



17<sup>th</sup> July 2020

Mr Brendon Roberts  
Acting Director  
Regional Assessments  
Department of Planning, Industry and Environment  
By email: [Brendon.roberts@planning.nsw.gov.au](mailto:Brendon.roberts@planning.nsw.gov.au)

Attention: Mr Silvio Falato ([Silvio.falato@planning.nsw.gov.au](mailto:Silvio.falato@planning.nsw.gov.au))

Dear Mr Roberts

**Re: Calderwood Concept Plan MOD4 (MP 09\_0082 MOD 4) - Request for additional information**

We are pleased to submit the attached additional information to the Department which addresses the final queries and information in relation to the above modification application as outlined in the Department's letter dated 28 February 2020. We would also like to highlight two matters, being the town centre floor space and Calderwood Road configuration, for your consideration.

In relation to the town centre, we note that Lendlease is no longer proposing the additional 5,000sqm of retail GFA as was originally sought in this modification application. The approved 20,000sqm is considered sufficient for the proposed population and suitable for delivering a vibrant and viable mixed use centre.

Lendlease notes the changing retail and economic conditions since the lodgment of this application, with trends such as the growth in online shopping continuing and the current economic uncertainties arising from the COVID pandemic. It is anticipated that retail will generally need to be more streamlined and flexible in the future, while recognising the continued importance of delivering the Calderwood town and village centres as commercial, social, transport and recreation hubs for the community.

We are confident that the town centre, developed up to 20,000 sqm GFA, will continue to provide for a destination of high amenity, which meets the local community's needs and interests, is integrated with the surrounding open space network, and connects with residential areas through networks of roads, pedestrian and cycle paths.

Given this proposed floor space reduction, Cardno has updated the assessment of traffic impacts on the proposed road network (see separate sensitivity testing advice). This is particularly relevant to ongoing discussions on the nature of the required Calderwood Road upgrade. The estimated peak traffic volumes along Calderwood Road, based on the 25,000 sqm town centre GFA, is a maximum of 832 vph, well within the 900 vph standard and justifying the proposed Calderwood Road to be upgraded as a two-way, two-lane road with 3.5m lanes and sealed shoulders within the existing road reserve of (typically) 15.2m. With the reduction to 20,000 sqm town centre GFA, the peak volume is reduced to a maximum of 797 vph, reinforcing that this proposed road upgrade is sufficient for the future traffic volumes resulting from Lendlease's development. See also Cardno's letter of 10<sup>th</sup> July 2020, which provides the configurations for the Calderwood Road upgrade which includes a separate bridge for cyclists at the existing Mansons Road Bridge.



With the Department's agreement to the upgrade of Calderwood Road as detailed above, Lendlease notes that we would also be willing to commit to delivering the Illawarra Highway/Broughton Avenue intersection upgrade as works in kind as requested in the attachments to this information response.

I look forward to the Department's positive consideration of these matters in finalising this modification application which provides for much needed additional housing, employment and public amenities in the Illawarra region. If you have any queries, please feel free to contact me or Karen Armstrong, on 0409 990 172.

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**

Attachments:

- A. Table responding to DPIE letter dated 28 February 2020 prepared by Ethos Urban
- B. Table responding to Shellharbour City Council's comments on the draft conditions of consent and amendments to Statements of Commitments prepared by Ethos Urban
- C. Revised Concept Plan prepared by Taylor Brammer
- D. Response to TfNSW Submission prepared by Cardno
- E. Calderwood Road Sensitivity Testing Statement prepared by Cardno
- F. Revised Calderwood Development Control Strategy (one version with tracked changes and the other clean) and Appendix C Building Envelope Diagrams – Prepared by Lendlease and Ethos Urban