



28 May 2020

The Secretary
Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA NSW 2150
Attn: Brendon Roberts, Acting Director Regional Assessments

Dear Mr Roberts

**Calderwood Urban Development Project, Major Project No. 09_0082 (MOD 4)
Public Benefits Offer - Shellharbour City Council**

1.0 Introduction

- 1.1 This letter outlines that Lendlease Communities (Australia) Limited (**Lendlease**) undertakes to amend or prepare a supplementary voluntary planning agreement (**VPA**) with Shellharbour City Council (**Council**) with respect to the additional public benefits in the Shellharbour Local Government Area as a result of the proposed modification No 4 (**MOD 4**) to the Calderwood Urban Development Project (**CUDP**).
- 1.2 MOD 4 seeks to allow for increased and more diverse housing supply and specifically seeks to:
- (a) increase the total number of dwellings in the CUDP from approximately 4,800 to approximately 6,000;
 - (b) provide an additional 5,000m² retail GFA in the town centre;
 - (c) introduce new housing typologies into the Development Control Strategy; and
 - (d) include additional locational criteria where integrated and small lot housing can occur.

2.0 Voluntary Planning Agreement

- 2.1 Lendlease and Council entered into a VPA on 15 September 2014 in relation to local contributions to be made to Council in accordance with the conditions of the Concept Plan Approval for the CUDP.
- 2.2 If MOD 4 is approved in accordance with the Environmental Assessment Report (**EAR**) dated 9 August 2018 and the Response to Submission Reports (**RtS**) prepared by Ethos Urban dated 31 May 2019 and 5 May 2020 respectively, there will be additional contributions required to be made to Council as a result of the increase in dwellings from 4,800 to 6,000 in the CUDP as proposed by MOD 4.
- 2.3 In due course and prior to the issue of a subdivision certificate for the 4,801st lot, Lendlease proposes to enter into an amended or supplementary VPA with Council that addresses the making of additional contributions that are required as a result of the additional 1,200 dwellings proposed by MOD 4 as detailed in the EAR and RtS reports.
- 2.4 The additional contributions are calculated on the basis of an additional 1,200 dwellings being approved, as stated in the RtS Reports. If less than 1,200 dwellings are ultimately approved, then the additional contributions will be reduced proportionately.

- 2.5 Lendlease anticipates that the following development contributions will be provided to Council in relation to the MOD 4 development if it is approved. This is on the basis of an additional 1,200 dwellings and is consistent with the ratios as detailed in the EAR and RtS reports:
- (a) Upgrade of the Calderwood Road/Tripoli Way intersection (TMAP Item 30) from a roundabout to a signalised intersection (namely, the differential cost of the upgrade between the roundabout already required in connection with the Concept Plan Approval and the signalised intersection to be provided pursuant to MOD 4);
 - (b) Additional community space in the Calderwood Community Centre;
 - (c) Monetary contributions towards the Albion Park library upgrade; and
 - (d) Additional land for open space including local parks and sports fields based in the Shellharbour local government area.
- 2.6 No change is proposed to the upgrade of Calderwood Road (TMAP Item 32) as a result of MOD 4.

Yours sincerely

A handwritten signature in black ink, appearing to read "A/I.", written over a light blue horizontal line.

Arthur Ilias
Development Director
Lendlease Communities (Australia) Limited