

From: [David Lewis](#)
To: [Casey Joshua](#)
Cc: [Lisa Jansen](#); [Kate MacDonald](#)
Subject: RE: Notification of RTS and PPR for MP 09_0082 MOD 4 – Calderwood Urban Development Project
Date: Friday, 13 September 2019 10:19:37 AM
Attachments: [image008.png](#)

Hello Casey

Thank you for the opportunity to provide further comment on Modification4 to the Calderwood Concept Plan.

For ease of reference I have copied the proponent's response to our previous submission, below:

required in the Government's Future Directions for Social Housing Framework.	
Department of Education	
The Department requests that the delivery of land for the schools remain linked to the number of residential allotments released, and not be tied to a specific year. It is acknowledged that in previous discussions with the proponent it was indicated that the new high school may be delivered in or near 2031, however our more recent assessment suggests that it is more prudent to retain the "trigger" based on the number of lots released, but to revise the milestone for school land dedication to 4,500 allotments. This approach allows the site to be acquired with sufficient time for planning and delivery of the high school in response to population growth and demand for government high school teaching space in the wider locality.	Noted. Lendlease will write to the Department in relation to amending the State VPA to reflect the revised timing suggested by the DoE.
No objection is raised in relation to the proposal to reduce the size of the second primary school site from 3ha to 2ha. The department also remains supportive of objectives for possible provision of shared spaces such as recreation facilities, car parking and community space and we look forward to further communication with the proponent to finalise the location and configuration of school sites at the appropriate time	Noted.
In relation to general matters we request that all proposed roads be of appropriate width and design geometry, particularly roads adjacent to and providing access to the proposed schools. We also request that the location and design of open spaces, pathways and recreation areas include consideration of access and use by school age children.	Noted. This will be considered in future applications for the detailed design of the relevant facilities.

I also note your advice that the proposed dwelling yield is now 6000 lots.

The proponent's general response to our submission is that all matters have been "noted", that further communication will occur between the proponent and the Department concerning the delivery of land for schools under the VPA, and that the design of roads suitable for access schools will be considered in future applications. This approach is acceptable and we will continue to liaise with proponent to ensure the adequate and timely delivery of education land within the project.

Regards

David Lewis

Statutory Planner | Infrastructure Planning

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I acknowledge the traditional custodians of the land and pay my respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working within the Department of Education at this time.

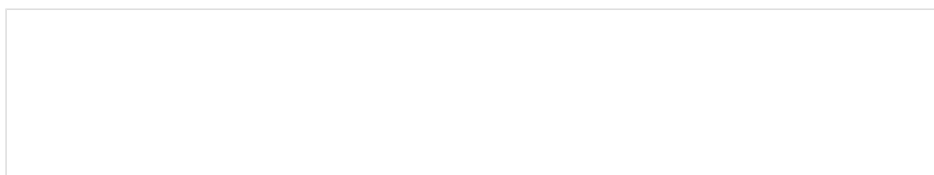
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From: Casey Joshua <Casey.Joshua@planning.nsw.gov.au>

Sent: Thursday, 20 June 2019 3:50 PM

To: David Lewis <david.lewis83@det.nsw.edu.au>

Subject: Notification of RTS and PPR for MP 09_0082 MOD 4 – Calderwood Urban Development Project





Attention: David Lewis
Statutory Planner
Asset Management
School Infrastructure NSW
david.lewis83@det.nsw.edu.au

Dear Mr Lewis,

Thank you for your previous advice in relation to proposed Modification 4 to the Calderwood Concept Plan (our ref: MP 09_0082 MOD 4; Your ref: D18/7258).

Please be advised that Ethos Urban, on behalf of Lendlease Communities (the proponent), has submitted their response to submissions (RTS) and preferred project report (PPR) responding to submissions received during the public exhibition of the modification request.

The RTS provides additional information and justification for the proposal and has made the following changes to the exhibited project:

- Reduce the proposed dwelling yield from 6,500 to 6,000 (original concept approval granted 4,800 dwellings).
- Reduce the additional proposed open space provision from 14.2Ha to 10.61Ha (taking the total to 43.81Ha across the CUDP area).
- Reduce the additional proposed community infrastructure contribution based on the revised dwelling yield. The proposed additional community centre space is reduced from 300m² to 220m²; and the monetary contributions to Shellharbour Council for the library is amended.
- Retain the approved Calderwood Road configuration of 2 lanes based on the revised dwelling yield (no longer proposing the Calderwood Road extension to 4 lanes).
- Revise the Calderwood Development Control Strategy.
- Decrease the size of the second primary school site from 3ha to 2ha.
- Extend the timeframe to deliver land for the high school, which is currently required prior to the release of 1,500 lots but is being proposed for prior to the release of 4,500 lots.

The Proponent's RTS and original modification request are available to view via the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8939

All submissions previously received will be considered in the Department's assessment. However, if you wish to make further comments in relation to the RTS, please do so by **Wednesday 17 July 2019**. To make further comments, please email Casey Joshua at casey.joshua@planning.nsw.gov.au; or call on (02) 8289 6913.

Kind Regards,

Casey Joshua

Senior Planner

Regional Assessments

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