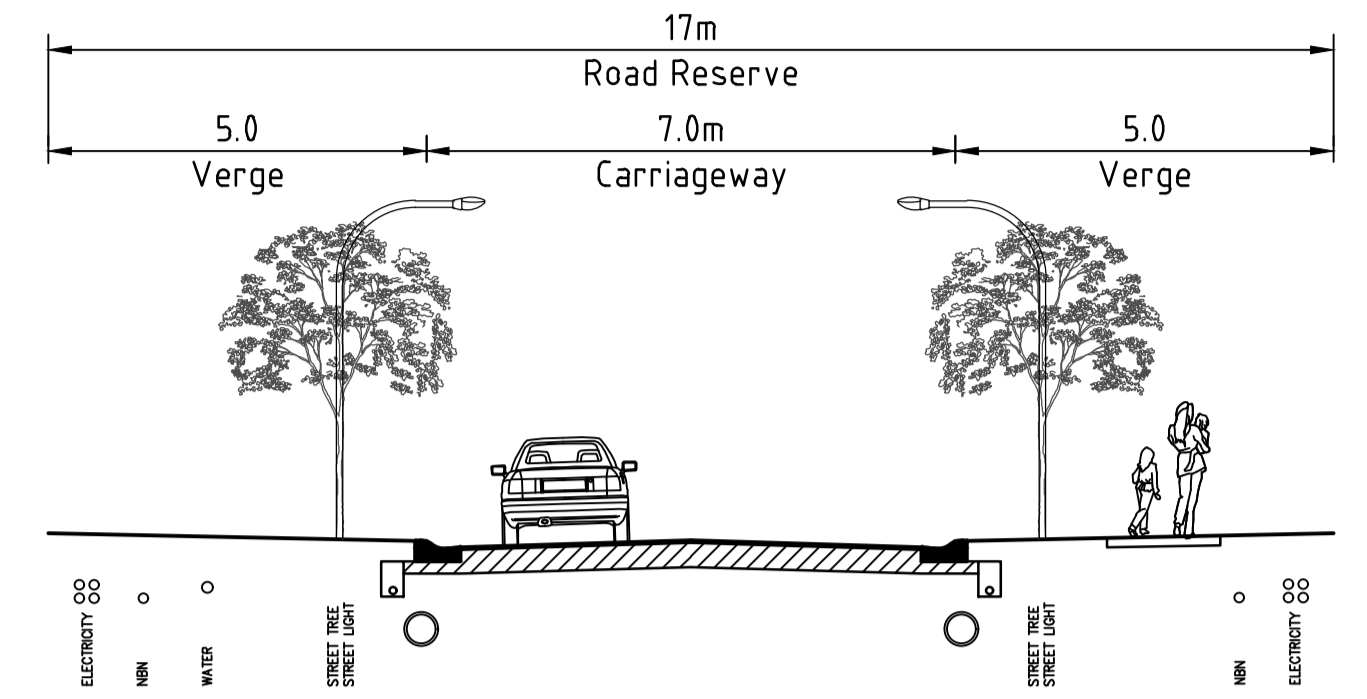


Residential Street (Easement)

Residential Streets (Easement) are two Residential Streets on one or both sides of the existing Transgrid easement. The verge of the streets encroach into the existing easement with the carriageway located on the outside edge of the easement. Planting within the easement is restricted to Transgrid requirements.

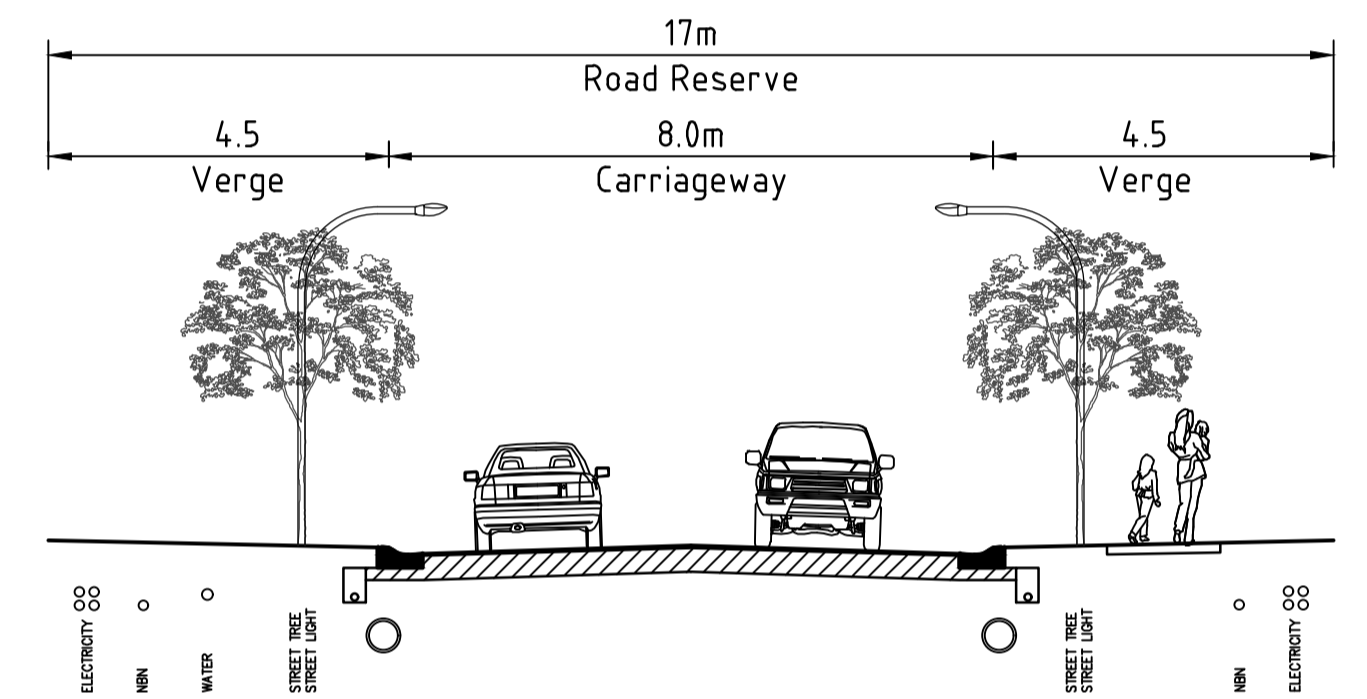
LEGEND:

- RESIDENTIAL WAY
- RESIDENTIAL STREET
- RESIDENTIAL STREET (EASEMENT)



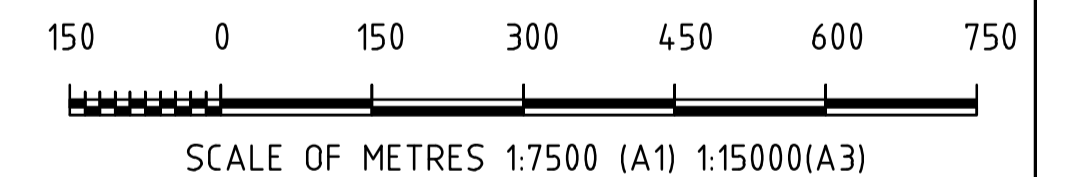
Residential Way

Residential Ways are two-way, very low volume yield streets that form the lowest order residential streets within Clarenza. Carriageway widths are 7m wide with unstructured car parking on both sides to slow traffic. They have a slow speed, shared zone character with property accesses on both sides and footpaths on one side of the road.



Residential Street

Residential Streets are two-way, low volume yield streets that form part of residential streets within Clarenza. A higher order street to Residential Way, these streets have a slightly wider carriageway to cater for higher residential traffic volumes and can be used as perimeter roads adjacent to bushfire hazards. Carriageway widths are 8m wide with unstructured car parking on both sides to slow traffic. They have a slow speed, shared zone character with property accesses on both sides and footpaths on one side of the road.



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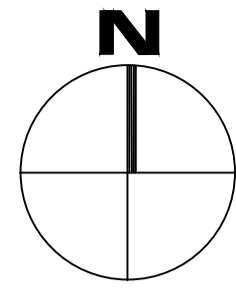
Project:

CLARENZA URBAN RELEASE AREA

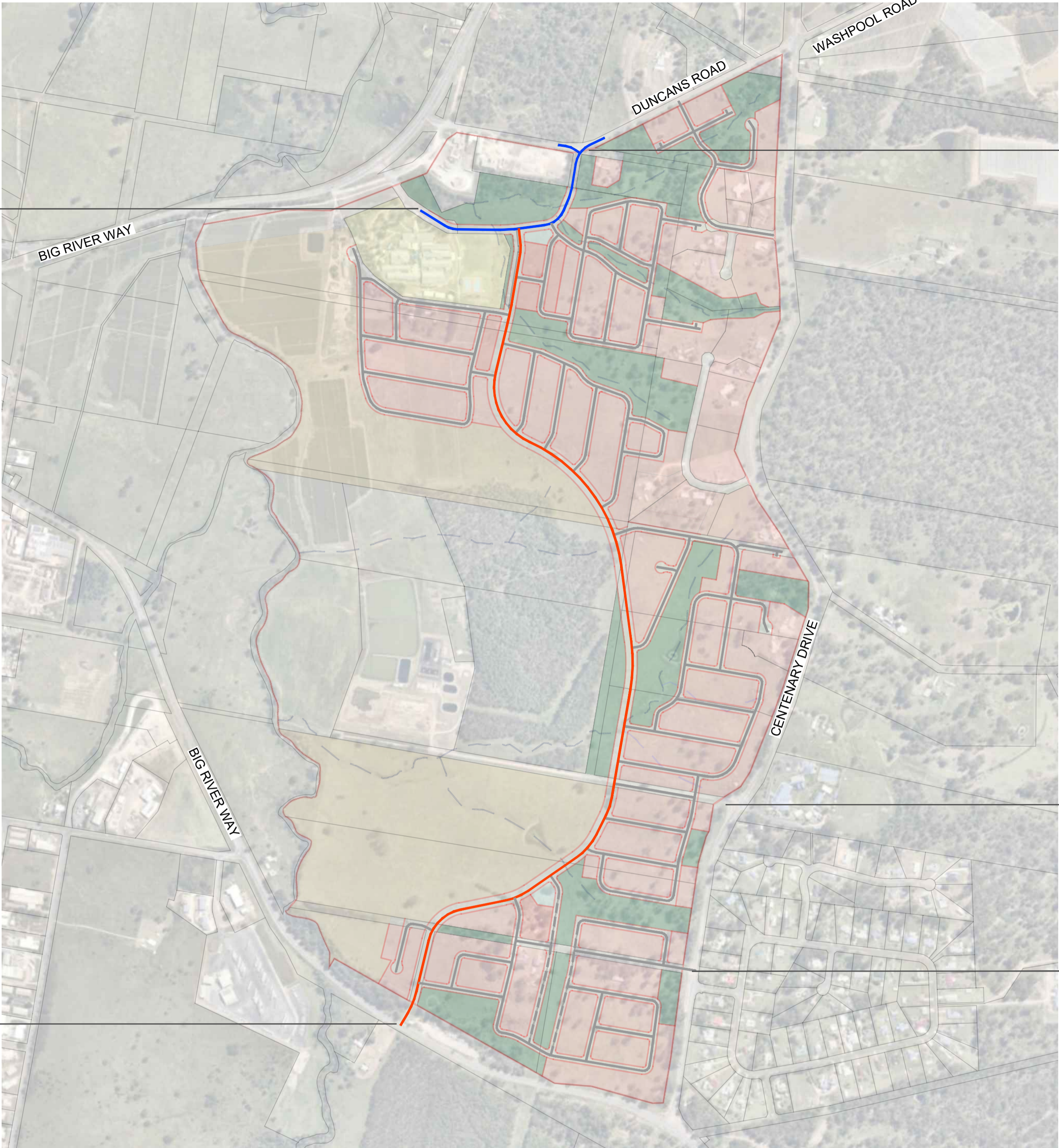
Title:

ROAD HIERARCHY - MINOR ROADS

Scale: 1:7500 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP07	Revision: C	



EXTENSION OF HENNESSY DRIVE AND
CONNECTION TO DUNCANS ROAD



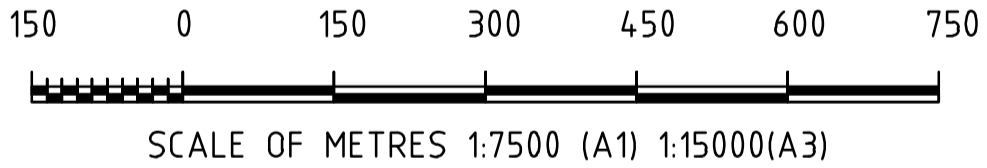
PRIORITY CONTROLLED T INTERSECTION.
PRIORITY TO HENNESSY DRIVE / DUNCANS ROAD

INTERSECTION ARRANGEMENT MODIFIED TO
DISCONNECT CLARENZA ROAD FROM CENTENARY
DRIVE AND REPLACE ROAD CONNECTION WITH
PEDESTRIAN/CYCLE LINK TO CENTENARY DRIVE.

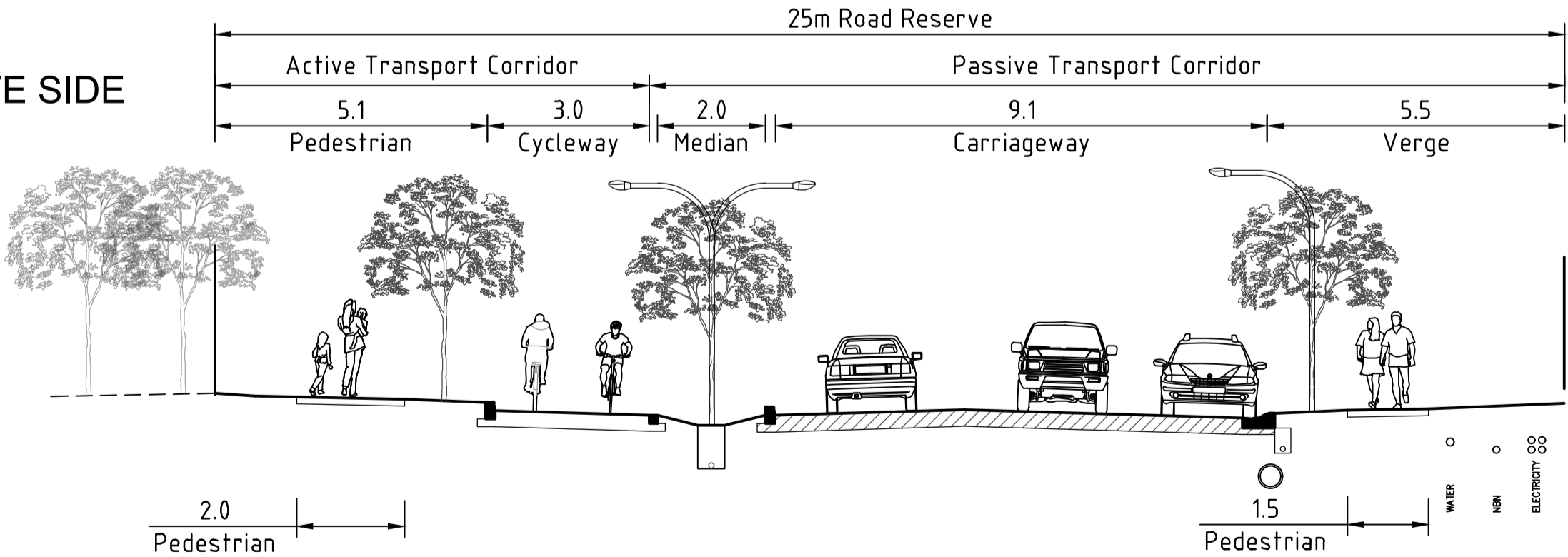
CONNECTION TO CENTENARY DRIVE TO REMAIN

CONNECTION TO BIG RIVER WAY VIA NEW
INTERSECTION. NEW INTERSECTION TO
POSSIBLY CATER FOR FUTURE INDUSTRIAL
LAND SOUTH OF BIG RIVER WAY

- LEGEND:
- NEIGHBOURHOOD STREET
 - CONNECTOR ROAD

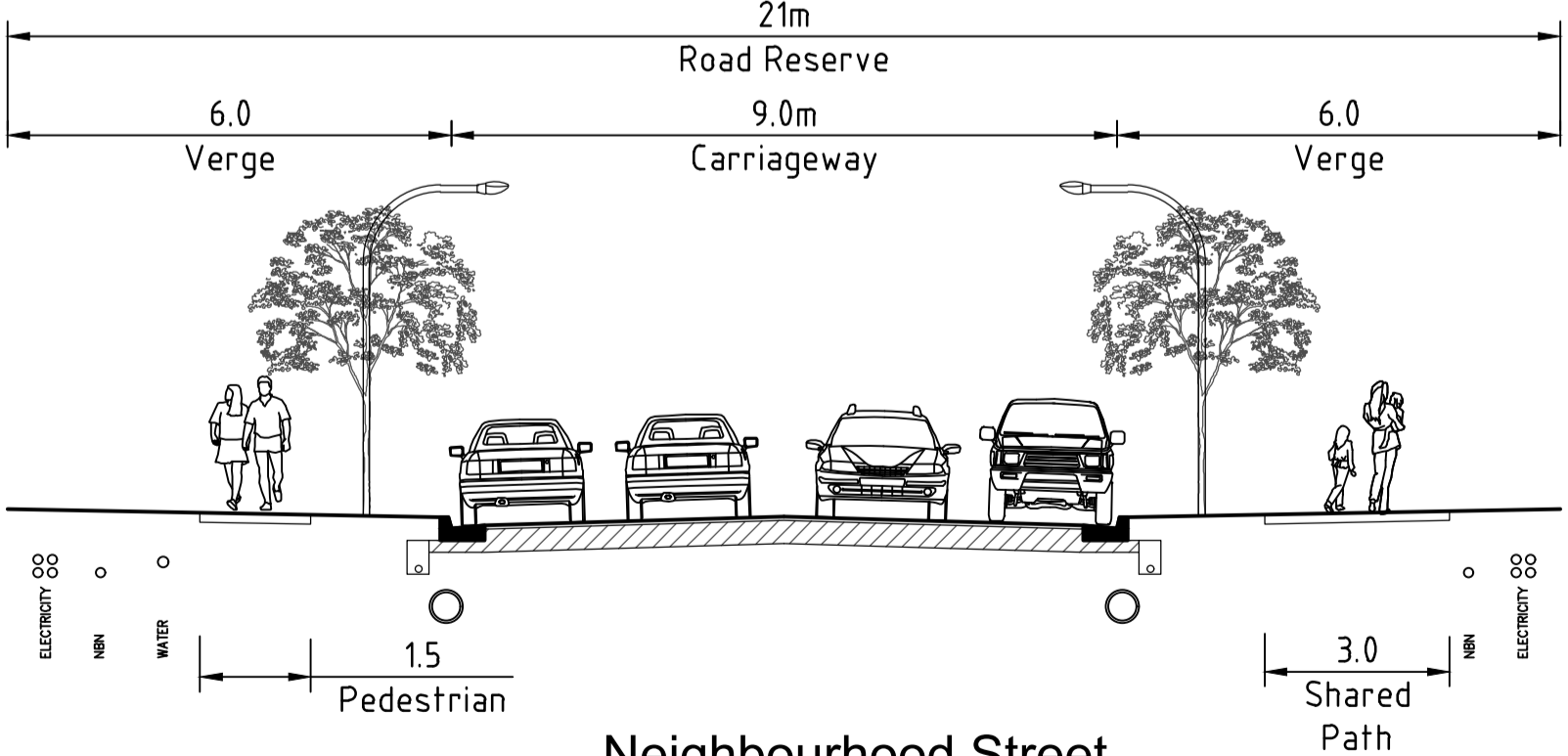


PUBLIC RESERVE SIDE



Connector Road

The Connector Road connects the northern and southern villages and connects the Clarenza URA to the broader network, predominantly Big River Way and Hennessy Drive. The Connector Road acts as the spine of the Clarenza URA road network and all other roads direct traffic to the connector road, focusing the traffic distribution to primarily utilise a new intersection at Big River Way (south). The road reserve has been designed to subtly separate vehicle, cycling and pedestrian modes of transport for user safety. Providing a structured and visually safe corridor for each transport user is aimed at encouraging active transport activities.



Neighbourhood Street

Neighbourhood Streets are two-way, higher volume streets that connect the residential streets to the Connector Road and broader road network within Clarenza and Centenary Drive. These streets have a wider carriageway to cater for higher traffic volumes including through lanes and space for parked cars. Carriageway widths are 9m wide with car parking on both sides. These roads have property access on both sides. A footpath is located on one side of the road and shared path on the opposite side, offering safe active transport opportunities.

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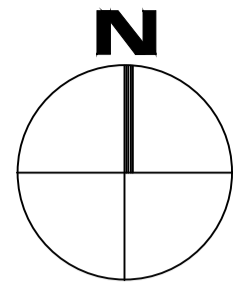
Client:



Project:
CLARENZA URBAN RELEASE AREA

Title:
ROAD HIERARCHY - MAJOR ROADS

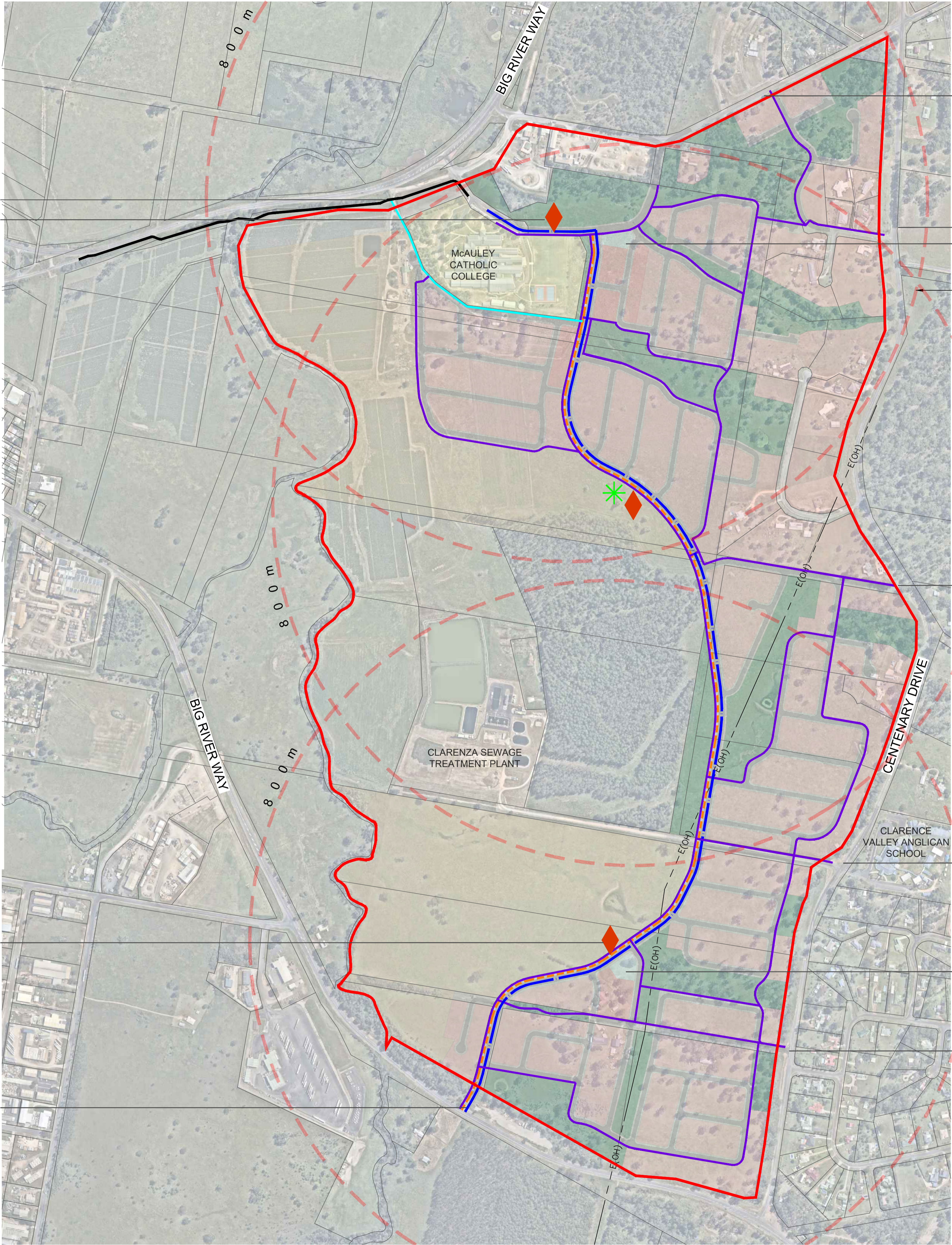
Scale: 1:7500 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP08	Revision: C	



CONNECTION TO EXISTING CYCLE NETWORK
POSSIBLE BUS STOP LOCATION IN CLOSE
PROXIMITY TO McAULEY CATHOLIC
COLLEGE, NORTH VILLAGE AND KEY
WALKING/CYCLING NETWORK

POSSIBLE BUS STOP LOCATION IN CLOSE
PROXIMITY TO SOUTH VILLAGE AND KEY
WALKING/CYCLING NETWORK

CONNECTION TO FUTURE CYCLE
NETWORK ALONG BIG RIVER WAY



POSSIBLE CONNECTION TO DUNCANS ROAD

POSSIBLE CONNECTION TO CENTENARY DRIVE
NORTH VILLAGE (COMMERCIAL)

800m DISTANCE FROM INDICATIVE BUS
STOP LOCATION TO DEMONSTRATE 85%
OF HOUSEHOLDS ARE WITHIN 800m (AS
THE CROW FLIES) FROM A BUS STOP IN
ACCORDANCE WITH TfNSW "GUIDELINES
FOR PUBLIC TRANSPORT CAPABLE
INFRASTRUCTURE IN GREENFIELD SITES -
2018".

POSSIBLE CONNECTION TO CENTENARY DRIVE

CONNECTION TO CENTENARY DRIVE AND
CLARENCE VALLEY ANGLICAN SCHOOL
INCLUDING SHARED PATH AND REFUGE
ISLAND CROSSING.

SOUTH VILLAGE (COMMERCIAL)

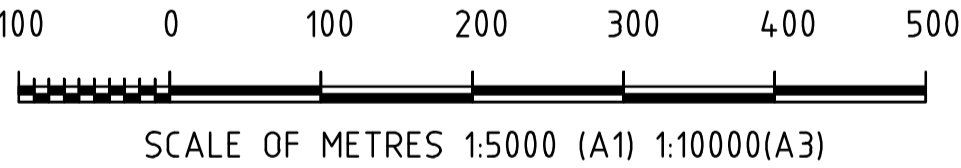
CONNECTION TO CENTENARY DRIVE

LEGEND:

- KEY WALKING NETWORK
- KEY CYCLING NETWORK
- SHARED PATH
- STUDY AREA BOUNDARY
- POSSIBLE BUS ROUTE
- POSSIBLE BUS STOP LOCATION
- PARK

NOTES:

- KEY WALKING AND CYCLING NETWORK TO INCORPORATE THE DEDICATED CYCLE LANES, SHARED PATHS AND FOOTPATHS PROVIDED ON ROAD VERGES.
- NETWORKS SHOWN ARE INDICATIVE AND PROVIDE A GUIDE TO CONNECTIONS THROUGH ENVIRONMENTAL AREAS AND TO THE BROADER ACTIVE TRANSPORT NETWORK.



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Project:
CLARENZA URBAN RELEASE AREA

Title:
KEY WALKING CYCLING NETWORK

Scale: 1:5000 (A1)	Datum: MGA/AHD	Checked: GJK	Approved: AWM
Project No. 24146	Drawing No. SP09	Revision: C	