

12 July 2019

Director – Regional Assessments
Planning Services
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Casey Joshua

Dear Casey,

Re: Calderwood Concept Plan

The following submission has been prepared with respect to Lendlease's modification application (MOD4) by Sunglow Development Management Pty Ltd on behalf of Calderwood Heights Pty Ltd (the Developer) who control 347 Calderwood Road, Calderwood (the Site).

The Developer generally supports the modification request including the amendments outlined in the Departments letter dated 24 June 2019, subject to consideration of the matters raised below.

Calderwood Urban Development Precinct

The Calderwood Urban Development Precinct (CUDP) comprises a single core landholding and four non-core landholdings.

Relevant Characteristics of the Site

The Site is one of the non-core landholdings and is therefore benefitted by MP 09_0082 Calderwood Concept Plan (the Concept Plan). We advise that the landowners have entered into an agreement for the sale of the land to the Developer.

Similar to the other non-core landowners, the Developer has lodged development applications for the Site, with development to be completed in two stages and comprising 455 lots. It is the Developer's intention that development will commence immediately on the granting of development consent and will be completed over 24 months.

Development Staging of the Calderwood Urban Development Precinct

The development of the Site is not contingent on the infrastructure delivery committed to by Lendlease and therefore it is not appropriate that the development be constrained by the staging preferences and delivery schedule of Lendlease. Alternately, a Staging Plan should be developed that indicates the non-core land being developed as the logical next stages of development, given this land is subject to development applications now lodged with Council.

Infrastructure Contributions

Infrastructure contributions will be a requirement of any future development consent for the non-core lands. The Developer intends to meet the infrastructure demands of the development of the Site by delivering infrastructure on-site and / or making an appropriate contribution as determined by the future development consent for the Site.

Apportionment of Concept Plan Obligations

The development staging of the individual land holdings needs to be uncoupled for the infrastructure delivery responsibilities to be apportioned to the individual landowners.

It is not practical for the development of one landowner to trigger a responsibility for another landowner to perform works. Nor is it practical for the delay of one landowner to deliver infrastructure to constrain the development of another.

There remains genuine concern that the non-core landowners may be required to fund infrastructure delivery ahead of delivering lots which generate the sales required to fund the infrastructure.

We note that Lendlease have obtained a 'Clause 8F' designation which effectively removes the requirement for Calderwood Heights to consent to the modification application. As the modification application directly affects the planning regime for the land at 347 Calderwood Road, Calderwood, we request that any further changes to the application are subsequently notified to all non-core landowners benefitted by the Concept Plan.

Finally, we advise that the Developer has not made any reportable political donations.

Should you have any questions or require any further information please contact me on 0414 370 242.

Yours Faithfully,



Oliver Finch
Development Director
Residential Development - Australia