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Mr Anthony Witherdin
Director – Modification Assessment
Department of Planning, Industry & Environment
GPO BOX 39
SYDNEY NSW 2001

Your Ref:	MP09_0082 MOD 4 (2)
Our Ref:	Z19/175697
File:	MP-2009/82/D
Date:	16 August 2019

ATTENTION: MS CASEY JOSHUA

Dear Ms Joshua

RESPONSE TO SUBMISSIONS - CALDERWOOD CONCEPT PLAN SECTION 75W MODIFICATION - MP09_0082 MOD 4

Thank you for providing the opportunity to make further comment on the response to submissions for proposed Modification 4 to the Calderwood Concept Plan. I apologise for the delay in our response.

Council understands the amended summary key modifications proposed include an increase in the number of residential dwellings from 4800 to 6000 (it is noted that applicant has now introduced the term “principal dwelling” which is discussed in detail in the attached), additional 5,000m² retail GFA in town centre, additional 10.6 ha recreation area/open space, expanded community facility 220m² increase, additional Shellharbour library contributions equivalent to 155m², new housing typologies introduced into the development control strategy, additional locational criteria where integrated and small lot housing will be permissible being within 800m of the Town Centre and 400m of the village centre, modified upgrades to road infrastructure, updated water management strategy including cut and fill amendments, reduction in the size of the second primary school from 3ha to 2ha and a new ESD Strategy seeking to achieve a minimum 5-Star Green Start Communities rating, as outlined in the Ethos Urban Response to Submissions & Preferred Project Report.

Council has reviewed the response to submissions and supporting updated reports and plans and has attached further comments relating to the following items:

- Transport & Accessibility
- Community Facilities & Public Domain
- Biodiversity (Terrestrial and GDE's and Aquatic Ecosystems)
- Riparian Impacts
- Drainage, Water Quality & Flooding
- Use of the term Principal dwellings

Council considers that the updated reporting and response to submissions does not adequately address all issues previously raised. The attached comments are provided for the Department's consideration when finalising your assessment of the modification proposal.

Please contact me on 02 4227 8652 if you wish to discuss further.

This letter is authorised by

David Fitzgibbon
Manager City Strategy (Acting)
Wollongong City Council