

Client

Delfin Lend Lease

Project

Calderwood Urban Development Project -  
Community Consultation Outcomes Report

Date


4 December 2009

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# 1 Introduction

## 1.1 Background

The Calderwood Urban Development Project is a master planned community development by Delfin Lend Lease, situated within the Illawarra Region.

Delfin Lend Lease is preparing a Concept Plan Application under Part 3A of the Environmental Planning & Assessment Act, 1979 (EP&A Act) and a proposal for State significant site listing under Schedule 3 of State Environmental Planning Policy Major Development 2005 (SEPP Major Development) in relation to the Calderwood Urban Development Project.

The Environmental Assessment Requirements issued by the Director General of the NSW Department of Planning for the Concept Plan approval for the development included a requirement that consultation with the local community be undertaken as part of the planning process.

Delfin Lend Lease engaged Elton Consulting to independently facilitate the community consultation session. This was held with local residents and landowners living within the Calderwood Valley and other stakeholders in the wider Wollongong and Shellharbour local government areas.

The purpose of the consultation was to provide information to the local community about the proposed development plans for the Calderwood project and to give residents an opportunity to identify community issues and provide feedback on the proposal. The community consultation session also provided Delfin Lend Lease with an opportunity to discuss the planning proposal with the local community.

This report details the key issues raised through the community consultation process.

Community feedback will be considered by Delfin Lend Lease in the preparation of the Concept Plan prior to its lodgement with the NSW Department of Planning.

## 1.2 Communication and consultation approach

The community consultation took the form of a community information and feedback session (CIFS), in which members of the community were invited to view information about the proposed plans and to provide feedback.

Notification and advertising of the CIFS was carried out by Delfin Lend Lease. An invitation newsletter was produced and distributed by Delfin Lend Lease (See Appendix A) to approximately 6,575 households two weeks prior to the session. The newsletters were distributed within areas in and adjoining Calderwood, including:

- Albion Park
- Albion Park Rail
- Yellow Rock
- Tullimbar
- Calderwood
- North Macquarie
- Marshall Mount.

An advertisement inviting people to attend the CIFS was also placed in two local newspapers. This appeared in The Illawarra Mercury and the Lake Times on 5th and 12th November 2009 (see Appendix B).

The newsletter and press advertisement included a contact email to the Delfin Lend Lease Calderwood project team in order to receive enquiries from the community. The Calderwood project website address was also included.

The Calderwood project website ([www.talkcalderwood.com.au](http://www.talkcalderwood.com.au)) was also used to inform a wider audience of the consultation session. Following the consultation, the display boards used at the CIFS event were uploaded to the website, together with additional project information. This provided users with the opportunity to read and download information if they were unable to attend the event. The opportunity to give feedback was also provided on the project website through an email form. Five enquiries were received prior to the event from local residents and were responded to by Delfin Lend Lease.

Delfin Lend Lease also distributed 22 personalised invitation letters to existing residents and landowners of the Calderwood site. A further 60 stakeholder letters and emails were sent to interested stakeholder groups and community organisations in the wider area.

## 1.3 Community information session

The community information session took the form of an open house session held at the Albion Park

Community Hall between 4:00pm and 8:00pm on Wednesday 18<sup>th</sup> November 2009.

Information about the proposal was presented in a series of eleven storyboards comprising explanatory text and images of the proposed planning and development works (see Appendix D). Participants were asked to sign an attendance register to document attendance.

The session was managed and facilitated by Elton Consulting. Members of the Delfin Lend Lease project team attended in order to directly answer technical questions and discuss the proposal.

Members of the project team present included:

- Bill Mitchell                      Project Director  
Calderwood Urban  
Development Project
- Tamara Rasmussen            Delfin Lend Lease NSW /  
ACT Manager –  
Community and Education
- David Barnard                  Delfin Lend Lease Design  
Manager  
NSW / ACT
- Tracey Davidson               Co-ordinator, Delfin Lend  
Lease
- Rob Bennett                    Planning Manager, Delfin  
Lend Lease
- Lesley Bull                       Strategic Planning - JBA  
Planning
- Steven House                   Ecology and Bushfire -  
Eco Logical Australia
- Martin Wells                    Engineering and  
Infrastructure - Cardno
- David Laing                      Engineering and  
Infrastructure - Cardno
- Anthony Barthelmess        Engineering and  
Infrastructure – Cardno
- Chris Manning                  Social and Community  
Planning- Elton Consulting

Members of the consultation team comprised: -

- Brian Elton                      Elton Consulting
- Ruth Murphy                   Elton Consulting.

Participants were encouraged to engage in discussion and direct questions on any aspect of the proposal to members of the project team. Questions and comments were actively recorded by members of the project team during the session.

Eighty three people attended the community information and feedback session. Of those who

signed the attendance register, the majority identified themselves as local residents, with most coming from the Calderwood and Albion Park areas. Several people stated they represented local organisations including: Rotary, Barnardos, Duck Creek Landcare, Illawarra Christian School, Anglican Church and the Illawarra Mercury.

Attendees were given a feedback form with questions regarding the proposed development (see Appendix C). This could be completed and submitted on the night or mailed to Elton Consulting in the pre-paid envelope supplied.

## 2 Consultation outcomes

The comments below have been categorised following the consultation session. They include comments made on feedback forms and issues raised by participants during informal discussions with members of the project team. In addition, question and comments received via the project website have also been included.

### 2.1 Comments made at consultation

Discussions held with the project team raised both positive, neutral and negative comments, with the tone of the meeting generally neutral. Most attendees appeared to come to the session to obtain further information on the proposal, with most of the discussion taking the form of questions to the project team, rather than expressions of concern or viewpoints.

Local attendees reflected on their experience of living in the area and from this the main topics of discussion related to localised flooding and traffic issues. Several comments were received regarding the limited amount of information available at the current planning stage and the lack of detail available until consultants' studies are finalised. However, attendees appeared to be satisfied with the information received following more in depth discussions with the relevant member of the project team. Attendees were also satisfied that there would be further opportunity for comment during the formal exhibition period held by the Department of Planning.

A number of attendees were concerned about the quality of other residential developments in the area and did not want to see this replicated at Calderwood. Comments were particularly made in regards to Tullimbar's and Horsley's small lot sizes and narrow street width. In general attendees appeared to be reassured that the proposed development was well considered, of a high quality design and included community facilities. Many attendees were not aware of Delfin Lend Lease as a developer; however others were familiar with some other Delfin developments and were positive about their quality.

Other attendees had no objection to the proposal in principal, and welcomed the extended benefits of the proposal in providing services such as water, sewerage and a sufficient population base for public transport options.

Comments made to consultants during the session have been summarised and categorised below.

### Planning Process

A number of attendees enquired why Calderwood was being proposed for development ahead of West Dapto, and sought further information about the general planning process and anticipated timing of future development, if approved. The extent to which housing at Calderwood would be included in regional housing targets set in the Illawarra Regional Strategy was also questioned.

### Environmental Issues

A small number of residents expressed opposition to the proposal on the basis of the perceived loss of agricultural land and green space. Associated with this were concerns regarding view loss and the visual impact of residential development replacing the current 'green' outlook.

Questions were asked about the long term environmental management and future funding of the conservation lands, open space and riparian corridors. Residents were keen to see the retention of the perceived 'Illawarra biodiversity corridor' and queried how this would be appropriately managed within an urban setting. Links with the Yallah – Marshall Mount green corridor were supported.

Comments were made about the appropriate removal of various types of noxious weeds from the site and creeks.

Existing localised flooding in the Calderwood Valley area also prompted a number of discussions, with residents talking of their own experiences. Suggestions were made about the capacity of existing detention basins / wetlands and methods for securing sewer outlets / pipes. Other comments related to flooding beyond the site in Albion Park and downstream of Calderwood Valley, with a variety of issues being beyond the scope of this proposal.

Comments were made that the flooding not only affects land use, but also creates traffic issues on the Illawarra Highway and roads leading to the Princes Highway.

A number of people considered that the flooding issue was likely to worsen as a result of any urban development, as there would be increased run off from paved land as opposed to agricultural uses.

One person raised the prospect of the development negatively impacting on Lake Illawarra, although it was agreed that water sensitive urban design will have a more beneficial impact than agricultural residues.

## Heritage

Attendees who asked questions about the existing heritage items were satisfied that these items would be retained and conserved as part of the proposal.

## Housing

Attendees varied in their opinions on the need for further residential development in the area, with some expressing a view that the development would help to address a current housing demand in the area, whilst others commented that there appeared to be numerous unoccupied dwellings and an oversupply of new housing. The empty dwellings may be related to the previous concerns about the poor quality of some local housing developments, rather than an indication that there is an oversupply or that there are many holiday homes within the region.

There were several questions relating to the proposed size of future lots and dwelling types, with support expressed for a proportion to be larger lots to allow 'rural lifestyle' living.

Other comments related to including environmentally sustainable design features in the dwellings. Several people requested that solar panels, water tanks and sustainability features be considered as part of the housing designs.

## Community facilities

Many people saw benefits in the range of services and facilities that the proposal might provide, which would be available for the wider community. A view was expressed that currently the range and choice of shops available at Albion Park was poor, and an increased numbers of local residents might support higher order shops to help revitalise Albion Park.

Support was expressed for the proposed town centre within Calderwood to have a country town main street format, rather than a shopping mall style.

Whilst many people welcomed the provision of internet services, several were sceptical that fibre to the home would eventuate.

Some comments were made that Council would not be able to provide maintenance or services and the development should fund them through contributions. Further comments were made that other local residential developments had no or poor community facilities, and that provision of quality community facilities within Calderwood would be required so it did not become a "suburban ghetto".

Two attendees represented local service providers and requested information regarding potential partnership opportunities for the future delivery of community services and programmes in Calderwood. This was based on their identification of social needs in the wider area and opportunities arising from the

proposed development of a community resource hub within Calderwood.

## Traffic / Transport

A number of attendees made comments about localised traffic issues within the area and expressed concern that an increase in the residential population may exacerbate these problems.

Areas which were considered to currently create congestion at rush hour and at school pick up and drop off times included the junction of the Illawarra and Princes Highways, Albion Park shopping centre, Calderwood Road, Taylor Road and Marshall Mount Road.

One person suggested reserving road corridors to connect the site to the proposed F6 extension.

Other comments again related back to experience of other local developments and assurances were sought that emergency vehicles would be able to access the site and internal roads.

Representatives of the local school were keen to establish a safe pedestrian and cycling route from the development to the adjacent school. A further suggestion was to reduce the speed limit in the area to 40-50kph.

## 2.2 Feedback form responses

Feedback forms were provided to attendees and asked a range of questions to enable participants to comment on specific issues. A total of ten feedback forms were received by the submission deadline of 27<sup>th</sup> November.

The sections below provide a sample of comments made on the returned forms.

### 2.2.1 Which features of the proposal that you have viewed today do you like most, and why?

Comments received in response to this question were both positive, neutral and negative. Positive statements centred on the environmental opportunities and planning for the environmental corridor and waterways. Specific comments included:

- The attention to environmental issues because it's a beautiful place that needs wise planning to preserve and develop what already exists
- Maintaining the current water courses and inclusion of recycled water systems and rain water tanks as part of the overall plan
- Opportunity to master plan a large, well planned community with good access, good blocks etc and designed to create a strong



community. Much preferred to piecemeal non integrated subdivision one generally see in the Illawarra

- Recognising the importance of the biodiversity/vegetation corridor to both the site and external vegetation and links between the escarpment and Lake Illawarra
- Cycleways
- The environmental impact study.

Two forms indicated that participants did not like the proposal at all, due to the change of use from rural production or green space to residential development.

One person commented that the storyboards did not provide adequate information in order to properly understand what was being proposed. The respondent continued that they would prefer that 'the area is kept more country like and not filled with housing fence to fence.'

## 2.2.2 Are there particular aspects of the proposal that you believe require further consideration as planning for the site progresses?

Seven people provided a range of responses to this question, with several contributing a number of suggestions and unqualified statements. The majority of responses were focussed on environmental issues and local traffic systems.

### Environmental

- Yallah – Marshall Mount biodiversity corridor implementation
- Width of Marshall Creek and Macquarie Rivulet corridors to manage flood water including projected climate change impacts in relation to storm intensity
- Flooding and low lying areas
- Preservation of the Yallah – Mount Marshall – Calderwood flora and fauna corridor to complement urban sprawl of West Dapto
- Loss of rural areas to housing – put houses somewhere else on high ground away from flood areas
- Impact on availability of agricultural land
- Global warming impact on low lying land
- Flooding of creeks when sea levels rise.

### Traffic and transport

- Management of traffic access and egress to and from the site and upgrading of these routes
- The creation of a car dependent development
- Road network and ongoing traffic issues in Albion Park
- Access in and out of Calderwood Valley, the narrow bridge and roadway is not suitable for the scale of development

- Access roads for motor vehicles seem to be a problem, potentially throwing more traffic into the Albion Park nightmare
- Linkages to the Illawarra Highway as shown at Yellow Rock Road seem poorly considered for such a volume of traffic (sightlines etc)
- Transport and infrastructure
- Traffic impact on Albion Park and Dapto.

### Other

- The lack of employment lands within the development
- Consideration of the country feel.

## 2.2.3 Would you like to make any specific comments about the following aspects of the proposal?

This question was split into five categories in order to prompt attendees into making specific comments on topics which are common across all new development proposals. These are housing, traffic / transport, open space, sustainability and community facilities.

Responses to this question were very mixed, with some comments providing local knowledge of what already exists in the area and what new facilities would be needed or desired in the new development. Other comments included negative statements and rhetorical questions to the project team to determine if issues were being considered.

### • Housing

Comments related to the type of housing proposed. Several people provided comments as to what they thought would be needed in the area.

- Housing diversity – single houses, villas, small residential flat buildings, a proportion of all dwelling types should be adaptable / seniors housing
- Looming housing shortage in Albion Park and Yallah
- Prefer more country large scale blocks if it has to be developed
- Must be sustainable. I would hope the considerations of the 1996 charrette are implemented
- Do we need it?

One person indicated that they considered developments of this scale were not sustainable due to climate change and water shortages.

### • Traffic / Transport

In response to this question, most people commented on the existing traffic conditions within the Albion Park area.

- No access in or out, a bigger grid lock will be created at an already choked Albion Park and Dapto
- Albion Park can't cope with the traffic it's got, parking stops Albion Park
- The roads would need a lot of improvement
- By virtue of its location the proposal will be car dependent.

Several people provided suggestions to improve transport options including:

- A strong public transport network
- Electric bus to shops and rail
- All facets of public and shared transport eg car pool parking facilities, regular commuter buses, light rail, cycleways, walking corridors.

One person commented that they 'did not like the trend for very narrow streets', which have been provided in other housing developments.

#### • Open Space

Open space provision within the proposal was seen as a positive amenity to assist with community development. However, some comments were concerned at the perceived loss of agricultural land for food production.

Suggestions for open space provision within the proposal included:

- A town centre / market / community gathering square could be incorporated in the design to help establish a sense of community
- Try to keep trees in Calderwood Valley
- Lots please
- I would prefer it remained 100% open space
- Insufficient info.

#### • Sustainability

This question raised the least responses, but those provided were from each extreme viewpoint. This included 'so far the planning looks good to me' and 'not sustainable'.

Suggestions were made to assist with sustainability measures such as:

- Include solar energy and hot water on community buildings
- Renting wind turbine sites to energy providers and using the revenue to maintain the biodiversity corridor and community garden
- Sustainable removal of Coral Trees and Madeira Vine (noxious weed) along creek, not getting bulldozers in and knocking it all down.

#### • Community Facilities

- There are no playing fields in this area of Albion Park, it may be beneficial to consider these as part of the planning

- There is already a great school on Calderwood Road, it is a waste of money to put another one in
- How will people's lifestyles be considered?
- Include community gardens in 2 or 3 locations...raised garden beds, fruit tree planting and a sustainable chook run
- The land between the Illawarra Highway and Macquarie Rivulet is the best agricultural / food production land in the Shellharbour City area
- Community gardens for food – saves transport, encourages health and community and social activities
- It should complement the Tullmoah Centre not be in competition (a neighbourhood centre is shown to be adjacent to the north)
- Hard to fathom the village centre near North Macquarie Road.

#### 2.2.4 Do you have any information about the site and or surrounding area that you would like to share with the project team? If yes, please describe / and or provide contact details?

This open ended question allowed local residents with detailed knowledge to highlight any suggestions they had or to identify other relevant stakeholders. Most respondents provided comments on areas that are already under investigation through the specialist consultants' reports. However historical local knowledge was provided by a number of residents who had lived in the area for a significant time.

Issues raised were:

- There are endangered species within this valley and also aboriginal heritage issues. You should do some research
- I have spoken with a member of the team about the flood situation
- Macquarie Rivulet lots of Coral Trees and Madeira Vine. Needs to be control removed in the right manner. Planted out with correct species to the local environment
- A vegetation and biodiversity corridor is identified along the ridgeline north of Marshall Mount Creek in the regional strategy. While I have no objection to inclusion of Johnsons Spur, the one along Mount Marshall Ridge should also be included in the design and economic assessment
- The land should remain semi agricultural. The soil is good, water is available
- Flooding will occur.

Attendees were asked to describe their residential status to identify their relationship to the project site. Respondents indicated that they were:

Attendee	Responses
Resident of Calderwood Valley	2
Resident of wider area - Shellharbour LGA	5
Resident of wider area - Wollongong LGA	2
Representative of local group (please specify)	
Business owner / Other (please specify)	1

In order to determine the effectiveness of advertising, respondents were asked to indicate how they heard about the community information and feedback session.

Method	Responses
Lake Times or Illawarra Mercury Newspaper	4
Letter	1
Newsletter	3
Website	
Word of mouth	2
Other (please specify)	

## 2.3 Summary of outcomes

Eighty three people attended the community information and feedback session and ten feedback forms were received by the 27<sup>th</sup> November submission deadline.


The attendance rate was lower than might be expected given the extensive notification and advertising carried out by Delfin Lend Lease. However this may be due to the availability of information on the project website or the community being generally accepting of development within the area.

The low number of written feedback forms returned reflects the lengthy discussions that many participants had directly with project team members during the consultation session. Generally people who attended appeared satisfied to have direct discussions with the project team and largely had all their questions answered satisfactorily.

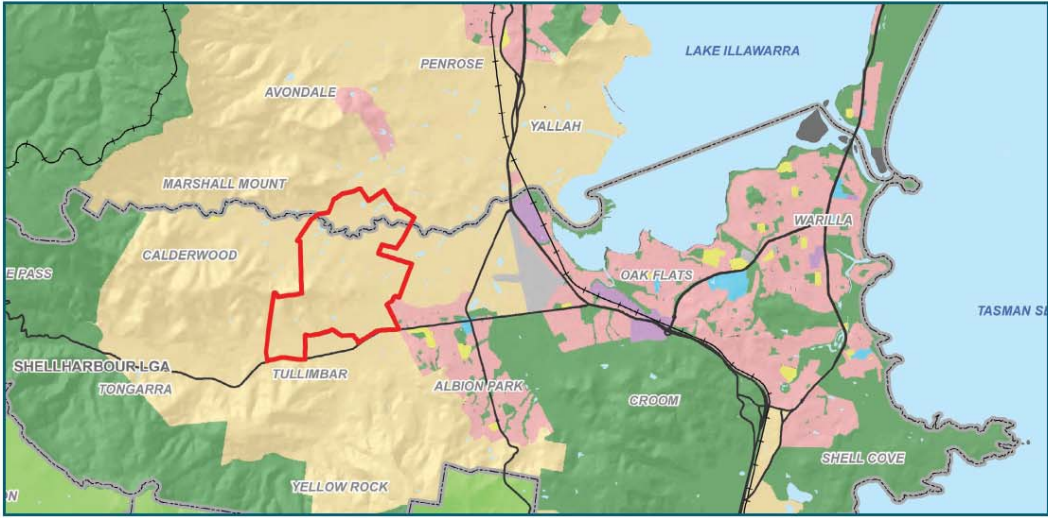
Responses from attendees varied to the proposal. Most participants just wanted information about the proposed development, and were generally accepting of it once they had heard more details.

Based on experience of other recent residential developments in the area, a number of people expressed concerns about the quality of proposed development, and appeared generally reassured by Delfin Lend Lease's reputation, track record and commitment to a quality master planned project with local community facilities. The most significant concerns related to traffic, flooding and loss of agricultural land.

# Appendix A – Newsletter



### Regional context map



### What is the Calderwood Urban Development Project?

The Calderwood Urban Development Project is a proposed master planned community offering a range of residential, employment, conservation and open space opportunities to the future residents. The project proponent, Delfin Lend Lease, is part of Lend Lease Corporation, which has a track record of creating sustainable communities around the world.

The Calderwood Urban Development Project site is an area of approximately 700 hectares, 85% of which is located within the Shellharbour LGA with the balance within the Wollongong LGA. It adjoins the Illawarra Highway, Macquarie Rivulet and the existing urban areas of Albion Park and Tullimbar.

Upon completion, the project will be home to approximately 12,000 residents living in approximately 4,500 - 5,000 homes.

### Opportunities

- Distinctive character created by high quality design and landscape,
- Diverse housing choices,
- Employment opportunities,
- Access to high quality, multi-purpose community and education facilities,
- Integration with the surrounding community,
- Linkages to Johnson's Spur,
- Access to high speed broadband.

### Project Vision

- A cohesive community that meets the needs and aspirations of stakeholders.
- An integrated, thriving and vibrant place centred on learning, community interaction and engagement, housing diversity, enterprise and sustainability.
- A place connected with nature and open space that respects the natural qualities of the region.



## *The Planning Process*

The scale and value of the project, together with the fact that it is located across two Local Government Areas, means that the project is classified as a Part 3A Major Project Development, to be assessed and determined by the NSW Department of Planning.

The Part 3A process involves extensive investigation and consultation with stakeholders.

The next step in the process is to prepare a Concept Plan and a Stage Significant Site Study. A number of studies have already commenced and will be finalised in consultation with stakeholders and the community. These studies include environmental management, urban design, water cycle management, transport options, accessibility, heritage, community development and infrastructure delivery.

If approved, the Concept Plan will establish the framework for the project, including distribution of major land uses, street network and street types, open space provision, environmental management/conservation areas and sustainability measures. This will ensure the creation of a viable and balanced new community.



## *Have your say about the Calderwood Urban Development Project*

To ensure the Calderwood Urban Development Project responds to the needs of the local community, a Community Information and Feedback Session will be held at the **Albion Park Community Hall, Russell Street, Albion Park on Wednesday 18 November**. You can attend any time from **4pm – 8pm**.

The project team will be available to answer your questions.

Your feedback is important to us and will be used to help achieve the best possible outcome for the local area. Further opportunities for public comment will be available during the Department of Planning's exhibition of the Project.

If you cannot make it to the session, the information on display will be available at [www.talkcalderwood.com.au](http://www.talkcalderwood.com.au) or you can email us on [info@talkcalderwood.com.au](mailto:info@talkcalderwood.com.au) for an information pack.

We look forward to seeing you at the session.

## *Need More Information*

For further information about the Calderwood Urban Development Project, please visit [www.talkcalderwood.com.au](http://www.talkcalderwood.com.au) or email us at [info@talkcalderwood.com.au](mailto:info@talkcalderwood.com.au).

## Appendix B – Newspaper Advert



### Calderwood Urban Development Project – Have your say

#### What does the Project consist of?

The Calderwood Urban Development Project is a proposed master planned community offering a range of residential, employment, conservation and open space opportunities to the future residents. The site is located across two different Local Government Areas – Shellharbour and Wollongong. It adjoins the Illawarra Highway, Macquarie Rivulet and the existing urban areas of Albion Park and Tullimbar.

The project has been declared by the NSW Minister for Planning as a Part 3A Major Project. The next step in the process is to work with local and State authorities and the community for the planning and delivery of the social, environmental and economic components of this master planned community. A Concept Plan and a State Significant Site Study are now being developed to address all aspects of the Project.

#### Provide your feedback


To ensure the Project responds to the needs of the local community, a Community Information and Feedback Session will be held at the **Albion Park Community Hall, Russell Street, Albion Park on Wednesday 18 November**. You can attend any time from **4pm – 8pm**.

The project team will be available to answer your questions.

Your feedback is important to us and will be used to help achieve the best possible outcome for the local area. Further opportunities for public comment will be available during the Department of Planning's exhibition of the Project.

If you cannot make it to the session, the information on display will be available at [www.talkcalderwood.com.au](http://www.talkcalderwood.com.au) or you can email us on [info@talkcalderwood.com.au](mailto:info@talkcalderwood.com.au)

# Appendix C – Feedback Form

<div><b>Feedback Form</b> <b>Calderwood Urban Development Project</b></div> <div></div> <div><p>Thank you for participating in today's community information and feedback session. We encourage you to complete this feedback form and place it in the box near the entrance. If you would like more time to consider your responses, please post your completed form to us in the reply paid envelope provided by <b>Friday 27 November</b>.</p><p>If you would like to make further comments, please attach them to this form. All feedback will be collated by Elton Consulting and included in a report to Delfin Lend Lease on the consultation process and submitted to the NSW Department of Planning as part of the project application. All the information you provide will be treated as strictly confidential and no individual will be identifiable in reporting. We encourage your responses.</p><p><b>1. Which features of the proposal that you have viewed today do you <u>like most</u>, and <u>why</u>?</b></p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p><b>2. Are there particular aspects of the proposal that you believe require further consideration as planning for the site progresses?</b></p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p>.....</p><p><b>3. Would you like to make any specific comments about the following aspects of the proposal?</b></p><p>Housing:.....</p><p>.....</p><p>.....</p><p>Traffic / Transport:.....</p><p>.....</p><p>.....</p><p>Open Space:.....</p><p>.....</p><p>.....</p><p>Sustainability:.....</p><p>.....</p><p>.....</p><p>Community Facilities:.....</p><p>.....</p><p>.....</p></div>
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4. Do you have any information about the site and or surrounding area that you would like to share with the project team? If yes, please describe / and or provide contact details

.....  
.....  
.....  
.....

5. Which of the following best describes you? (please circle all that apply)

- Resident of Calderwood Valley
- Resident of wider area Shellharbour / Wollongong LGA (delete as applicable)
- Representative of local group (please specify) .....
- Business owner / Other (please specify) .....

6. How did you hear about this community information and feedback session?

- |  |   |
|--|---|
| <input type="checkbox"/> Lake Times or Illawarra Mercury Newspaper | <input type="checkbox"/> Letter                       |
| <input type="checkbox"/> Newsletter                                | <input type="checkbox"/> Website                      |
| <input type="checkbox"/> Word of mouth                             | <input type="checkbox"/> Other (please specify) ..... |

7. Are you interested in receiving further information about this project in the future?

Yes / No

8. If yes, please provide your preferred contact information:

Name (optional): .....

Postal address: .....

OR Email address: .....

**Thank you for taking the time to complete the feedback form.**

All the information you provide will be treated as confidential. No individual will be identifiable in the consultation report.

Please place your completed feedback form in the box provided near the entrance. If you would like more time to consider your response, please return your feedback form to us by **Friday 27 November** via one of the following:

- Post: Using the reply paid envelope to PO Box 1488 Bondi Junction NSW 1355
- Fax: (02) 9387 2557 (Please fax both sides of the form)
- Email: [ruth@elton.com.au](mailto:ruth@elton.com.au)

For a copy of the information presented at the session please go to [www.talkcalderwood.com.au](http://www.talkcalderwood.com.au)



## Appendix D – Consultation Storyboards

### Welcome to the Community Information and Feedback Session for the planning of the Calderwood Urban Development Project.

The proposed Calderwood Urban Development Project is a master planned community offering a range of urban, employment, conservation and open space opportunities to the future residents. The Project proponent, Delfin Lend Lease, is part of Lend Lease Corporation which has a track record of creating sustainable communities around the world.



#### We invite you to:

- fill out the attendance register,
- review the display boards,
- ask questions of the Project team,
- submit your comments on the form provided.

When you have finished reviewing the information we encourage you to:

- complete the feedback form,
- place it in the box provided or return it to Elton Consulting by **27 November 2009**.

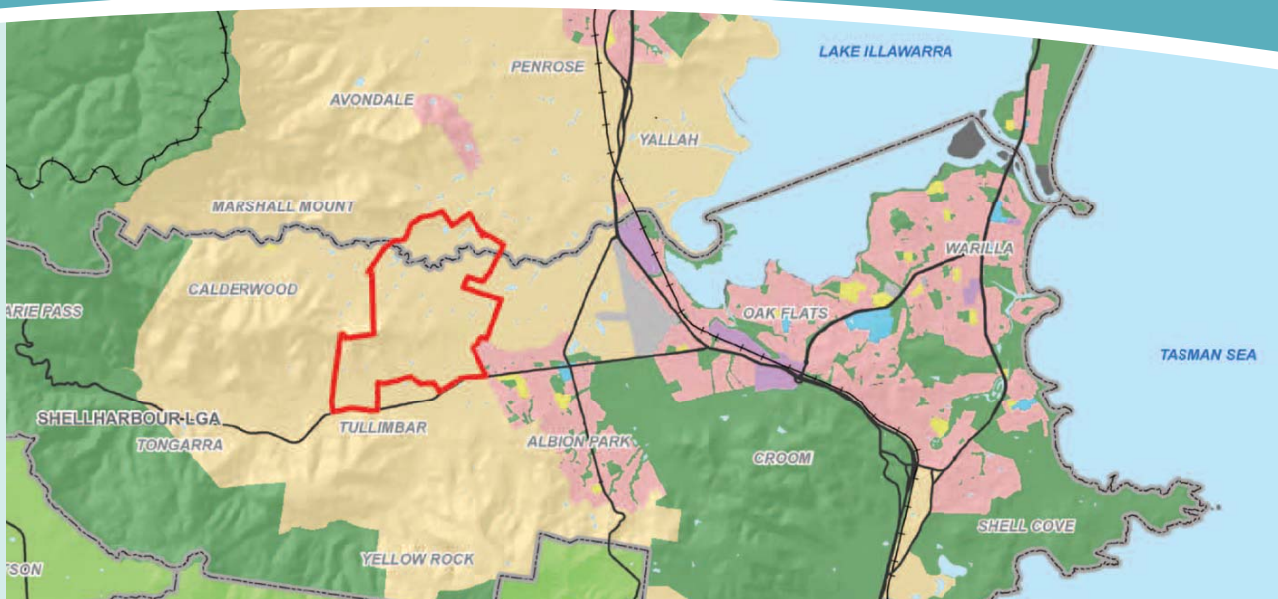
Your feedback is important to us and will be used to help achieve the best possible outcome for the new community. Further opportunities for public comment will also be available during the State Government's exhibition of the Calderwood Urban Development Project Part 3A application.

#### Consultants are engaged to assist in the Project:

- **Community** – Elton Consulting
- **Ecology and Bushfire** – EcoLogical Australia
- **Engineering and Infrastructure** – Cardno
- **European Heritage and Aboriginal Archaeology** – EcoLogical Australia
- **Landscape and Visual Assessment** – Environmental Partnership
- **Statutory Planning** – Cardno
- **Strategic Planning** – JBA Urban Planning Consultants
- **Traffic and Accessibility** – Cardno
- **Water Cycle Management** – Cardno

*We invite you to ask questions of the project team and submit your comments on the form provided.*

The Calderwood Urban Development Project site has an area of approximately 700 hectares of which 85% is located within the Shellharbour LGA with the balance located within the Wollongong LGA.



### Key Facts:

- **Area:** 700 hectares
  - 593ha is located within Shellharbour City Council LGA,
  - 107ha is located within Wollongong City Council LGA,
  - Approx. 4,500 – 5,000 homes with 12,000 people.
- **Current uses:** Generally rural,
- **Proposed uses:** A mix of Residential, Employment, Retail, Education, Community, Open Space, Riparian, Water Quality uses and Environmental Conservation,
- **Bound by** the Illawarra Highway, Johnston's Spur, Marshall Mount Road and Macquarie Rivulet. It adjoins the existing urban areas of Albion Park and Tullimbar.

### Project Vision

- A cohesive community that meets the needs and aspirations of stakeholders,
- An integrated, thriving and vibrant place centred on learning, community interaction and engagement, housing diversity, enterprise and sustainability,
- A place connected with nature and open space that respects the natural and rural qualities of the region.

### Opportunities

- Distinctive character created by high level of design and landscape,
- Diverse housing and job opportunities,
- Access to high quality, multi-purpose community and education facilities,
- Integration with the surrounding community,
- Linkages to Johnston's Spur.

### What is a Part 3A Major Project Application?

The scale and value of the Project, together with the fact that it is located across two Local Government Areas, means that the Project is classified as a Part 3A Major Projects Development, to be assessed and determined by the NSW Department of Planning.



### What will the Part 3A Application contain?

The Part 3A Process involves extensive investigation and consultation with stakeholders. The Application will contain:

- Environmental Assessment Report,
- Concept Plan,
- Voluntary Planning Agreement Outline,
- Zoning and Development Controls,
- Stage 1 Infrastructure and Subdivision Project Application.

The next steps are to prepare a Concept Plan and a State Significant Site Study for the site. These studies have commenced. Investigations have also commenced to guide the detailed design for Stage 1 of the Project.

If approved, the Concept Plan will establish the framework for the Project, including distribution of major land uses, street network and street types, open space provision, environmental management/conservation areas and sustainability measures.

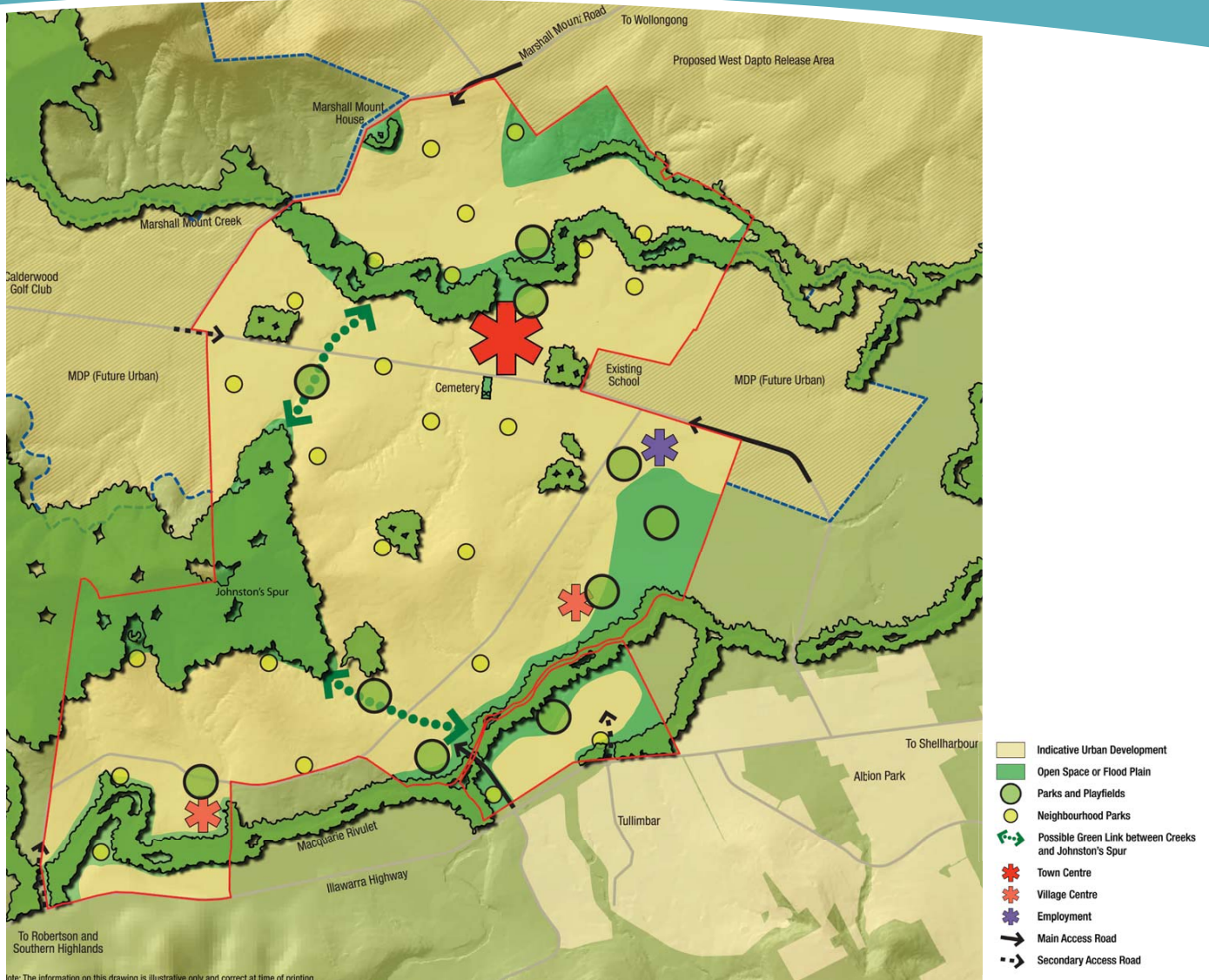
A new set of zoning and development controls for the site will be established to guide the future development. The aim is to ensure that the Concept Plan agreed by the agencies and the community will be implemented via a set of statutory planning controls.

### The Planning Process

2005 – 2008	Planning investigations
Jun 2008	Justification Report lodged to the Department of Planning
Apr 2009	Minister for Planning declared the Calderwood Urban Development Project as a Part 3A Major Project
May 2009	Agency Planning Focus Meeting
Sept 2009	Project team formed to prepare Concept Plan, State Significant Site Study and Stage 1 Project Application
<b>We are here</b>	Community Information and Feedback Session
Feb 2010	Lodge Concept Plan, Zoning Plan Development Controls and Stage 1 Project Application with the Department of Planning
Mar–Apr 2010	Public Exhibition
May–Jul 2010	Department of Planning assesses the proposal
2011	Site works for Stage 1 begin subject to approval



The Illustrative Concept Plan for the Calderwood Urban Development Project highlights the key elements of future development on the site.



### Village Centre and Town Centres

These centres will provide convenient access for retail, employment, learning, community and residential activities.

### Water

A series of swales, wetlands and lakes will clean and manage stormwater flows. Green corridors within the site allow creeks to flow freely and create opportunities for trails and links with nature.

### Existing Trees

Significant stands of trees will be retained, where possible, within parks. The most significant vegetation on the site will be conserved within Johnston's Spur.

### Bushfire Protection

Bushfire risk will be managed through establishment of "Asset Protection Zones".

### Heritage

There are two heritage sites within the Project area. Their heritage values and opportunities for conservation will be investigated.

### Johnston's Spur

The current conservation zoned area of Johnston's Spur will be respected. Opportunities for public access into these areas will be investigated where appropriate.

The Calderwood Urban Development Project provides the opportunity to create a community which is designed around 'best practice' principles in sustainable urban design.

### The design principles will be achieved by:

1. Connecting with nature: the new community will have a strong connection with Johnston's Spur, riparian corridors and open space networks drawing on the sense of space and natural beauty,
2. Establishing vibrant village/town centres: the design will incorporate new village/town centres at the heart of the community,
3. Delivering parks and wide open spaces: a range of parklands for recreation and play,
4. Providing diversity, choice and lifestyle: providing housing choices to cater for a range of active and healthy lifestyles; and
5. Achieving a sustainable future: building social capacity, viable enterprise and environmentally responsive communities. It's about creating a brighter future for the next generation.

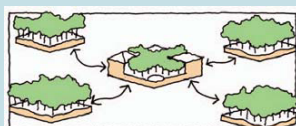
## Design Principles

### Village/Town Centre

The village/town centres and main streets within the development will accommodate convenient access for retail, employment, learning, community and residential activities.

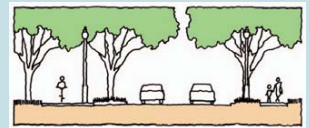
### Getting Around

A clear and connected network of streets, paths and trails for vehicles, bicycles and pedestrians will connect the community, village centres, business and enterprise, neighbourhood parks and open space.



### Accessible Streets

Streets and crossings will be accessible and easy to use for pedestrians, prams and bikes. Streets will have high quality landscaping with street trees for shade.



### Safe and Secure Places

Streets and parks will be designed to maximise safety and passive surveillance. Buildings will be designed to overlook streets and parks to maximise activity and interaction with the street.



### Housing Choice

Housing choice will meet a diverse range of needs for the new community. Houses will vary to meet the needs of the market and to support diversity in the community.



### Attention to Detail / Contemporary Design

New homes will be well planned to incorporate design controls which help to ensure quality and consistency is maintained. Other controls will guide the development of streets, parks and town centre to help create an attractive environment.

### Energy and Water Saving Homes

All new homes and buildings will focus on saving energy and water.



The Calderwood Urban Development Project will incorporate measures to integrate, enhance and conserve the biodiversity and heritage values of the site.



### **Bushfire**

Asset Protection Zones will be in place adjoining bushfire prone areas.

### **Environment and Biodiversity**

Areas of conservation value will be incorporated appropriately into the proposed development. Major riparian corridors will be respected and enhanced where possible. Strategies that support native vegetation will be established in consultation with the appropriate agencies.

### **Indigenous Heritage**

The Aboriginal Heritage Study and consultation process has commenced to assess the archaeological and cultural potential of the site.



### **European Heritage**

Two European heritage items are located on the site. Their heritage values and opportunities for conservation will be investigated.

### **Water Courses**

Riparian corridors will be incorporated appropriately into the proposed development. Major riparian corridors will be respected and enhanced where possible.





A Community Plan will be developed to guide the establishment of a socially sustainable, vibrant and accessible community.

The Delfin Lend Lease approach to community development is based on collaboration with key stakeholders including state and local government, local service providers, and the local community.



Residents will be encouraged to participate in a range of community programs, events and activities to link them with the local community and to help them settle into their new home.

Dedicated community development staff will help build partnerships with Councils, local service providers and community organisations to ensure that residents have information about and access to local community services and programs.

### The new community will provide:

- **Community services and facilities**, designed to respond to the changing needs of the growing community,
- **Education facilities** including schools, childcare, adult education, before and after school care,
- **Dedicated community development staff** to help build partnerships with the new community,
- Access to a range of **community programs, events and activities**,
- A range of **recreation facilities** including sporting ovals and parks,
- Extensive network of **bikeways and walking paths**,
- Equitable access to **jobs, shops, public transport, schools, community and recreational facilities**.





The Calderwood Urban Development Project will be designed to enhance water quality and promote water conservation.

### Water cycle management initiatives:

- Stormwater will be treated through a series of water quality controls mechanisms. These include:
  - ponds and basins,
  - grassed swales along roads,
  - gross pollutant traps,
- Potable water demand will be reduced through either a recycled water system or the capture of rainwater in individual rainwater tanks,
- Major riparian corridors will be respected and enhanced where feasible,
- The floodplains of Macquarie Rivulet and Marshall Mount Creek will be preserved and enhanced,
- Improved crossings across Macquarie Rivulet and Marshall Mount Creek will be provided to connect Calderwood to the adjoining suburbs to the north and south,
- Erosion and sediment control will be provided during the construction stage to protect downstream creeks.



The Calderwood Urban Development Project has identified options for feasible infrastructure and servicing strategies to meet the needs of the future Calderwood community.

### Engineering

The Calderwood Urban Development Project will investigate the existing road network and provide opportunities for upgrades where appropriate.

### Infrastructure

The Calderwood Urban Development Project will provide opportunities for high quality new facilities that are tailored to the needs of the future community. Sustainable infrastructure, such as Fibre to the Home/ Premise (FttH/FttP) will be incorporated into the development.

### Utilities Services

The Project will deliver additional utility capacity that is sufficient to service all future users of Calderwood. Utility service strategies will be developed in consultation with the servicing authorities to ensure the needs of the new community will be adequately met.





### The Calderwood Urban Development Project transport goals are to:

- Reduce car dependency,
- Promote public transport,
- Provide safe and convenient traffic movements, and
- Integrate land uses and transport to create a sustainable movement pattern.

#### Public transport

- The movement network within Calderwood will be designed to promote trip containment, walking, cycling and public transport,
- The State Government will work with private bus operators to provide bus services that complement the local and regional transport system.

#### Urban Design, incorporating Pedestrian, Cycleway Network and Delivery of Facilities

- Residents and workers will have access to an extensive network of walking trails and bike paths,
- The Village and Town Centres, schools and parks will be located within a convenient walking distance of homes.



#### Roads Network

- A clear and legible road hierarchy will be designed to achieve maximum benefits in building orientation,
- Streets and crossings will be accessible and easy to use for pedestrians and cyclists,
- An assessment of external road infrastructure required to support the development is being undertaken in consultation with Councils and relevant authorities.

Thank you for taking the time to attend the Community Information and Feedback Session. We encourage you to:

1. Fill out the attendance register
2. Complete the feedback form
3. Place it in the box provided or return it to Elton Consulting by **Friday 27 November 2009**.

The feedback form offers the opportunity to put forward your views on the Calderwood Urban Development Project and outline any ideas or suggestions you may have.

To contribute your feedback by **27 November 2009**, you can:

Use the reply paid envelope supplied and send it to:

Elton Consulting  
PO Box 1488  
Bondi Junction  
NSW 2022

Send an email to  
[info@talkcalderwood.com.au](mailto:info@talkcalderwood.com.au)

Visit the website at [www.talkcalderwood.com.au](http://www.talkcalderwood.com.au)

Further opportunities to comment will also be available during the State Government's exhibition of the Calderwood Urban Development Project – Part 3A Planning Application.



*The feedback form offers the opportunity to put forward your views on the Calderwood Urban Development Project.*