

Mr Anthony Witherdin
Director – Modification Assessment
Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 200

Your Ref:	MP09_0082 MOD4
Our Ref:	Z20/114928
File:	MP-2009/82/D
Date:	28 May 2020

Attention: Lawren Drummond

Dear Ms Drummond

Addendum Response to Submissions: Calderwood Concept Plan Modification 4 (MP 09_0082 MOD 4)

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

While the addendum response focuses on the DPIE specific questions of the applicant, we have again highlighted some of the key issues raised in Council's previous submissions including our 16 August 2019 comments on the applicant's initial response to submissions.

Council staff understands the amended summary key modifications proposed includes an increase in the number of residential dwellings from 4,800 to 6,000 (noting that Lendlease no longer wishes to pursue the addition of the term 'Principal Dwelling'), consolidation of employment floorspace and increased residential densities within the proposed town and village centres, revised development control strategy and statement of commitments, reduced open space provision, reduced additional community centre space and community infrastructure contribution, reduced size of the second primary school and lands to be dedicated to the Department of Education and Training and extended timeframe to deliver high school lands, and continuation of the approved 2 lane Calderwood Road configuration.

Overall, the increased density remains inadequately justified. Council's general concerns are summarised below.

- Concerns remain for public safety in the event of flooding. Uncertainties around flood free access, road and drainage design for flood affected roads and the proposed 25% increased density compounds this concern. Flooding impacts conflict with policies in both Council areas, and the SEARS.
- The traffic and transport analysis undertaken as part of the Calderwood MOD 4 Application, providing clarity on the status of Calderwood Rd, alternates between using 6000 lots and 6000 dwellings interchangeably. 6000 lots will have different implications to the road network than 6000 dwellings and clarification is needed. Reducing Calderwood Rd to two lanes may impact the greater road network, including those within the WDRA.
- The current report indicates visual impact relating to cut/fill will be addressed as part of future DA assessments, contrary to Item 9 of the SEARS. Has the proposed increased density been considered in tandem with the location of the 'important features' referenced in the visual impact analysis?
- Council staff remain concerned that the total primary school lands have been reduced alongside a significant increase in proposed residential density.
- All maps for the CUDP should clearly show the border between the two LGAs.

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

This letter is authorised by

David Fitzgibbon
Urban Release Manager
Wollongong City Council