

Calderwood Valley Concept Plan Modification

Consultation Outcomes Report

Client:
Lendlease

Date:
10 July 2018

FINAL

Contact:

Deborah Palmer

deborah.palmer@elton.com.au

02 9387 2600

Sydney

02 9387 2600

Level 6

332 – 342 Oxford Street

Bondi Junction NSW 2022

www.elton.com.au

consulting@elton.com.au

Sydney | Canberra | Darwin | Melbourne

ABN 56 003 853 101

Prepared by	Sean Robertson
Reviewed by	Deborah Palmer
Date	10 July 2018
Document name	Calderwood Concept Plan Outcomes Report
Version	4

Contents

1	SUMMARY	5
1.1	Key insights	5
2	PROJECT IN CONTEXT	7
3	CONSULTATION METHODS	8
3.1	Community information feedback session	8
3.2	Stakeholder meetings	8
3.3	Email, phone and mail correspondence	9
3.4	Feedback forms	10
3.5	Project hotline and email	10
4	COMMUNICATION CHANNELS	11
5	DETAILED FEEDBACK	13
5.1	Community information and feedback session	13
5.2	Stakeholder meetings	14
5.2.1	Sydney Water	14
5.2.2	Sunglow	14
5.2.3	Fortnum Property	15
5.2.4	Clover Hill Estate	15
5.2.5	Department of Planning and Environment	15
5.2.6	Office of Environment and Heritage	16
5.2.7	Department of Primary Industries	17
5.2.8	Roads and Maritime Service and Wollongong City Council	17
5.2.9	Shellharbour City Council	18
5.2.10	Wollongong City Council	21
5.2.11	Department of Education	22
5.2.12	Transport for NSW	22
5.2.13	Transgrid	23
5.3	Email, phone and mail correspondence	24
5.4	Community hotline	26
5.5	Feedback forms	26
6	ISSUES RAISED AND RESPONSES	27
7	NEXT STEPS	31

APPENDICES

A	Project website	33
B	Newspaper advertisement	37
C	Consultation postcard and distribution area	38
D	Display board	40
E	Email to residents	50

1 Summary

Lendlease is seeking to modify the Calderwood Valley Approved Concept Plan to allow for increased and more diverse housing supply. It is proposed to increase the overall number of dwellings from approximately 4,800 to approximately 6,500 dwellings.

Community and stakeholder consultation was undertaken in support of Lendlease's planned lodgement of a S75W modification to the Approved Concept Plan. This consultation addressed the requirements of the Secretary's Environmental Assessment Requirements (SEARs) and focused on providing information and eliciting feedback from the existing residents, purchasers and landholders at Calderwood Valley, the surrounding community and relevant local and state government agencies and authorities.

This report outlines engagement activities undertaken from April-June 2018 prior to the submission of the S75W modification. In line with the SEARs, this report provides a detailed summary of the key issues raised during the consultation process, Lendlease's response to these matters and a summary of how the feedback received has informed the proposed modification.

The focus of this phase of consultation was to:

- » Communicate the details of the proposed modification to the Calderwood Valley Approved Concept Plan and collect information to inform and enhance the project
- » Gain insight into what the community and stakeholders feel Calderwood Valley should provide in terms of community facilities and amenities, housing options, open space, retail, transport and infrastructure
- » Understand what aspects of Calderwood Valley the community feel are important to retain and how the proposed modification could deliver changes they would like to see
- » Foster strong lines of communication between the project team, stakeholders and community
- » Ensure that adjacent stakeholders are aware of the project and consulted directly where appropriate
- » Proactively identify and manage project risks and impacts
- » Fulfil the consultation requirements of the SEARs.

1.1 Key insights

Across the consultation period, there were a number of key themes that arose during the various consultation activities undertaken with key stakeholders and the wider community. The common issues, comments and questions included:

- » How the proposed modification will impact existing dwellings and already purchased properties at Calderwood Valley.
- » Stakeholders and the community are largely positive about how the proposed modification will support the delivery of community facilities and help activate the town and village centres.
- » Preserving the conservation areas and open spaces at Calderwood Valley.

- » The location of where the increase in density is expected to occur.
- » The need for roads and transport infrastructure to support the increase in residents at Calderwood Valley.
- » Ensuring Lendlease delivers the community facilities promised under the original Approved Concept Plan for the benefit of both Calderwood Valley residents and the wider community.
- » Ensuring connectivity between community facilities both across the site and with surrounding neighbourhoods.
- » Maintaining the neighbourhood character of the Calderwood Valley houses and wider community.
- » Delivering a robust water management plan to mitigate the risks of flooding at Calderwood Valley.

2 Project in context

The Minister for Planning approved a Concept Plan for Calderwood Valley on 8 December 2010. The approved Concept Plan applies to a total area of some 700 hectares of land and provides for approximately 4,800 dwellings and 50 hectares of mixed use employment land. The Approved Concept Plan also provides for open space, conservation lands, internal roads, service infrastructure and community facilities (including land for three public schools).

In November 2017, Lendlease lodged a request with the Department of Planning and Environment (DPE) for the SEARs to modify the Approved Concept Plan. DPE issued the SEARs in February 2018 and Lendlease then commenced the preparation of a S75W modification to the Approved Concept Plan.

Under the proposed modification to Calderwood Valley, Lendlease sought to increase the overall number of dwellings on the land already zoned General Residential and Mixed Use within the Approved Concept Plan from approximately 4,800 to approximately 6,500 dwellings.

Lendlease will continue to deliver 5,000 homes on approximately 600 hectares of Calderwood Valley. This will also include town and village centres, community facilities and sports grounds plus the potential for retirement living. The remaining homes at Calderwood Valley will be delivered by other private developers on privately owned land.

The increase in housing supply proposed will ensure a range of housing types and sizes can be created – helping to meet market demand and assist housing affordability pressures in the Illawarra region.

3 Consultation methods

Elton Consulting were engaged by Lendlease to provide a wide and deep engagement program that targeted the stakeholders identified in the SEARs. The program was designed to reach a wide range of stakeholders using various consultation methods and communication channels. This section will detail the consultation approach undertaken by Lendlease with support from Elton Consulting.

3.1 Community information feedback session

A community information and feedback session was held at the Sprout Hub Calderwood Valley on the corner of Escarpment Drive and Brushgrove Circuit on Saturday 2 June between 10am and 12pm.

The session provided an opportunity for property owners, residents, key stakeholders and the wider community to find out more about the project, ask questions of project staff and provide feedback both in-person and using the feedback forms supplied. It was attended by the Lendlease project team and subject matter experts, technical consultants and community engagement specialists from Elton Consulting, all of whom provided further information about the proposal, responded to questions and recorded feedback. A total of 46 people attended the session.

Ten information boards were developed for this session, displaying maps of the proposed modification to the Concept Plan, providing detailed information about the project and showing attendees how they could provide feedback on the proposal.

The session was advertised through a range of communication channels. This included:

- » An advertisement placed in the *Illawarra Mercury* on Friday 18 May
- » Information flyers were delivered to over 2,500 properties both within Calderwood Valley and in the surrounding neighbourhood on Thursday 17 May
- » Emails sent to key stakeholder groups – including Calderwood Valley residents and private developers and property owners with land located within the Concept Plan site
- » The project website: calderwoodconceptplan.com.au.

3.2 Stakeholder meetings

Meetings were held with key stakeholder groups identified in the SEARs through April-June 2018 to provide information about the proposal and gain feedback. The stakeholders that Lendlease met with included:

Stakeholders	Date
Sydney Water	Wednesday 18 April 2018
Sunglow (other developer acting on behalf of the landholder within the Concept Plan land)	27 April and 31 May 2018

Fortnum Property (other developer acting on behalf of the landholder within the Concept Plan land)	3 May and 31 May 2018
Clover Hill Estate (other developer acting on behalf of the landholder within the Concept Plan land)	14 May and 31 May 2018
Department of Planning and Environment	Wednesday 16 May 2018
Office of Environment and Heritage	Thursday 17 May 2018
Department of Primary Industries	Wednesday 23 May 2018
Roads and Maritime Services and Wollongong City Council	Tuesday 29 May 2018
Shellharbour City Council	Monday 4 June 2018 Thursday 7 June 2018
Wollongong City Council	Monday 4 June 2018
Department of Education	Tuesday 12 June 2018
Transport for NSW	Wednesday 13 June 2018
Transgrid	Friday 22 June 2018

3.3 Email, phone and mail correspondence

Lendlease and/or consultants corresponded with a range of property owners (e.g. private landholders and developers at Calderwood Valley), local service providers and other agencies. Consultation via email, phone and mail occurred with the following:

- » Endeavour Energy
- » Opticom
- » Jemena
- » Office of Environment and Heritage
- » Environment Protection Authority
- » Calderwood Christian School
- » Illawarra airport

This correspondence allowed Lendlease and the project team to inform stakeholders about the proposed modification, gain an understanding of how this proposal might impact these stakeholders and build relationships that will help inform the development of the project.

3.4 Feedback forms

Feedback forms were provided both at the community information and feedback session and on the project website. The form provided spaces for applicants to share their feedback and suggestions on the proposed modification, as well as a list of community amenities that applicants could select from as the most important to them. There were five feedback forms completed during the consultation period.

3.5 Project hotline and email

A project information line and email account were set up and managed by Elton Consulting staff. This enabled stakeholders and community members to communicate directly with the project team, ask questions and provide feedback. This correspondence was recorded in a call and email register. Three phone calls were received during the consultation period.

4 Communication channels

A range of communication channels were used to reach key stakeholders and the community. Summaries of these communication channels are included in the table below.

Communication channels used for the Calderwood Valley Approved Concept Plan modification

Project website

A dedicated Calderwood Concept Plan website went live on 22 May and was progressively updated in response to community and stakeholder feedback. The page headings included:

- » Home
- » Feedback
- » FAQs
- » Information Boards

The purpose of the website was to provide stakeholders and members of the community with up-to-date information about the project and a forum for asking questions and providing feedback about the proposed modification.

The project website can be found at the following address: <http://calderwoodconceptplan.com.au/>. It will be live until 30 June 2018.

A copy of the website pages has been included at Appendix A.

Advertisement

The community information and feedback session was advertised in the *Illawarra Mercury* on Friday 18 May, two weeks prior to the session. The average daily readership of the *Illawarra Mercury* is 55,000 people.

A copy of the advertisement has been included at Appendix B.

Consultation postcard

2,507 consultation postcards were distributed to the existing residents at Calderwood Valley and the surrounding neighbourhoods on 17 May. This flyer provided the community with a high-level summary of the proposed modification and informed them about the details of the community information and feedback session.

A copy of the consultation postcard has been included at Appendix C together with the map of the distribution area.

Communication channels used for the Calderwood Valley Approved Concept Plan modification

Display boards

These ten boards were developed for the community information and feedback session on Saturday 2 June 2018. They provided attendees with information about the proposed modification, shared key messages about the benefits of the proposal, helped stimulate discussion with the project staff and directed people to the ways they could provide input on the proposal.

The headings for the boards were:

- » Welcome
- » Calderwood Valley
- » Modification to the Concept Plan
- » Modification to the Concept Plan (map of the Concept Plan)
- » Community
- » Living Options
- » Open Space
- » Sustainability
- » Accessibility and traffic
- » Have your say

Following the community information and feedback session, the boards were published on the project website.

A copy of the boards can be seen in Appendix D.

Emails and letters

Calderwood Valley residents, landowners and private developers with land on-site were all informed about the community information and feedback session and reminded about the proposed modification through emails or letters sent by Lendlease. This correspondence included:

- » An email sent to the purchasers in Stages 2A, 2B, 2C and 3A of Calderwood Valley on 24 May 2018
- » Emails and letters sent to the 'non-core' landholders (i.e. privately-owned land at Calderwood Valley, including land owned by other private developers) on 24 May 2018
- » Emails and letters to the Calderwood Property landowners on 24 May 2018

An example of the email sent to residents can be seen in Appendix E.

5 Detailed feedback

5.1 Community information and feedback session

Forty-six people attended the community information and feedback session on 2 June 2018. The attendees included existing residents of Calderwood Valley, interested members of the local community, potential purchasers and one representative of the Calderwood Christian School.

A summary of the feedback received can be seen below:

- » Overall, the sentiment of most attendees was either neutral or positive.
- » Many attendees expressed positive sentiment about how the increase in population at Calderwood Valley would help activate the town and village centres.
- » Concerns expressed by stakeholders about the modification were often based on misunderstandings about the proposal (e.g. the impact on open space and housing options). This session allowed the Lendlease team to correct these misunderstandings, provide detailed information about the proposal and ease potential community concerns.
- » Many of the stakeholders who attended the session expressed their thankfulness for being included in the consultation process.
- » A common question was whether the modification would impact purchased or already developed lots. Many residents asked if the modification would enable single dwellings to be split into duplexes.
- » A number of attendees asked if the existing infrastructure around Calderwood Valley would be able to support the increase in residents.
- » A number of residents wanted to ensure Calderwood Valley's parks and open spaces were not being replaced with additional housing. Once the project team explained that there would be no impact to open space, and there was potential for expanded and improved open space facilities, these stakeholders expressed relief and approval.
- » Many attendees mistakenly believed that the modification would lead to high density housing and high-rise apartments. Once this misunderstanding was corrected, there were very few objections to the types of housing options that the modification would likely bring to Calderwood Valley and the ways in which density would be increased. Some attendees, however, expressed concerns about the site's current height restrictions.
- » Many attendees expressed their approval for the community facilities that have already been delivered and their support for upcoming developments (e.g. the Seedling Fund, the potential for retirement living and child care; and high-speed internet fibre).
- » Many of the questions were about the timing of the delivery of various components of Calderwood Valley – including the release of new dwellings to the market, schools, town centres, footpaths and road infrastructure and public transport. Stakeholders placed a high level of importance on connectivity around Calderwood Valley, ensuring community safety and the speedy delivery of important infrastructure and facilities.
- » One attendee asked about Lendlease's flood mitigation procedures.

5.2 Stakeholder meetings

Lendlease held meetings with the relevant local, State or Commonwealth Government authorities, service providers and other landholders within the Concept Plan land identified in the SEARs both to inform them about the proposed modification and to seek their feedback on the project.

A high-level summary of the key issues raised in each of these meetings is outlined below:

5.2.1 Sydney Water

This meeting was held on 18 April 2018 and was attended by the following representatives:

Name	Organisation
Helal Morshedi	Sydney Water
Suhanti Thirunavukarasu	Sydney Water
Alicia Ferrier	EnSure
Sujit Pandey	EnSure
Mel Tadhunter	EnSure
Li-Anne Tung	AAJV
Sarah Kelly	Lendlease
Peter Moy	Cardno
Adam Clarke	Cardno
Nuno Moreira	Cardno

The key areas of discussion in this meeting were:

- » Sydney Water said they will undertake detailed planning for 6,500 dwellings rather than 4,800 dwellings.
- » This work is expected to be completed in September 2018.
- » Lendlease provided advice via a *Growth Intelligence Spreadsheet* about the forecast number of lots and timing for future Sydney Water infrastructure modelling.

5.2.2 Sunglow

Two meetings were held with Sunglow on 27 April and 31 May 2018. Sunglow is one of the landholders within the Concept Plan land. Both meetings were attended by:

Name	Organisation
Nathan Croft	Sunglow
Rashed Panabig	Sunglow
Tamara Rasmussen	Lendlease
Rob Bennett	Elton Consulting

The key areas of discussion at these meetings were:

- » Infrastructure contributions
- » Residential yield on the Sunglow land, noting Sunglow is not seeking a yield increase under the Concept Plan modification 4.

5.2.3 Fortnum Property

Two meetings were held with Fortnum Property on 3 May and 31 May 2018. Fortnum Property is one of the landholders within the Concept Plan land. Both meetings were attended by:

Name	Organisation
Dominic Collingnon	Fortnum Property
Tamara Rasmussen	Lendlease
Rob Bennett	Elton Consulting

The key areas of discussion at these meetings were:

- » Infrastructure contributions
- » Residential yield on the Fortnum Property land, noting Fortnum Property is not seeking a yield increase under the Concept Plan modification 4.

5.2.4 Clover Hill Estate

Two meetings were held with Clover Hill Estate on 14 May and 31 May 2018. Clover Hill Estate is one of the landholders within the Concept Plan land. Both meetings were attended by:

Name	Organisation
Paul Nichols	Clover Hill Estate
Tamara Rasmussen	Lendlease
Rob Bennett	Elton Consulting

The key areas of discussion at these meetings were:

- » Infrastructure contributions
- » Residential yield on the Clover Hill land, noting Clover Hill Estate are not seeking a yield increase under the Concept Plan modification 4.

5.2.5 Department of Planning and Environment

This meeting was held on 16 May 2018 and was attended by the following representatives:

Name	Organisation
Anthea Sargent	Department of Planning and Environment
Anthony Witherdin	Department of Planning and Environment

Michelle Niles	Department of Planning and Environment
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
Lesley Bull	Ethos Urban
Paul Altree Williams	Ethos Urban
Jennie Buchanan	Ethos Urban
Deborah Palmer	Elton Consulting
Sean Robertson	Elton Consulting

The key areas of discussion in this meeting were:

- » Ensuring the local infrastructure can support the proposed increase in density at Calderwood Valley.
- » The delivery of open space facilities for the community.
- » Areas of high density must have logical connections with necessary services and amenities (e.g. transport and town centre).

5.2.6 Office of Environment and Heritage

This meeting was held on 17 May 2018 and was attended by the following representatives:

Name	Organisation
Chris Page	Office of Environment and Heritage
Vanessa Allen	Office of Environment and Heritage
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
Meredith Henderson	Eco Logical Australia
Alex Gorey (for part of the meeting)	Eco Logical Australia

The key areas of discussion in this meeting were:

- » The Office of Environment and Heritage (OEH) requested that Lendlease, along with the Department of Education, seek to link E2/E3 zones near the school precinct on Calderwood Road with the vegetated corridor to increase the contiguity of patches.
- » Identify plant type communities (PCT) to calculate offsets if required.

- » For the Modification, the approach would be to outline which future stages are likely to trigger the Biodiversity Offsets Scheme (BOS) and to provide an estimate of credits under the BOS. It was agreed and acknowledged by the attendees of the meeting that the final credits would be determined via detailed assessments at the DA stage.

5.2.7 Department of Primary Industries

This meeting was held on 23 May 2018 and was attended by the following representatives:

Name	Organisation
Jeremy Morice	Office of Environment and Heritage
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
David Crompton	JWP
Meredith Henderson	Eco Logical Australia
James Horan	Taylor Brammer

The key areas of discussion in this meeting were:

- » The Department of Primary Industries (DPI) would prefer not to see any additional open space areas located in the riparian areas, above and beyond what is in the Approved Concept Plan. (Note: the current Concept Plan allows for recreation and drainage uses within riparian lands to be sensitively designed and managed and existing native vegetation should not be unnecessarily removed to accommodate these uses).
- » DPI do not want to see any further reductions or loss in riparian areas.
- » No additional online basins (above the approval) where possible.
- » DPI commented about vegetation management plans (density of planting type issues). They are looking to be involved with the review and implementation of VMPs.
- » DPI express support for Lendlease's water management plans for Calderwood Valley.

5.2.8 Roads and Maritime Service and Wollongong City Council

This meeting was held on 29 May 2018 and was attended by the following representatives:

Name	Organisation
Chris Millet	Roads and Maritime Service
Andrew Lissenden	Roads and Maritime Service
Erika Garbayo	Roads and Maritime Service
David Fitzgibbon	Wollongong City Council

Andrew Byers	Wollongong City Council
Sarah Kelly	Lendlease
George Popovic	Lendlease
Paul Altree Williams	Ethos Urban
Peter Moy	Cardno
Tim Sullivan	Cardno

The key areas of discussion in this meeting were:

- » Cardno to document in traffic and transport assessment with increased project yield:
 - > Impacts of employment changes on global travel time and travel distance.
 - > Potential intersection / road upgrades that could be delivered as works in kind (i.e. not requiring third party property acquisition), rather than as contributions to the upgrades (note the existing State Planning Agreement enables works in kind, refer to Clause 6 in Schedule 4).
- » Lendlease to cite relevant examples of town centres within new subdivisions to inform level of development required and timing of CUDP non-residential development.

5.2.9 Shellharbour City Council

There were two meetings held with Shellharbour City Council. The first meeting, held on 4 June, covered the topics of housing supply, open space, recreation and community facilities at Calderwood Valley.

The first meeting was held on 4 June 2018 and was attended by the following representatives:

Name	Organisation
Melissa Boxall	Shellharbour City Council
Geoff Hoynes	Shellharbour City Council
Cheryl Lappin	Shellharbour City Council
Bernadette Sharpe	Shellharbour City Council
Kathryn Baget-Juleff	Shellharbour City Council
Jon Shillito	Shellharbour City Council
Tuesday Heather	Shellharbour City Council
Scott Haylett	Shellharbour City Council
Jasmina Micevski	Shellharbour City Council

Vicki Walker	Shellharbour City Council
Tamara Rasmussen	Lendlease
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
Donna De Jonge	Lendlease
Judith Field	Lendlease
Paul Robilliard	Ethos Urban
Deborah Palmer	Elton Consulting
Erin Alexandre	Elton Consulting
Sean Robertson	Elton Consulting

The key areas of discussion in this meeting were:

- » Lendlease's proposal to expand the open spaces and sports fields at Calderwood Valley to meet projected increase in demand.
- » Both Council and Lendlease have a shared philosophy about activating community spaces through common usage and co-sharing.
- » Council is seeking clarity regarding the differences between the Approved Concept Plan and the proposed modification to ensure they can provide the community with sufficient supporting infrastructure and improve Council's future planning processes.
- » The importance of developing housing options that fit within the local character of the community.
- » Connectivity should be maintained between Calderwood Valley's open spaces and community facilities and the Shellharbour LGA.

A second meeting was held on 7 June to discuss transport, traffic and water management at Calderwood Valley. This meeting was attended by the following representatives:

Name	Organisation
Melissa Boxall	Shellharbour City Council
Max Boenisch	Shellharbour City Council
Geoff Hoynes	Shellharbour City Council
Cheryl Lappin	Shellharbour City Council
Luke Preston	Shellharbour City Council
Grant Meredith	Shellharbour City Council

Jon Shillito	Shellharbour City Council
Tuesday Heather	Shellharbour City Council
Scott Haylett	Shellharbour City Council
Jasmina Micevski	Shellharbour City Council
Vicki Walker	Shellharbour City Council
Ben Rawson	Shellharbour City Council
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
Paul Kingston	Lendlease
Jennie Buchanan	Ethos Urban
Deborah Palmer	Elton Consulting
Sean Robertson	Elton Consulting
Peter Moy	Cardno
Tim Sullivan	Cardno
David Crompton	JWP
Peter Mehl	JWP

In this meeting, the key areas of discussion were:

- » It was agreed that the traffic modelling being undertaken by Cardno for Calderwood Valley was based on the most up-to-date data about the local road network.
- » Concerns about wetland and flood areas at Calderwood Valley being earmarked for open space facilities (current Bulk Earthworks DA scope of proposed works and Lendlease proposed additional active open space location).
- » Ensuring there is sufficient road and transport infrastructure (including car parking) to support the proposed increase in density.
- » Lendlease and Council agreed about the importance of undertaking a holistic water management strategy covering all sections of the Calderwood Valley site.
- » The importance of housing options that fit with the character of the surrounding neighbourhoods. Council was particularly interested in gaining a better understanding of the housing options that are likely to be developed in each stage of the site. Lendlease agreed to provide Council with examples of the sorts of housing that would be delivered, particularly in the town centre.
- » Calderwood Road upgrade and current discussions with Council to upgrade Calderwood Road.

- » The proposed Residential development in the town and village centres, and meeting the objectives of the Mixed Use Zone and the Concept Plan.

5.2.10 Wollongong City Council

This meeting was held on 4 June 2018 and was attended by the following representatives:

Name	Organisation
David Green	Wollongong City Council
Sasho Srbinovski	Wollongong City Council
David Fitzgibbon	Wollongong City Council
Tamara Rasmussen	Lendlease
Sarah Kelly	Lendlease
Paul Melrose	Lendlease
Donna De Jonge	Lendlease
Judith Field	Lendlease
Paul Robilliard	Ethos Urban
David Crompton	JWP
Deborah Palmer	Elton Consulting
Erin Alexandre	Elton Consulting
Sean Robertson	Elton Consulting

The key areas of discussion in this meeting were:

- » Wollongong City Council is largely supportive of the proposed modifications to the Wollongong section of the development.
- » It is important that Lendlease and Council continue to work in close collaboration to ensure there is sufficient infrastructure and community amenities to support both Calderwood Valley and the Yallah-Marshall Mount Release Areas. Council noted that rezoning of Yallah-Marshall Mount Release Area was imminent.
- » Connectivity should be maintained between Calderwood Valley's open spaces and community facilities and the Wollongong LGA including stronger pedestrian and cycle links across Marshall Mount Creek to the Town Centre.
- » Council would explore land ownership of electricity easements for open space and drainage on a stage by stage basis.
- » The importance of a developing a water management plan that can support the community in the event of flood events.

- » No vehicle access from lots fronting Escarpment Drive and Marshall Mount Road.
- » Certainty that there is no change to the current VPA with council regarding contributions to local roads in the Wollongong LGA.

5.2.11 Department of Education

This meeting was held on 12 June 2018 and was attended by the following representatives:

Name	Organisation
Cameron Judson	Department of Education
Sarah Kelly	Lendlease
Judith Field	Lendlease
Erin Alexandre	Elton Consulting

The key areas of discussion in this meeting were:

- » It was confirmed that the increased yield at Calderwood Valley will lead to a total of approximately 1,595 primary school age children and 1,375 high school age children. The demographic analysis undertaken by Elton Consulting will be shared with the Department.
- » The Department confirmed that the two primary schools will accommodate 1,000 students at each school (therefore 2,000 primary school aged students) and the high school will accommodate 2,000 students. While the expected populations are less than the Department's requirements for two primary schools and one high school, the Department would prefer to 'future proof' the area by developing all three schools at Calderwood Valley.
- » At this stage, the approximate delivery date for the comprehensive high school is 2031 and will serve a wider catchment beyond Calderwood Valley. The first primary school is expected to be delivered earlier than 2031, though a date was not confirmed.
- » At this stage the second primary school is still required. However, the Department confirmed that this school could be reduced to 2 hectares (from 3 hectares) and the timeframe for delivery could be pushed out. Any change to the timing or area of the school would require an amendment to the VPA.
- » Further, Education would also consider pushing out the timeframe to deliver the high school. Again, this would be subject to a VPA amendment.
- » The Department expressed support for shared use facilities between the on-site schools and the wider Calderwood Valley community, this could include shared sports fields, parking and community centres. They noted that shared facilities would likely need to be on or nearby the school grounds.
- » The Department indicated that they will include approximately 3 hectares of open space for the schools within the High School 6 Ha site.

5.2.12 Transport for NSW

This meeting was held on Wednesday 13 June and was attended by the following representatives:

Name	Organisation
Greg Black	Transport for NSW
Tim Sullivan	Cardno

The key areas of discussion in this meeting were:

- » Transport for NSW confirmed the Route 75 service already runs through the Calderwood site and provides a link to Oak Flats railway station and Shellharbour City Centre. Patronage of the service is currently quite low, but is expected to build as Calderwood development gradually comes online.
- » Both parties discussed the concept of a trunk bus route, running in both directions between Shellharbour and Dapto via Escarpment Drive, as a key feature of the 'ultimate' bus network for the region. Transport for NSW confirmed that direct, high frequency trunk services between major centres were consistent with general bus planning principles.
- » Both parties discussed the potential for bus to bus interchange at hubs, such as Calderwood town centre and Dapto. Transport for NSW suggested that, in the ultimate development scenario, provision should be made for a layover facility that could accommodate 3-4 buses; for the purposes of timetable planning, around 6 min connection time should be allowed for between feeder and trunk services.
- » Transport for NSW agreed that the trunk service is more likely to connect local centres such as Dapto and Shellharbour, rather than Wollongong, which is too far away.
- » Transport for NSW advised that the main requirement for new subdivisions is to ensure the suitability of new roads to carry future bus routes, where applicable.
- » Transport for NSW commented that such a trunk service would achieve higher patronage by following a route through the WDURA, rather than running on Princes Highway.
- » Transport for NSW advised that the majority of future bus passengers in Calderwood would be school-age children. Provision for dedicated bus zones and indented bays must be made around schools. This detail should be considered at DA stage.

5.2.13 Transgrid

This meeting was held on Friday 22 June 2018 and was attended by the following representatives:

Name	Organisation
Sarah Kelly	Lendlease
George Popovic	Lendlease
Martin Hunt	Lendlease
Peter Mehl	JWP
Brendan Shanahan	Transgrid
Nick Polorotoff	Transgrid

Michael Pratt	Transgrid
---------------	-----------

The key issues for discussion at this meeting were:

- Drainage and flood mitigation works in the easements, particularly fill
- Wetlands and water quality basins (as approved)
- Residential lots and development as part of the easements (e.g. Stage 12)
- Active open space – particularly in Stage 9 (district park) and other local parks
- Combining the easements – process and steps.

Land within the Wollongong LGA is affected by TransGrid's Yass - Dapto No 1 330KV transmission line (Feeder 8, Structure span 164 – 169) and TransGrid's Yass – Dapto No 2 330KV transmission line (Feeder 18, Structure span 14 – 7). Both transmission lines are located within a 60.96-metre-wide easement.

Transgrid was comfortable with proposed filling and noted that Lendlease would need to maintain suitable clearances (approximately 13.7m).

Activated open space could occur outside the 17m clearance from the centreline of the easements (ie 34m). Any plantings in the easements to have a 4m height limit.

Works should generally be in accordance with Transgrid's Easement Guidelines. Key issue for Transgrid is access to structures for maintenance works and to avoid works where possible in the clearance zones. Any works to be consistent with guidelines.

Transgrid advised it would consider consolidation of the two easements into one corridor. Lendlease to provide further advice to Transgrid in the form of a plan of consolidation.

5.3 Email, phone and mail correspondence

During the consultation period, Lendlease corresponded with the following stakeholders via mail, email and phone calls. The major points that arose from these conversations can be seen below:

Endeavour Energy

Date	Engagement activity
17 April 2018	Emails

Endeavour Energy noted that the future zone substation can be designed to have enough capacity for the increase in density based on the available standard transformer sizes for a 33kV substation. There is no need to change the size of the site designated for the substation.

Jemena (gas)

Date	Engagement activity
18 April 2018	Emails

Jemena has no issues with the proposed modification. If densities increase they would need to bring capacity reinforcement forward, but there would not be any issue with supplying the potential increase in loads associated with the increase in density once this has taken place.

Opticom (telecommunications)

Date	Engagement activity
10 May 2018	Emails

Opticom said they can easily cope with the proposed increase in density.

Illawarra Airport

Date	Engagement activity
16 May 2018	Mail

Once the modification has been lodged with Shellharbour City Council, the airport will assess the proposal as part of the DA process.

Rural Fire Service

Date	Engagement activity
17 May 2018	Emails and phone correspondence

An increase in density will not require a reassessment of Calderwood Valley's bushfire plans. The Rural Fire Service will prepare a letter that refers to the adequacy of the current Concept Plan approval and supporting bushfire assessment report.

Calderwood Christian School

Date	Engagement activity
29 May 2018	Phone calls

Calderwood Christian School expressed their interest in engaging with Lendlease during the planning phase of the town centre to understand how it fits with the masterplan for the school. They are also interested to understand Lendlease's program so that they can negotiate access to sewer mains, town water, Fibre networking and other infrastructure. Access to water was identified as the most critical issue for school moving forward.

Uniting Church

Several attempts were made to contact the Uniting Church, but the offer to meet with Lendlease was not taken up.

Office of Environment and Heritage

Kelleher Nightingale Consulting Pty Ltd consulted via telephone with Rose O'Sullivan at the Office of Environment and Heritage with respect to Aboriginal cultural heritage on 19 June 2018. The discussion focussed on:

- » Consistency of impact to Aboriginal heritage between the Mod 4 and Concept Plan approval (MP09_0082)
- » The requirement to follow OEH guidelines and obtain Aboriginal Heritage Impact Permits (AHIPs) to support any impact to Aboriginal heritage objects (as the Concept approval and Mod 4 do not allow impact to Aboriginal heritage as part of the approval).

These matters were considered in the preparation of the Aboriginal Heritage assessment.

Environment Protection Authority

Wilkinson Murray consulted with Paul Wearne from the Environmental Protection Authority on 4 June 2018 in the preparation of the noise and air quality assessments consulted with the EPA via telephone on Monday 4 June 2018. No further comments were received from the EPA.

5.4 Community hotline

Only a small number of phone calls and emails were received on the community hotlines during the consultation period. In total, three calls and no emails were received in the consultation period ending on 12 June.

The key issues that arose during the hotline calls were:

- » The most pressing concern for callers was whether the proposed modification would impact already purchased dwellings, as well as the surrounding amenities, at Calderwood Valley. This included questions about whether property owners could now subdivide their lot into duplexes.
- » All callers wanted to know the areas on-site where the increase in density were likely to occur.
- » Concerns that the increased density would mean an expansion of the site footprint into the surrounding conservation areas or a loss of the on-site open spaces.
- » One stakeholder asked if there would be improvements to the internal and surrounding roads and transport infrastructure to support the proposed increase in population.

5.5 Feedback forms

Feedback forms were provided on the project website and at the community information and feedback session. Five forms were submitted at the community session and all of these forms were completed by local residents or property owners at Calderwood Valley.

For these stakeholders, community facilities were identified as the most important amenity to be delivered for Calderwood Valley (with four stakeholders), followed then by open space (with three stakeholders).

The following feedback was received via the feedback forms:

- » Stakeholders expressed appreciation for being included in the consultative process.
- » Excitement for the planned amenities and the already completed works at Calderwood Valley.
- » The housing designs at Calderwood Valley should fit with the character of the rural environment and local neighbourhoods.
- » One stakeholder requested a direct bus between Calderwood Valley and Wollongong.
- » Upgrades to the local roads to improve safety and support pedestrian traffic. This includes the installation of a footpath along Calderwood Road to link the development (Stage 2 and 3) with the existing Calderwood Christian School, and a footpath and pedestrian crossing from Escarpment Drive across Calderwood Road.
- » One stakeholder requested trees and lots of greenery to be planted along the local streets in Calderwood Valley.
- » One stakeholder raised concerns about Calderwood Road flooding.

6 Issues raised and responses

In line with the SEARs requirements, the key issues that have been raised by stakeholders and the community throughout the consultation process have been listed below, along with Lendlease's responses to these issues:

Issue	Response
The impact that the proposed modification will have on existing dwellings and already purchased properties at Calderwood Valley.	There will be no change to any purchased or already developed properties. The proposed increase in dwelling numbers will be limited to sections of Calderwood Valley that have not been purchased or developed, in areas that were zoned residential and mixed use land in the original Approved Concept Plan.
The proposed modification should not impede on the conservation areas and open spaces planned for Calderwood Valley under the Approved Concept Plan.	<p>This modification will not include any change to Calderwood's conservation areas. There is no change to the footprint of Calderwood zoned residential and mixed use land, and no encroachment on Calderwood's natural environment. Lendlease will continue to preserve the 220 hectares of open space and conservation lands around the community.</p> <p>There will be no loss of open space from the Approved Concept Plan. The modification is likely to provide opportunities for additional green open spaces at Calderwood Valley, including passive recreational areas and sporting areas/fields.</p>
The locations at Calderwood Valley where the increases in density are expected to occur.	<p>There will be a slight increase in density in the areas surrounding the town and village centres. Lendlease is helping meet market demand and assisting with housing affordability pressures in the Illawarra by delivering a greater diversity of homes at Calderwood Valley, including terraces, low-rise apartments and housing on top of shops.</p> <p>Under the modification there is an opportunity for 270 retirement living units and aged care homes, potentially located in the northeast of the site. The approved Concept Plan does refer to retirement living and seniors housing as part of future residential and mixed use development.</p> <p>Under the proposed modification, Lendlease will develop 5,300 dwellings (including retirement living) at Calderwood Valley on some 609ha of land with the remaining 1,200 dwellings to be developed and delivered by other private developers.</p>

<p>There should not be high rise apartments or high density housing at Calderwood Valley.</p>	<p>Under the proposed modification, there will be no change to the land use zoning or height provisions under the State Significant Precinct SEPP. Condition B6 of the approved Concept Plan currently permits integrated and small lot housing directly adjoining areas of higher amenity including local parks and town and village centres.</p> <p>The current Development Control Strategy permits apartments up to 6 storeys in the town and village centres. The majority of the site will remain as standard density residential development, with additional locational criteria to enable integrated and small lot housing within 800metres of the Town Centre and 400 metres of the Village Centre.</p> <p>The approved Concept Plan currently provides for a range of housing options – terraces, low-rise apartments and housing on top of shops.</p> <p>This increase in residential yield will help activate the village and town centres, make public transport more feasible and support the delivery of community amenities, such as health care and medical facilities, childcare, shops, cafés and retailers.</p> <p>There will also be no change to the 18-metre height restrictions from the original Approved Concept Plan generally across the B4 Mixed Use Zone</p>
<p>The current road network and transport infrastructure will not be able to support the increase in density at Calderwood Valley.</p>	<p>Lendlease has engaged Cardno to provide up-to-date traffic modelling to ensure the local road infrastructure and public transport network can support the proposed increase in density.</p> <p>A range of transport upgrades have already been delivered to support increases in dwelling numbers at Calderwood Valley. These include:</p> <ul style="list-style-type: none"> » New roundabout and entry statement on the Illawarra Highway » Djindi Bridge across the Macquarie Rivulet now open » Premier Illawarra bus service Route 75 from Shellharbour to Calderwood Valley now operating » Share way (shared bike/pedestrian pathway) on Escarpment Drive. » A pedestrian pathway link between the new Calderwood Valley community along Illawarra Highway to facilitate safer access to the Tullimbar Public School. <p>Ongoing transport upgrades are also being delivered to support the Calderwood Concept Plan including:</p> <ul style="list-style-type: none"> » New internal road – Escarpment Drive – now under construction to Calderwood Road

	<ul style="list-style-type: none"> » Future Escarpment Drive including a new bridge across Marshall Mount Creek and linking to Yallah-Marshall Mount Release Area. » Contributions toward the future Albion Park Bypass. <p>Transport upgrades proposed to be delivered to support the increasing number of residents:</p> <ul style="list-style-type: none"> » Future Calderwood Road upgrade with the delivery of the retail component of the town centre and/or Tripoli Way works
The modern housing options proposed for Calderwood Valley will not fit with rural character of the surrounding neighbourhoods.	Lendlease's priority is to provide the community with a development that meets their demands and needs. Market research conducted by Lendlease has shown that Calderwood Valley's customers are hoping to purchase a 'home that looks like a home', with the benefits of rural living and the conveniences of city life. To meet this demand, Lendlease is proposing to develop modern housing options that still fit with the rural character of the surrounding neighbourhoods.
The proposed modification should not mean Calderwood Valley loses the community facilities promised under the original Approved Concept Plan.	<p>Lendlease is continuing to deliver the community facilities promised under the original Approved Concept Plan. The proposed modification will also enable Lendlease to boost the community by:</p> <ul style="list-style-type: none"> » Providing opportunities for expanded community facilities » Supporting the delivery of community amenities, such as new schools, child care and medical facilities » Potentially delivering additional open space, including new sports fields » Providing 5,000 square metres in additional retail floor space in the town centre.
Ensuring connectivity between community facilities both across the site and with surrounding neighbourhoods.	<p>The proposed modification will not reduce connectivity across the Calderwood Valley site and with the surrounding Shellharbour and Wollongong neighbourhoods. This can be seen by:</p> <ul style="list-style-type: none"> » Internal and external road upgrades that increase accessibility to Calderwood Valley's open spaces, town centre and other community facilities » New footpaths, walking tracks and bike trails » Greater connectivity through the riparian corridors » A higher population at Calderwood Valley will allow for improved community facilities – including additional retail space and more viable public transport » Opportunities for co-sharing spaces in the town centre and in the education precinct.
Increasing the population of Calderwood Valley will create additional flood risks.	Lendlease has engaged JWP to review the Calderwood Valley water management plan to mitigate local flood risks and water quality.

	<p>The updated plan will ensure there is adequate flood storage areas, reduce the risks of flooding in areas on-site that are prone to inundation and maintain high safety standards for both Calderwood Valley residents and the surrounding community.</p>
<p>The increase in density will impact water quality and water quality at Calderwood Valley.</p>	<p>JWP, as part of their water management plan, have assessed how existing water quality devices can be improved to support the proposed population increase at Calderwood Valley.</p> <p>JWP have taken a holistic, site-wide water management approach to ensure that water quality standards are maintained across both the Lendlease and privately-owned sections of the site.</p> <p>A Water Cycle and Flood Management updated Strategy has been prepared by JWP. In terms of water quality, the strategy proposes a treatment train of Water Sensitive Urban Design including on lot controls, gross pollutant traps, raingardens and absorption trenches / level spreaders, consistent with the approved Concept Plan and subsequent development applications.</p>
<p>The importance of preserving native vegetation, biodiversity, wetland areas and the riparian corridors at Calderwood Valley.</p>	<p>Under the proposed modification, Lendlease will maintain its commitment to preserving Calderwood Valley's conservation areas, local vegetation and riparian corridors. Lendlease is dedicated to preserving natural heritage at Calderwood Valley. There is no change to land zoned E2 Environmental Conservation including Johnston's Spur and the four environmental reserves.</p> <p>Lendlease is willing to work closely with relevant stakeholders to ensure that Calderwood Valley continues to be a sustainable community.</p>

7 Next steps

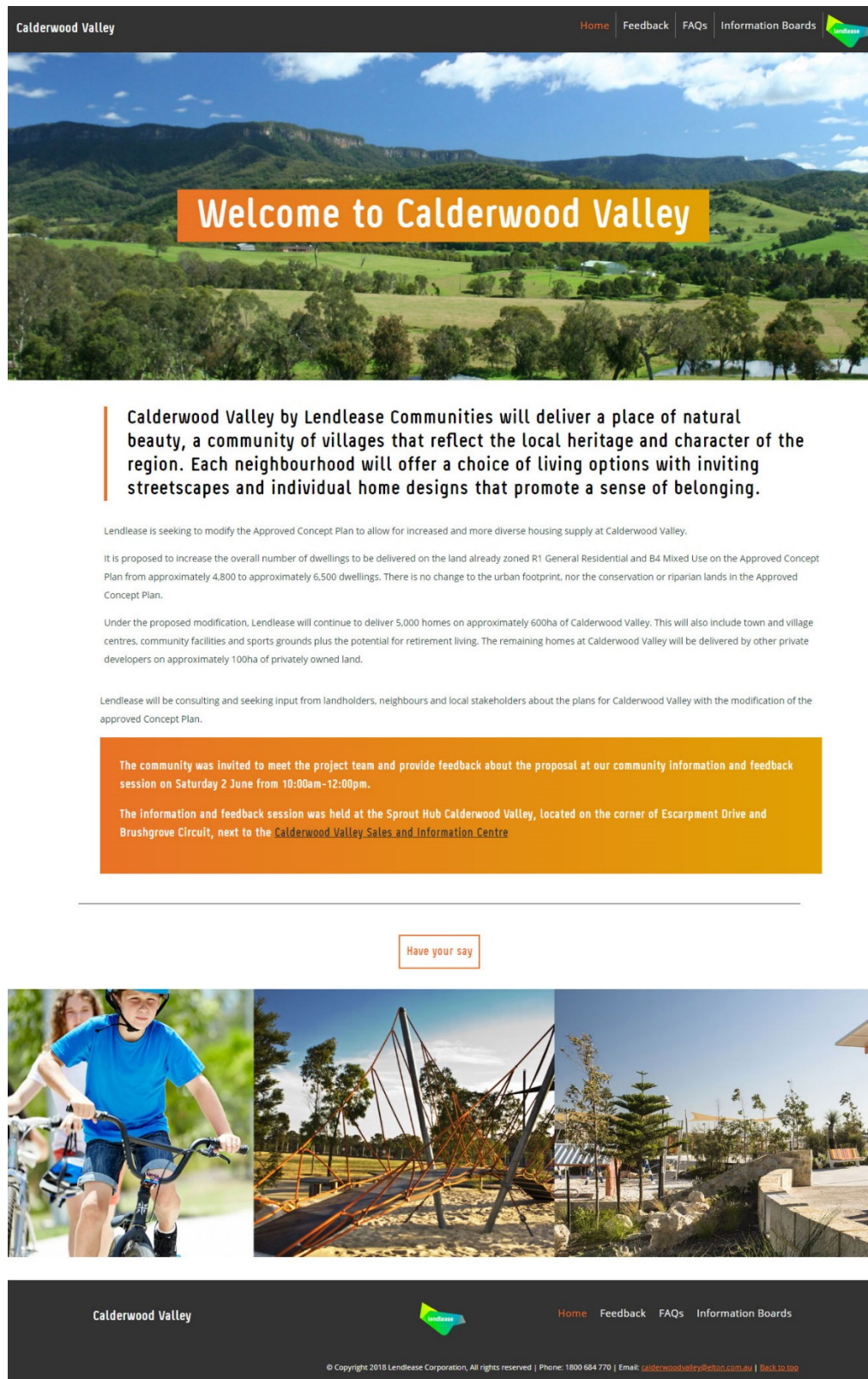
In mid-July 2018 Lendlease will lodge the S75W modification to the Approved Concept Plan with the Department of Planning and Environment. Once Lendlease's application is considered adequate by the DPE, the proposed modification will then be placed on public exhibition. This will provide the community and key stakeholders with a further opportunity to provide comment or feedback on the proposed modification.

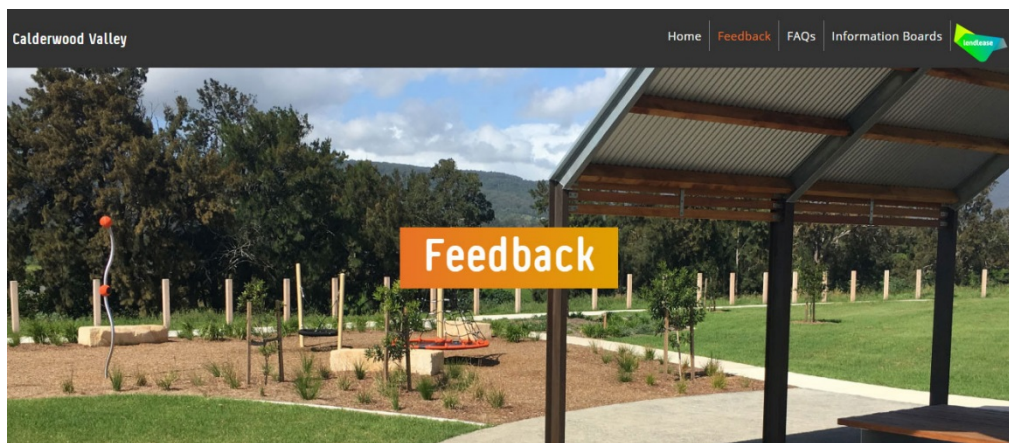
Following the public exhibition period, the Department will prepare an environmental assessment report for the Minister for Planning or his delegate. This report will be reviewed and there will be a determination on the modification to the Approved Concept Plan.

Appendices

- A Project website
- B Newspaper advertisement
- C Consultation postcard and distribution area
- D Display board
- E Email to residents

A Project website





Your Name (required)

Your Email (required)

Do you have any feedback on the proposed modification to the Calderwood Approved Concept Plan?

The proposed modification to the Calderwood Approved Concept Plan may help to accelerate the delivery of amenities to the community. Which of the following are the most important to you? (please tick up to three)

- ☐ local schools ☐ expanded community facilities ☐ health and medical facilities ☐ additional retail ☐ public transport
☐ a wider variety of housing types ☐ open space ☐ sporting facilities

Do you have any suggestions for the project team to consider as planning for the proposed concept plan progresses?

Which of the following describes you best:

If other please specify,

If you are happy to share a little information about yourself by responding to the following questions, it would help us understand how we can best meet the needs of the local community as planning progresses.

What is your age?

Do you have children?

If yes, how old are they? Please say age/s.

Do you speak a language other than English at home?

If yes, which one? Please say which language.

Would you like to receive regular email updates about the project? ☐ Yes

Send



1. WHAT IS THE MODIFICATION TO THE APPROVED CALDERWOOD VALLEY CONCEPT PLAN ALL ABOUT?



2. WHY IS THE APPROVED CONCEPT PLAN BEING MODIFIED?



3. HOW WILL THIS PROPOSAL IMPACT CALDERWOOD'S EXISTING COMMUNITY, RESIDENTS AND PURCHASERS?



4. WILL THE PROPOSED MODIFICATION CHANGE THE PROPERTY I HAVE ALREADY PURCHASED?



5. WHERE WILL THE NEW DWELLINGS AT CALDERWOOD VALLEY BE LOCATED?



6. WILL THIS MODIFICATION IMPACT THE NATURAL ENVIRONMENT AT CALDERWOOD?



7. WHAT WILL THIS MODIFICATION MEAN FOR TRAFFIC AROUND CALDERWOOD?



8. WHERE CAN I FIND OUT MORE AND PROVIDE MY FEEDBACK ON THE PROPOSED MODIFICATION?



9. HOW WILL LENDLEASE RESPOND TO MY FEEDBACK?

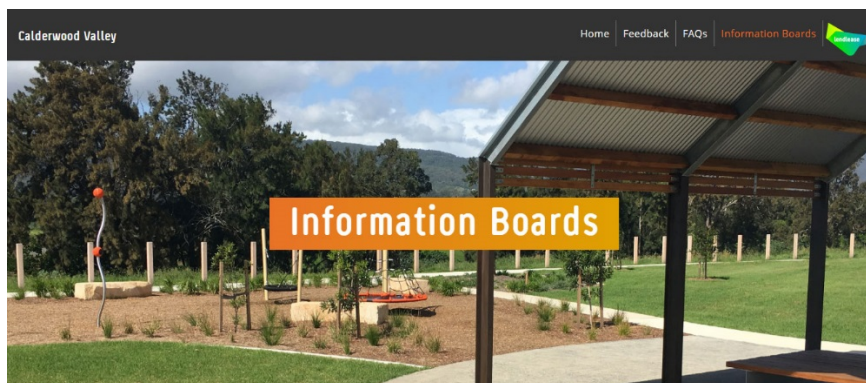


10. WHERE CAN I FIND OUT MORE ABOUT PURCHASING PROPERTIES AT CALDERWOOD VALLEY?



Have your say





We held a Community Information and Feedback session for the proposed modification to the Calderwood Valley concept plan on 2 June 2018.
The display boards shown below were displayed at this session.



Have your say

B Newspaper advertisement

Calderwood Valley

Community Information and Feedback Session

Lendlease is proposing a S75W Modification Application to the Calderwood Concept Plan Approval. This modification will increase dwelling numbers for the community, meet housing demand and create a greater range of housing options.

We are seeking your feedback on the modification.


You are invited to our Community Information and Feedback session to find out more and speak to the project team.

Information can be viewed at calderwoodconceptplan.com.au or you can contact the project team at calderwoodvalley@elton.com.au or 1800 684 770.

Date: Saturday 2 June

Time: Drop in any time between 10am and 12pm

Location: Sprout Hub Calderwood, located on the corner of Escarpment Drive and Brushgrove Circuit, next to the Calderwood Valley Sales and Information Centre



C Consultation postcard and distribution area

Side A



Side B

Lendlease is proposing to modify the approved Concept Plan for Calderwood Valley to increase the overall dwelling numbers.

Lendlease is continuing to deliver the same great Calderwood community, while also responding to the need for a greater range and variety of housing types.

The modification will help meet housing demand in the Illawarra while providing opportunities for more open space and community facilities.

To find out more and speak to the project team, drop-in to our community information and feedback session.

Date: Saturday 2 June
Time: Drop in any time between 10am and 12pm
Location: Sprout Hub Calderwood Valley, located on the corner of Escarpment Drive and Brushgrove Circuit, next to the Calderwood Valley Sales and Information Centre

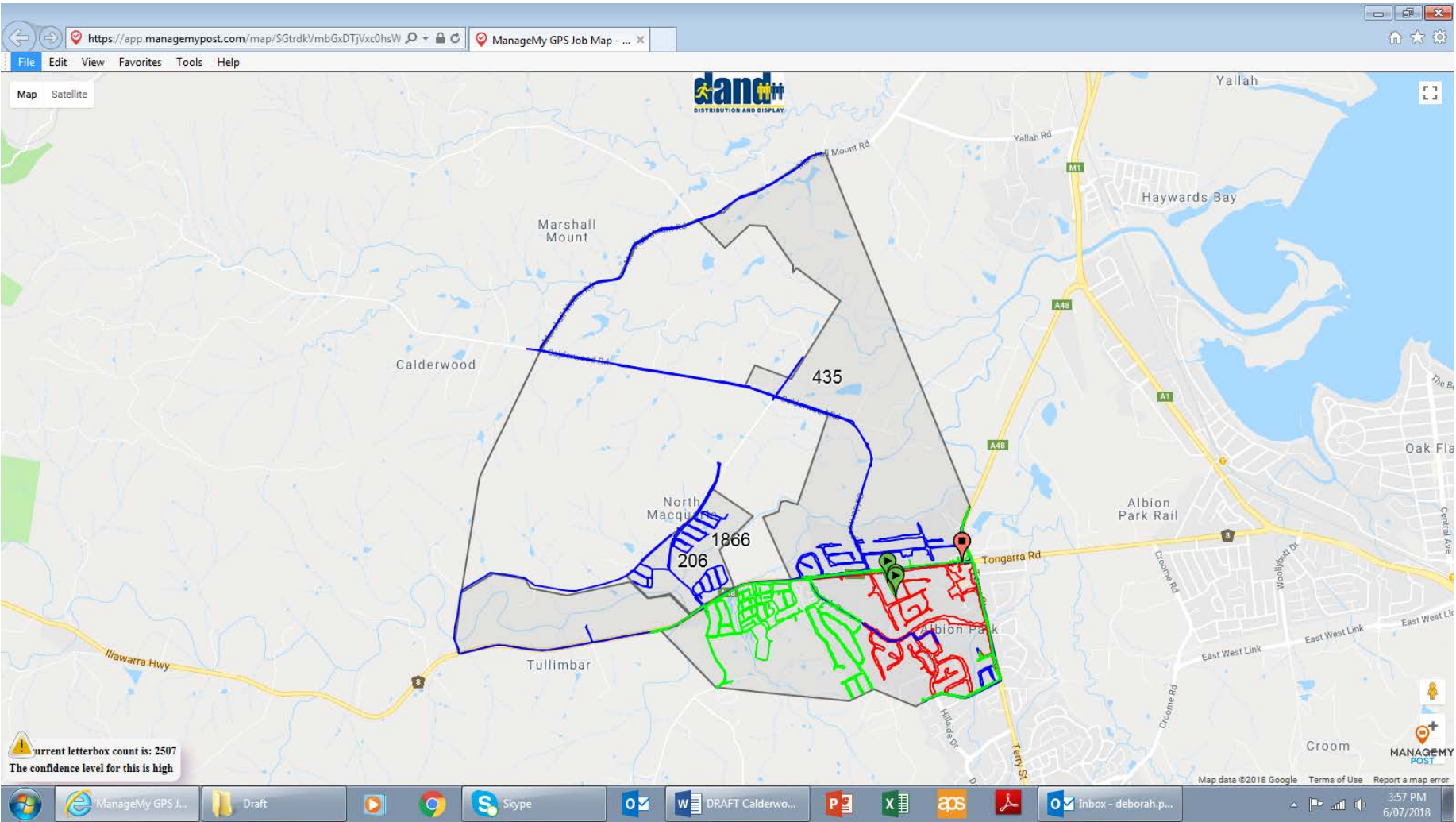
If you can't make it in person, you can join the conversation in the following ways:

📞 1800 684 770

@ calderwoodvalley@elton.com.au

🌐 calderwoodconceptplan.com.au

Distribution area



D Display board

Welcome







Lendlease welcomes you to our Community Information and Feedback Session for the proposed modification of the Approved Concept Plan for Calderwood Valley.

We look forward to hearing your views about revising the Approved Concept Plan to increase dwelling numbers and meet local housing demand.

Today, we invite you to look at the plans and information on display and we encourage you to share your thoughts and questions with our team.



Members of the project team here today include:

- » Lendlease
- » Technical consultants
- » Community Engagement – Elton Consulting



Feedback forms are available for you to comment on the material you have seen and heard today.

You can also contact the project team at:

-  **1800 684 770** or
-  **calderwoodvalley@elton.com.au**
- or visit the community consultation website at **calderwoodconceptplan.com.au**

Thank you for joining us today.

Calderwood Valley



Calderwood Valley by Lendlease is delivering a place of natural beauty, a community of villages that reflects the local heritage and character of the region.

At Calderwood Valley, Lendlease has already delivered or is planning the following:

Community

- » The community meeting space called 'The Sprout Hub'
- » A community fund for local community groups called 'The Seedling Fund'
- » Regular neighbourhood events

Education

- » Identified land for new public schools

Lifestyle

- » Two local parks: Flame Tree Park and Pine Tree Park
- » Soon to be completed Fig Tree Park (3.5ha)

Living Options

- » 372 residents already living in 140 new homes

Connectivity

- » Djindi Bridge over the Macquarie Rivulet
- » New Route 75 bus service from Shellharbour to Calderwood Valley
- » New roundabout and entry on the Illawarra Highway
- » Hike and bike trails

Local Economy

- » Fibre to the Premises providing high speed connectivity to all homes
- » WIFI in selected public spaces
- » Calderwood Valley Exchange to link local jobseekers to the new jobs
- » Vibrant new town and village centres



Modification to the Concept Plan



Lendlease is seeking to modify the Approved Concept Plan to allow for increased and more diverse housing supply at Calderwood Valley.

An Approved Concept Plan for Calderwood Valley has been in place since 2010. The Concept Plan is a framework for the planning and development of Calderwood Valley.

The Approved Concept Plan applies to a total area of 700ha of land and provides for approximately 4,800 dwellings and 50ha of mixed use employment land.

The proposed modification is to increase the overall number of dwellings to be delivered on the land already zoned General Residential and Mixed Use to approximately 6,500 dwellings.

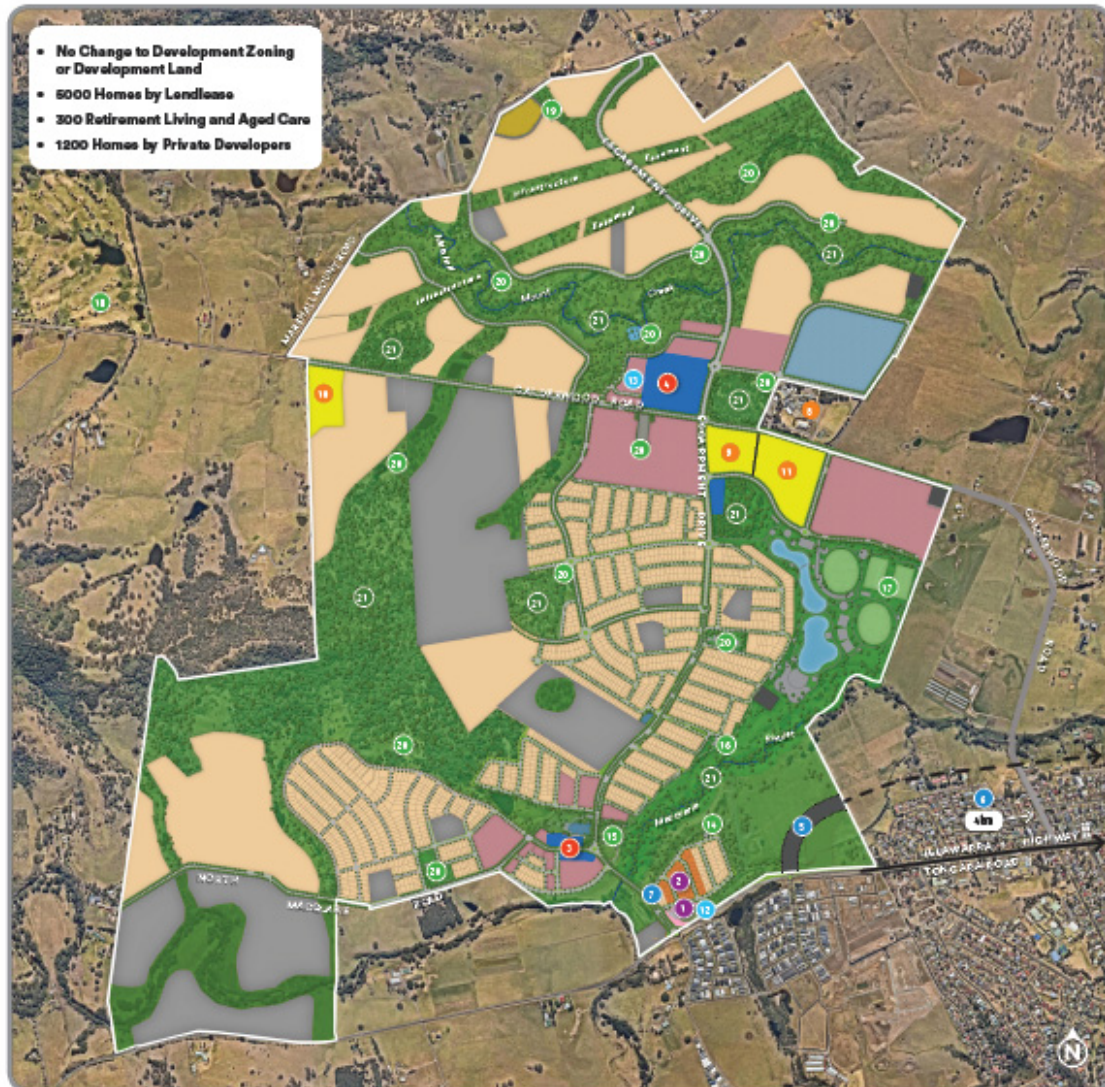
Under the proposal, Lendlease will continue to deliver 5,000 homes on approximately 600ha of

Calderwood Valley. This will also include town and village centres, community facilities and sports grounds plus the potential for retirement living and aged care. The remaining homes at Calderwood Valley will be delivered by other private developers on privately owned land.

There will be no change to the development footprint of Calderwood Valley, or any change to the conservation, riparian and open space areas. The proposed increase in dwelling numbers will be limited to sections of Calderwood Valley that have not been purchased or developed, in areas that were zoned residential and mixed use land in the original Approved Concept Plan. There will be no change to any purchased or already developed properties.



Modification to the Concept Plan



- CALDERWOOD VALLEY**
 - 1. Sales & Information Centre
 - 2. Display Village
- RETAIL**
 - 3. Proposed Village Centre
 - 4. Proposed Town Centre
- TRANSPORT**
 - 5. Proposed Albion Park road bypass
 - 6. Albion Park train station (4km)
 - 7. Bus stop for route 75 (future bus stop locations to be determined)
- EDUCATION**
 - 8. Calderwood Christian School K-12
 - 9. Proposed Government primary school
 - 10. Proposed Government primary school
 - 11. Proposed Government high school
- COMMUNITY**
 - 12. Sprout Hub temporary community centre & cafe
 - 13. Potential permanent community centre
- RECREATION**
 - 14. Flame Tree Park
 - 15. Fig Tree Park
 - 16. Pine Tree Park
 - 17. Proposed Recreation Precinct
 - 18. Calderwood Valley Golf Course
 - 19. Heritage Park adjacent to Marshall Mount Homestead
 - 20. Proposed park
- NATURE**
 - 21. Conservation land

The information contained in this plan has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Lendlease accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes and are indicative only. Items above which are indicated as "proposed" or "potential" are subject to relevant authority approval. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale. This plan was produced by Lendlease Communities (Calderwood) Pty Limited. AGN 53 079 464 676 and is current as at April 2016.



Community



Calderwood Valley residents can enjoy a sense of community from the time they move in. Lendlease is continually delivering community facilities and services, such as a meeting space for residents, running community events and supporting local groups and businesses.

The proposed modification will enable us to boost the local community by:

- » Providing opportunities for expanded community facilities
- » Building on the success of the Sprout Hub and the Seedling Fund
- » Supporting the delivery of community amenities, such as new schools, child care and medical facilities
- » Potentially delivering additional open space
- » Providing 5,000 square metres in additional retail floor space in the town centre
- » Supporting a better transport network



Living Options



From traditional family homes to low maintenance lots with views of the Escarpment, Calderwood Valley offers a selection of lot types, house and land packages and residential addresses to suit a range of budgets and lifestyles.

The proposed modification will:

- » Help meet housing demand
- » Address the community's need for access to a greater range of housing types
- » Diversify the homes available at Calderwood Valley including: terraces, low-rise apartments, retirement living and housing on top of shops
- » Allow Lendlease to continue to deliver a sustainable development that meets market demand
- » Allow for medium density housing in areas of high amenity



Potential options for medium density housing at Calderwood Valley

Open Space



The modification will provide an opportunity to increase and enhance Calderwood Valley's green open spaces.

The proposed modification will provide:

- » Potential for new green open spaces
- » Potential for new sports grounds
- » Preserve the 220ha of open space and conservation lands



Calderwood Valley will continue to be a community surrounded by natural beauty including:

- » Open space corridors, incorporating the Riparian Corridor Network – approximately 154ha
- » Environmental reserves – approximately 16ha in four separate reserves
- » Johnston's Spur – approximately 60ha of bushland

Sustainability



Lendlease remains committed to delivering a sustainable development for our residents, the local community and our precious natural environment.



Environmental sustainability

- » We remain committed to providing a development that is sustainable for both our local community and our local environment. Under the proposed modification, Lendlease will maintain its commitment to preserving Calderwood Valley's conservation areas and riparian corridor.

Sustainable living

- » Lendlease will continue to deliver forward-thinking initiatives that boost liveability, reduce our environmental footprint and promote community health and wellbeing. These include targeting of a 6 Star Green Star rating, potential for an innovative car sharing program and our ongoing commitment to protecting and respecting indigenous heritage through Lendlease's Reconciliation Action Plan.



Economic sustainability

- » It is normal practice for large scale projects such as Calderwood Valley to undergo multiple planning reviews to ensure the design remains current to meet evolving market trends and best practice. We are now finding more people want access to a greater range of housing types. Providing smaller lots has the potential to stimulate economic growth for the community, including more local jobs and new opportunities for small businesses.

Building a sustainable and vibrant town centre

- » By increasing the number of people living at Calderwood Valley we are creating new opportunities in our town centre. More residents will mean community amenities, retail opportunities and housing growth all have the potential to be realised sooner.



Accessibility and traffic



We have already delivered a range of transport upgrades to boost accessibility in and around the Calderwood Valley community:

- » New roundabout and entry statement on the Illawarra Highway
- » Djindi Bridge across the Macquarie Rivulet now open
- » Premier bus service Route 75 from Shellharbour to Calderwood Valley
- » Hike and bike trails



Ongoing transport upgrades being delivered to support the Calderwood Valley community include:

- » New internal road – Escarpment Drive – now under construction to Calderwood Road
- » Escarpment Drive including a new bridge across Marshall Mount
- » Calderwood Road upgrade with the delivery of the town centre
- » Contributing to the Albion Park Bypass - Tripoli Way
- » Potential for innovative car sharing program and electric car charging stations

Have your say



We would love to hear your feedback on the proposed modification to the Calderwood Valley Approved Concept Plan.



Feedback forms are available for you to comment on the material you have seen and heard today.

You can also contact the project team at:



1800 684 770 or



calderwoodvalley@elton.com.au

or visit the community consultation website at:



calderwoodconceptplan.com.au

We welcome your feedback by 12 June 2018.

Next Steps

HISTORY

Step 1: Concept Plan Amendment and Preparation of Environmental Assessment Report

- » In November 2017, Lendlease lodged a request with the Department of Planning and Environment (DPE) for the Secretary's Environmental Assessment Requirements (SEARs) to modify the approved Concept Plan
- » In February 2018, DPE issued the SEARs and Lendlease commenced the preparation of a S75W modification to the Approved Concept Plan

CURRENT

WE ARE HERE

Step 2: Consultation and Review

- » Lendlease is consulting with the community, Wollongong and Shellharbour City councils and government agencies on the proposed modification
- » Lendlease prepares a consultation outcomes report considering feedback and illustrating how community and stakeholder feedback has informed the proposed modification
- » Later in June 2018, Lendlease will lodge the S75W modification to the Approved Concept Plan

FUTURE

Step 3: Assessment and Determination

- » Once the application is considered adequate, the DPE will organise public exhibition of the modification to the Approved Concept Plan
- » DPE prepares an environmental assessment report for Minister for Planning or his delegate
- » Determination on the modification to the Approved Concept Plan

E Email to residents



Dear Cheryl,

Lendlease is proposing to modify the current Approved Concept Plan for Calderwood Valley to increase the dwelling numbers for the community.

By revising the Approved Concept Plan, Lendlease is helping meet housing demand and is responding to the community's need for access to a greater range of housing types and more affordable housing.

We are still delivering the same Calderwood community that we have promised, including green open spaces, village and town centres and community facilities. There is no change to the footprint of Calderwood zoned as residential and mixed use, or any change to the conservation areas.

As the future residents of Calderwood Valley, we are committed to working closely with you, seeking your feedback and keeping you informed throughout all stages of the planning process.

We look forward to sharing our ideas and getting your feedback at our community information and feedback session on **Saturday 2 June 2018**. We invite you to **drop-in anytime between 10am and 12pm** to the Sprout Hub Calderwood Valley, located on the corner of Escarpment Drive and Brushgrove Circuit, next to the Calderwood Valley Sales and Information Centre.

If you have any questions or can't make it on the day, please feel free to contact the project team on 1800 684 770 or calderwoodvalley@elton.com.au, or you can visit the project's community consultation website at www.calderwoodconceptplan.com.au.

We look forward to having the opportunity to meet with you soon.

Yours sincerely,

Tamara Rasmussen
Regional Development Manager



www.elton.com.au