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Attn: Jane Flanagan
Modification Assessment
Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001

Our Ref: P18/22768
File: DE-2018/34
Date: 6 April 2018

Dear Ms Flanagan

SUBMISSION TO CALDERWOOD CONCEPT PLAN MODIFICATION 5 (MP 09_0082 MOD 5)

Thank you for forwarding the information relating to the above modification in your email dated 20 March 2018.

Wollongong City Council (WCC) understands that the subject land is subject to a number of current matters including:

1. Calderwood Concept Plan (CCP) Modification 2 (MOD 2);
2. Proposed CCP Modification 5 (MOD 5, subject of this response); and
3. DA-0569/2017, a subdivision development application for Lot 1 DP 558196 under assessment by Shellharbour City Council (SCC).

WCC has provided submissions to the Department in relation to item 1 above however, Council has only been recently aware that MOD 2 was approved by the Independent Planning Commission on 27 March 2018. WCC also provided a submission to SCC in relation to item 3 is attached for your information.

Due to the three above matters it is not clear to Council what is proposed for this site as all three items above have and propose varied outcomes. In this specific S.75W modification application the applicant refers to proposed “environmental lifestyle” lots of say >2,000m² parcels.” However, the preferred option referred to in Section 4.2 of the applicant’s report is typ. 2,500 as preferred.

Council recommends that the Department seek clarity from the applicant as to what specifically is proposed and how the proposal relates to items 1 and 3 above prior to finalising assessment of the proposed modification.

It appears to Council that this modification request would be inconsistent with the recently approved MOD 2 to the Calderwood Concept Plan and the E3 zoned land on Lot 1 DP 558196 where a minimum lot size of 1.4 hectares was approved for this identified Environmental Reserve Lands in the Special Subdivision Areas Map.

Council would also recommend that any change to the concept approval contemplated by the Department is consistent with the development standards prescribed for Calderwood in State Environmental Planning Policy (State Significant Precincts) 2005 and the recently approved MOD 2 to the Calderwood Concept Plan.

Council also asks that the Department consider local infrastructure demand implications of any decision to modify the current concept approval that would result in additional residential development. Details of our specific concern in this regard are outlined in our attached submission to Shellharbour City Council regarding DA-0569/2017.

It is noted that WCC was not formally notified of this modification and therefore Council requests that any future modifications and/or applications associated with the Calderwood Concept Plan WCC be

notified even if the proposal is located in Shellharbour Local Government Area (LGA), as they could be implications within Wollongong LGA to consider.

Please contact myself or Vivian Lee, Senior Development Project Officer on 4227 7314 if you wish to discuss the matter further.

This letter is authorised by

Andrew Carfield

Director Planning & Environment – Future City and Neighbourhoods

Wollongong City Council

Telephone (02) 4227 7284

Attach



013

Shellharbour City Council
LOCKED BAG 155
SHELLHARBOUR CITY CENTRE NSW 2529

Our Ref:
File:
Date:

P18/2872
DE-2017/199
15 January 2018

Attention: Jasmina Micevski

Dear Ms Micevski

DA0569/2017 – 81 ESCARPMENT DRIVE CALDERWOOD – FOUR STAGE RESIDENTIAL SUBDIVISION OF LAND AND ASSOCIATED WORKS TO CREATE 142 RESIDENTIAL LOTS AND ONE RESIDUAL ENVIRONMENTAL RESERVE LOT

Thank you for the opportunity to comment on the abovementioned development application.

Wollongong City Council (WCC) has previously raised concern regarding the implications of development at Calderwood Valley on local infrastructure within the Wollongong Local Government Area. Historically the concern has been with the impact on the required road upgrades for Marshall Mount Road and Yallah Road to support the land release associated with the Lendlease Calderwood Urban Development Project (Minister for Planning approval MP09-0062).

Based on this concern WCC previously objected to development consents being issued by Shellharbour City Council (SCC) for the Calderwood Urban Development Project without appropriate local infrastructure arrangements in place. On 13 December 2017 WCC formally entered into a Planning Agreement with Lendlease Communities under Section 93F of the Environmental Planning and Assessment Act, 1979 to ensure adequate contribution is made to WCC by Lendlease for development at Calderwood.

As a result WCC has made satisfactory arrangements with that specific developer. However, to ensure WCC local infrastructure contributions are made by all relevant development WCC is seeking confirmation from SCC that appropriate arrangements are in place for contribution to both SCC and WCC local infrastructure prior to determination of current development application DA0569/2017.

Both WCC and SCC have agreed to continue discussions on a cross boundary Calderwood Section 94 Plan following WCC endorsement of a draft plan on 31 July 2017 and the request to the Secretary of the Department of Planning and Environment to assist with finalisation of a cross boundary plan (see WCC letter dated 16 August 2017 and Shellharbour Council letter dated 13 September 2017).

The WCC July 2017 endorsed draft plan outlines the local infrastructure required to support future growth within Calderwood and Yallah-Marshall Mount and determines an appropriate apportionment of the total infrastructure costs for development within Calderwood. The infrastructure costs and apportionment are based on detailed transport analysis and future road designs. This plan will levy contributions for the required road network that will ultimately service the overall development.

WCC has calculated, using the WOLSH TRACKS model, the appropriate amount of contribution ased on traffic movement and volumes generated proportionally by both Yallah-Marshall Mount and Calderwood to determine the split on costs. The 31 July 2017 draft Calderwood Release Area Section 94 Contribution Plan and the December 2017 WCC adopted West Dapto Section 94 Development Contribution Plan include the relevant share of the total costs.

It is considered the appropriate contribution for any additional development in the Calderwood Valley in accordance with the Draft Plan is \$6,996 per dwelling / lot. It is WCC's view that SCC is not precluded from imposing a condition requiring contributions to be paid to WCC in relation to the current development application. Should SCC grant consent to the proposal, WCC requests the opportunity to discuss appropriate contribution condition/s.

Given the significance of this issue, it would be appreciated if officers from WCC and SCC could continue to meet to discuss this matter in greater detail.

Should you require any further information, please do not hesitate to contact me or Council's Urban Release Manager, Mr David Fitzgibbon on telephone 4227 8652.

This letter is authorised by:

David Fitzgibbon
Urban Release Manager
Wollongong City Council
Telephone (02) 4227 8652