



**RBWI Pty Ltd**  
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All corresp to Project Manager  
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30 July 2019

Modification Assessments  
Department of Planning and Environment  
GPO Box 39  
**SYDNEY 2001**

**Attention: Mr Anthony Witherdin**

Dear Sir,

**RE: CALDERWOOD CONCEPT PLAN (MP 09\_0082 MOD 5) - SUBMISSION OF FURTHER INFORMATION CONCERNING VMP FOR E3 LAND**

Further to RBWI email dated 12 July 2019, we confirm that we have been in discussions with Shellharbour City Council regarding the concerns expressed in Council's letter to the Department dated 2 July 2019.

As a result of these discussions we have prepared additional documentation addressing the key concerns raised by Council, comprising:

- (1). An updated subdivision layout plan, Drawing No PTN17015-01 1032 Ver 11, that incorporates amended proposals for management of the E3 land - by way of a conceptual VMP for Lot 430.
- (2). A further supplementary bushfire report from Peterson Bushfire Pty Ltd dated 17 July 2019 confirming that the concept VMP will ensure that the woodland retained and enhanced within the E3 zone will not constitute a hazard and will not require any APZs.

The amended concept VMP for Lot 430:

- Preserves within a single contiguous area every existing tree on the E3 land belonging to the Illawarra Lowland Forest Woodland community.
- Appropriately enhances this vegetation by supplementary planting to achieve a fully structured under-storey (which is absent under current conditions).
- Does not intensify the area of reforestation to the point where it adversely impacts the recommended use of the land.

- Includes a building envelope for a single dwelling on the E3 land consistent with the recommended 'low eco development' land use, located in accordance with the recommendations of GHD's previously submitted March 2019 Ecology Report.
- Will not involve any additional APZs associated with the proposed building envelope in the E3 land.

The Peterson Bushfire report also confirms that the amended VMP does not intensify the area of reforestation to the point where it creates a bushfire hazard on the six adjoining lots in Lendlease's Stage 2A (already sold to individual residential owners lots) which were granted approval without APZ's on the basis that the E3 land was to be kept in its current condition.

As evident from the updated subdivision layout plan, of the total area of E3 land comprising 14,306 m<sup>2</sup>, it is proposed that some 310 m<sup>2</sup> will be incorporated into adjoining public road reserves (for the reasons explained on our letter of 16 June 2019), noting that roads are a permitted use in an E3 zone and the areas concerned are well clear of the Illawarra Lowland Forest Woodland community. The balance of E3 land is to be incorporated into Lot 430 amounting to 13,996 m<sup>2</sup>. This is slightly less than the current minimum lot size of 1.4 ha approved under Mod 2, so we would like to reiterate our request to set the minimum lot size for the E3 land at 1.39 hectares under Mod 5.

It is further observed that unlike land possessing higher order qualities that would see it zoned E2 *Environment Conservation* (and thus require total reforestation), the outcomes sought for the Blissett E3 land under Mod 5 are consistent with the objectives of land zoned E3 *Environmental Management*, which are set out in the Land Use Table of the Calderwood SEPP as follows:

- (a). *to protect, manage and restore areas of special ecological, scientific, cultural or aesthetic values,*
- (b). *to provide for a limited range of development that does not have an adverse effect on those values.*

We trust that the additional information submitted herewith assists in resolving concerns expressed by Council and look forward to hearing from you further once you have had the chance to review and discuss with Council these latest refinements to the Mod 5 application.

Yours faithfully,



**Paul Nichols**  
Project Manager  
RBWI Pty Ltd

Encl:

Attachment A – Drawing No PTN17015-01 1032\_V11

Attachment B – Peterson Bushfire, Supplementary Bushfire Report dated 17 July 2019