

Agency	Issues Discussed/Outcomes	Actions undertaken post consultation	References in EAR
Jemena Gas Networks	<ul style="list-style-type: none"> <li>Jemena advised it is working out upgrades to the system at present.</li> <li>Upgrade system is unlikely to be off take station at EGP. Rather, upgrades will be reinforcement to existing system.</li> <li>EP to consider provision of natural gas for Stage 1, then broader use in DLL project (5000 lots) and then whole release area.</li> <li>Jemena will run corporate model on commercial viability of gas reticulation with emphasis on providing early capacity for Stage 1.</li> <li>Existing capacity exists at the Tullimbar development.</li> <li>EP expects that natural gas will be available to the site once design investigations have been done. Timing will need to be considered.</li> <li>Common trenching of gas mains will help commercial viability of gas reticulation.</li> <li>Jemena will need projected number and timing of lot release, land use and staging for non-residential land, lot layout etc once available.</li> <li>Jemena provides gas for cogeneration plants, but this is negotiated with Jemena's contract division rather than EP.</li> <li>Jemena to continue investigation for providing natural gas to project with early emphasis on Stage 1.</li> </ul>	<ul style="list-style-type: none"> <li>Note need for close liaison with Jemena network planners.</li> <li>Jemena issues/servicing capacity/timing incorporated into Concept Plan and Stage 1 Project Application and utility services proposal.</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.19, 4.13, 5.0, 7.12</li> <li>Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal EAR Appendix G</li> <li>Utility Services Study EAR Appendix Y</li> </ul>
Shellharbour City Council 29/9/09	<ul style="list-style-type: none"> <li>SCC raised the following concerns &amp; imperatives: <ul style="list-style-type: none"> <li>Impact on comprehensive LEP preparation</li> <li>SCC ability to resource project</li> <li>Level of detail available for comment</li> <li>Need for delivery of adequate infrastructure including open space</li> <li>Appropriate maintenance and handover requirements</li> </ul> </li> <li>SCC queried Regional Strategy consistency of project</li> </ul>	<ul style="list-style-type: none"> <li>SCC agreed to engage actively</li> <li>SCC resolution at meeting on 10<sup>th</sup> November to participate in process.</li> <li>SCC visited other existing DLL project at Ropes Crossing and contacted Penrith and Blacktown Councils to discuss their experience with DLL projects</li> <li>DoP advised that SCC would be provided with assistance to resource Project.</li> <li>Detailed infrastructure delivery proposal developed and included in documentation</li> <li>Detailed maintenance and handover proposal developed and included in</li> </ul>	<ul style="list-style-type: none"> <li>EAR Section 2 Strategic Justification</li> <li>EAR Section 5 Development Contributions and Infrastructure &amp; Delivery Proposal</li> <li>Illawarra Regional Strategy Sustainability Criteria EAR Appendix F</li> <li>Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal Appendix G</li> <li>Landscape and Open Space Masterplan EAR</li> </ul>

Agency	Issues Discussed/Outcomes	Actions undertaken post consultation	References in EAR
Shellharbour City Council 25/11/09	<ul style="list-style-type: none"> <li>• SCC described its key requirements for any new development within the LGA relating to flooding and climate change</li> <li>• SCC noted that model scenarios for a climate change scenario should include the latest research into increased levels in Lake Illawarra as well as % increases in rainfall intensity</li> <li>• SCC described the importance of dealing with Soil &amp; Water Management issues both during construction and throughout the life of the development</li> <li>• Any Water Sensitive Urban Design (WSUD) measures proposed should be done so taking into account future maintenance obligations by SCC</li> <li>• SCC noted that any large basins should stay below the trigger volumes/sizes for Dam Safety Committee prescription</li> <li>• SCC described the need for any floodplain risk management strategy adopted as part of the project to not prejudice any future development (or flood risk management strategy) that may occur as part of Council's future studies in the catchment</li> <li>• SCC requested that their Floodplain Risk Management DCP be the focal point of any assessment of risk categorisation across the floodplains.</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed assessment of consistency with regional strategy provided in documentation</li> <li>• Potential impacts on flood levels and behaviour due to the proposed development addressed in documentation.</li> <li>• Potential impacts of climate change on the development using the latest available information for the Lake addressed in documentation.</li> <li>• Detailed Soil &amp; Water Management plans committed to in documentation.</li> </ul>	<ul style="list-style-type: none"> <li>• Appendix CC</li> <li>• Outline of Proposed Planning Agreements EAR Appendix DD</li> <li>• EAR Sections 3.12, 7.6</li> <li>• Statement of Commitments EAR Section 8</li> <li>• Flood Study and Floodplain Risk Management Study EAR Appendix R</li> </ul>
Shellharbour City Council 30/11/09	<ul style="list-style-type: none"> <li>• SCC advised status of community needs study – being finalised, will be adopted with only minor revisions</li> <li>• Section 94 contributions for city-wide facilities advised as being under review, but likely to include arts centre / auditorium, regional library, accommodation for services and additional meeting space</li> <li>• SCC advised that Council's policy for social impact assessment is old and outdated but still relevant</li> <li>• SCC identified the following social issues affecting the project: <ul style="list-style-type: none"> <li>- Physical isolation, connectivity</li> <li>- Social isolation – young mothers, older people new to area</li> <li>- Need for housing mix for all lifespan groups</li> <li>- Housing affordability and affordable entertainment options</li> <li>- Lack of leisure opportunities for young people and anti-social behaviour</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Social and community planning incorporated assessments for population projections for Shellharbour and Council's social impact assessment policy provided by SCC</li> <li>• Human services and community facilities schedules developed to incorporate Council's specified requirements</li> </ul>	<ul style="list-style-type: none"> <li>• EAR Sections 2.1, 3.21, 4.14, 7.13</li> <li>• Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal EAR Appendix G</li> <li>• Outline Planning Agreements EAR Appendix DD</li> <li>• Social and Community Planning Assessment EAR Appendix AA</li> </ul>

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	<ul style="list-style-type: none"> <li>- Adaptable / accessible housing for older people</li> <li>- Desire for child friendly and Healthy Illawarra design principles to be incorporated.</li> <li>• Standards and principles for community facilities – as outlined in Community Needs Study. Generally consistent with adopted direction for Calderwood</li> <li>• Council indicated a desire for Calderwood to deliver:               <ul style="list-style-type: none"> <li>- 1 large multi-purpose community centre, to include adaptable function space, meeting space, activity rooms, sessional space, accommodation for services, spaces for young people and for older people, arts/craft space. New Thirroul centre seen as best practice</li> </ul> </li> <li>- Community development program and worker</li> <li>• Council would not seek to have a childcare centre – leave to commercial operator</li> <li>• Concern about provision of a second small community centre, in that it would not be staffed, and would therefore run the risk of poor utilisation. Preference is for 1 decent, staffed facility than 2 smaller facilities.</li> </ul>		
Shellharbour Council open space and libraries staff 30/11/09	<ul style="list-style-type: none"> <li>• SCC advised as to status of open space guidelines in draft Open Space Needs Study – to be used as reference for intending developers and for council in assessing applications. To be incorporated into DCP.</li> <li>• SCC advised there will be some flexibility around application of numerical standards. Council already has more than enough passive open space. It is active open space that has been lacking and Council is keen to ensure current deficiencies are addressed in future development. Most riparian corridors aren't included in quantum calculations – depends on usability for recreation, their intended purpose and shape. Council will not want to acquire land in excess of 2.83 ha/1000 people. Focus to be on quality and functional use, not quantity</li> <li>• Council doesn't want another regional sports complex – Croom is enough</li> <li>• For sporting fields unmet demand is greatest for AFL and cricket. Desire is for largest sized fields to enable flexible future use.</li> <li>• Distribution of fields and courts should support sports club activity – hence clustering rather than stand alone to allow for competitions and training. Also single courts and fields are difficult to manage and</li> </ul>	<ul style="list-style-type: none"> <li>• Council requirements incorporated into proposals for delivery of human services, community facilities and recreation / open space</li> </ul>	<ul style="list-style-type: none"> <li>• EAR Sections 3.21, 4.7, 4.14, 5.0, 7.13</li> <li>• Landscape and Open Space Masterplan EAR Appendix CC</li> <li>• Social and Community Planning Assessment EAR Appendix AA</li> <li>• Outline Planning Agreements EAR Appendix DD</li> <li>• Infrastructure, Services and Facilities Implementation and Delivery Proposal EAR Appendix G</li> </ul>

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	<p>maintain.</p> <ul style="list-style-type: none"> <li>• Sports fields need ability to recover quickly from rain and not be flood prone. Further details on standards required.</li> <li>• In terms of passive open space, the western district is lacking a large district park and it is recognised Calderwood presents opportunities to address this need.</li> <li>• Open to different ideas for ownership and management of Johnsons Spur.</li> <li>• Refer to existing S94 Plan for contributions for city-wide facilities. Staff expect that Calderwood will contribute to demand for city-wide facilities and that such contributions will be discussed in VPA discussions.</li> <li>• Other open space issues: <ul style="list-style-type: none"> <li>• Concerns about being left by developer with a high level of embellishment that Council cannot maintain and which is above the norm in Shellharbour</li> <li>• Need for plans of management for areas of remnant vegetation</li> <li>• No standard council design for amenities buildings but council can provide specifications. Sustainability of facilities is a key consideration</li> <li>• Need for child friendly and age friendly recreation opportunities</li> <li>• Location of schools with respect to shared use of open space</li> <li>• Indoor courts and aquatic facility? – not proposed by DLL for Calderwood, although could be provided by commercial provider</li> </ul> </li> <li>• Library requirements: <ul style="list-style-type: none"> <li>- The size of Calderwood will warrant provision of a branch library. This should be sized to conform with State Library standards.</li> <li>- It might also contain a council customer service outlet, meeting rooms, and be co-located with multi-purpose community centre (not with a school)</li> <li>- Preference is for ground floor location in town centre to promote visibility and safety</li> <li>- Open to idea of incorporating commercial component such as café leased to private operator</li> </ul> </li> </ul>		

<p>Shellharbour City Council 2/12/09</p>	<ul style="list-style-type: none"> <li>• Council noted two issues requiring clarification: <ul style="list-style-type: none"> <li>- Clarity from DoP regarding Calderwood's consistency with the Regional Strategy.</li> <li>- Implications for council's comprehensive LEP.</li> <li>- Council also confirmed ongoing co-operation and consultation on the Project consistent with Council's resolution of 10<sup>th</sup> November 2009.</li> </ul> </li> <li>• DLL undertook to keep Council informed of progress and to progress Planning Agreement and Development controls discussions and other matters with Council as required by DGRs.</li> <li>• DLL advised that the Strategy consistent issue was clearly articulated and highlighted in the Justification Report and the Preliminary EAR, the key proponent documents which informed the Minister's Major Project Determination.</li> <li>• DLL noted several other strategic planning changes that reinforce status.</li> <li>• SCC noted the above and decided to seek formal clarification from DoP and implications if any for Council's Comprehensive LEP.</li> </ul>	<ul style="list-style-type: none"> <li>• Comprehensive assessment and consideration of consistency of the proposal with the Illawarra Regional Strategy incorporated into documentation.</li> <li>• DLL held several meetings with Council during preparation of EAR and State Significant Site Study.</li> </ul>	<ul style="list-style-type: none"> <li>• EAR Strategic Justification Section 2</li> <li>• Illawarra Regional Strategy Sustainability Criteria EAR Appendix F</li> <li>• Development Control Strategy EAR Appendix BB</li> <li>• Outline Planning Agreements EAR Appendix DD</li> </ul>
<p>Shellharbour City Council 17/12/09</p>	<ul style="list-style-type: none"> <li>• Director Operations &amp; Services advised that the Illawarra Regional Airport (Wollongong Aerodrome) is a security controlled, licensed airport that is owned and operated by Shellharbour City Council under the control of Civil Aviation Safety Authority (CASA). It is the base for a growing Light Aeronautics Industry, which provides maintenance and engineering services for aircraft ranging from ultra light to medium size turbo prop and jet aircraft.</li> <li>• Council provided copies of the current Airport Noise Exposure Forecast Plan (ANEF) Contours for the Airport to assist in the Calderwood Environmental Assessment.</li> <li>• Council noted however, that it is in the process of formulating a new Airport Capability Study which will feed into a new Airport Masterplan. Council will review the physical constraints of the site, current infrastructure, and consult with relevant Government Departments, Authorities and Stakeholders. There are no publicly available results of the Draft Capability Study/Masterplan as yet.</li> <li>• The draft study will be completed in the first quarter of 2010 and placed on public exhibition - most likely mid next year. Submissions will be invited from interested persons including Delfin Lend Lease at that time</li> </ul>	<ul style="list-style-type: none"> <li>• No specific action required.</li> </ul>	<ul style="list-style-type: none"> <li>• EAR Section 3.20</li> <li>• Assessment of Noise EAR Appendix Z</li> </ul>

Shellharbour City Council 11/1/10	<ul style="list-style-type: none"> <li>Status update provided on DLL Planning Agreement approach, process (including engagement), previous DLL examples – better outcomes, proposed inclusions for VPA and timeframes</li> </ul>	<ul style="list-style-type: none"> <li>Draft Planning Agreement schedules prepared and incorporated into documentation</li> </ul>	<ul style="list-style-type: none"> <li>EAR Section 5.0</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>
Shellharbour City Council 1/3/10	<ul style="list-style-type: none"> <li>DLL Project Team presented to SCC Executive and Senior staff prior to lodgement of EAR, State Significant Site Study and Stage 1 Project Application. Presentation was an information and background session. Topics covered were:                             <ul style="list-style-type: none"> <li>- Introduction and Background</li> <li>- Strategic Planning – Review and Update</li> <li>- Stakeholder Consultation</li> <li>- Project Concept Plan – Overview</li> <li>- Executive Summary</li> <li>- Project Concept Plan – detailed presentation</li> <li>- Future approvals process</li> <li>- Planning Agreements</li> <li>- Stage 1 Project Application</li> <li>- Programme</li> <li>- Summary and Questions</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>No specific action arising</li> </ul>	
Integral Energy	<ul style="list-style-type: none"> <li>First step required to identify location of zone substation and connections.</li> <li>Integral indicated preference for transmission conductors to be overhead, but underground can be negotiated</li> </ul>	<ul style="list-style-type: none"> <li>Location for zone substation nominated and to be delivered via proposed zoning, planning agreement and Stage 1 project application</li> <li>Integral Energy requirements incorporated into utility services proposal</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.19, 4.13, 7.12</li> <li>EAR Section 5</li> <li>Development Contributions and Infrastructure &amp; Delivery Proposal</li> <li>Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal Appendix G</li> <li>Outline of Proposed Planning Agreements EAR Appendix DD</li> </ul>
Wollongong City Council 30/9/09	<ul style="list-style-type: none"> <li>Status update on transport and accessibility, flooding/drainage/stormwater, utility infrastructure, social and community, planning agreements and consent authority arrangements</li> </ul>	<ul style="list-style-type: none"> <li>No specific action arising</li> </ul>	

Wollongong City Council 26/10/09	<ul style="list-style-type: none"> <li>Issues raised by Council: <ul style="list-style-type: none"> <li>- Physical integration with West Dapto</li> <li>- Accessibility and public transport provision</li> <li>- Design for walkability, child friendliness, ageing in place and universal access, safety and security</li> <li>- Housing and population diversity</li> <li>- Population has lower socio-economic status, with key issues of social isolation, youth boredom, family stress and needs for family support services</li> </ul> </li> <li>Preference for fewer, larger facilities on hub model, so Calderwood would need one community resource hub with integrated youth and children's spaces, also potentially library space. Have standard best practice requirements for community centres.</li> <li>Need for recreation and social opportunities for young people close to town centre.</li> <li>Council is not building any more childcare centres. Existing centres are operated by non-govt organisations. Preference is for integrated family and children's services facilities, not just childcare centres.</li> <li>Open space requirements are 2 ha/1000 people for passive recreation open space and 2 ha/1000 persons for sporting open space, preferably co-located together and adjacent to schools. Also require links and walking trails to connect open space areas. Major sporting infrastructure will be in West Dapto and some already exists in Albion Park.</li> <li>There is an oversupply of aquatic facilities but undersupply of learn to swim and hydrotherapy pools in the area.</li> <li>Importance of community development approach to cultural development, public art.</li> </ul>	<ul style="list-style-type: none"> <li>Council invited by DLL to Community Information and Feedback Session</li> <li>Further consultation undertaken with Council in relation to development of works schedules for Outline Planning Agreements</li> <li>Concept Plan developed based on accessibility, public transport provision, design for walkability etc</li> <li>Minimum open space standard adopted consistent with the Shellharbour City Council 2009 Draft Open Space and Recreation Plan and in excess of the Wollongong Council requirements</li> <li>Concept plan proposes co-located open space, community facilities and schools facilities</li> </ul>	<ul style="list-style-type: none"> <li>EAR Section2 – Housing affordability, diversity, population</li> <li>EAR Sections 3.21,7.13 – Isolation, youth, family support, community facilities, recreation and social opportunities</li> <li>Social and Community Planning Assessment EAR Appendix AA</li> <li>Landscape and Open Space Masterplan EAR Appendix CC</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>
Wollongong City Council 2/11/09	<ul style="list-style-type: none"> <li>Status update on project background, WOLSH Tracks Model and proposed traffic modelling methodology provided to Council.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action arising</li> </ul>	<ul style="list-style-type: none"> <li>Transport Accessibility Study and TMAP EAR Appendix T</li> </ul>

Wollongong City Council 14/12/09	<ul style="list-style-type: none"> <li>WCC described their key requirements for any new development within the LGA relating to flooding and climate change</li> <li>WCC enquired as to any part of the site that may drain to Duck Creek, as WCC have a concurrent study underway in Duck Creek and may need to take into account parts of the proposed development in their study</li> <li>WCC noted that model scenarios for a climate change scenario should include the latest research into increased levels in Lake Illawarra (2100 year) as well as 20% increases in rainfall intensity</li> <li>WCC noted that any Water Sensitive Urban Design (WSUD) measures proposed should be done so taking into account future maintenance obligations by SCC</li> <li>WCC described the need to consider increased riparian roughness values in the modelling, to ensure that such increases are accounted for in the determination of design flood levels.</li> <li>WCC described the need to consider / propose a strategy for the handover of WSUD measures (such as wetlands)</li> </ul>	<ul style="list-style-type: none"> <li>Potential impacts on flood levels and behaviour due to the proposed development addressed in documentation</li> <li>Potential impacts of climate change on the development using the latest available information applicable for Lake Illawarra and 20% increases in rainfall intensity addressed in documentation</li> <li>Appropriate WSUD maintenance and handover strategies addressed in documentation</li> <li>No part of the development drains to Duck Creek and the site is wholly outside of the Duck Creek catchment boundary.</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.12, 4.11, 4.12, 7.8</li> <li>Water Cycle Management Study EAR Appendix N</li> <li>Flood Study and Floodplain Risk Management Study EAR Appendix R</li> </ul>
Wollongong City Council 2/2/10	<ul style="list-style-type: none"> <li>Outline Planning Agreement discussion draft tabled by DLL and noted by Council.</li> <li>Agreed DLL to discuss with relevant sections in Council as required to complete schedules.</li> </ul>	<ul style="list-style-type: none"> <li>Draft schedules for Planning Agreement prepared and incorporated into documentation</li> </ul>	<ul style="list-style-type: none"> <li>EAR Section 5.0</li> <li>Outline Planning Agreement EAR Appendix DD</li> </ul>
DECCW / DoP	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>DLL presented proposed assessment methodology &amp; summary of issues and progress to date as identified in briefing note dated 20.10.09.</li> <li>DoP suggested consideration be given to whether or not a referral should be made under the EPBCA prior to submission of the application. If DLL decides it wishes to make a referral, and a determination is made by EA that the project will be a controlled action under the EPBCAct, DoP is in a position to incorporate any identified assessment requirements into amended DGRs to enable use of the Bilateral Agreement to avoid a subsequent Commonwealth approvals process. DLL is to determine the preferred approach.</li> <li>DoP advised that seeking Biodiversity Certification on the SEPP Amendment is not a necessary approach in this instance on the basis that the Part 3A Approvals Process will remove the need for a separate assessment and approval process under the TSCAct. Therefore the same objective of dealing with biodiversity issues in a</li> </ul>	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>Referral made under EPBC Act</li> <li>Environmental conservation outcomes dealt with within site boundaries</li> <li>Johnston's Spur proposed to be zoned mostly E2 Environmental Conservation and partly E3 Environmental Management</li> <li>Long term Council ownership of the majority of Johnston's Spur proposed under Landscape and Open Space Masterplan and Outline Planning</li> </ul>	<p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>EPBC Act referral Section 7.1</li> <li>EPBC Act &amp; TSC Act species assessment included in Flora and Fauna Assessment at EAR Appendix Q</li> </ul>



	<p>wholistic and integrated will be achieved.</p> <ul style="list-style-type: none"> <li>DoP advised a preference for conservation offsets to be dealt with within the site boundaries rather than entering into external offsets arrangements where possible.</li> <li>DECCW advised that it will not acquire or take ownership of the proposed 'Johnsons Spur conservation lands'. The conservation value of this element of the site should nonetheless be recognised. This land may also be considered as a potential biobanking site if DLL wish.</li> </ul> <p><b>Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>DECCW acknowledged no separate s.87 or s.90 approvals will be required due to Part 3A approvals process, and that the Part 3A approvals process will address all necessary assessment and approval requirements.</li> <li>DECCW advised that consultation with Aboriginal stakeholders was not intended to seek comment on methodology or technical archaeological advice; and was not about employment opportunities.</li> <li>DECCWA requested DoPs cultural heritage expert be consulted, along with DECCW. DoP is developing its own Part 3A guidelines for Aboriginal Heritage, and will take responsibility for ultimate decisions.</li> </ul> <p><b>Riparian Corridors</b></p> <ul style="list-style-type: none"> <li>DLL presented the proposed riparian assessment methodology &amp; ground truthing process as identified in briefing note dated 20.10.09.</li> <li>DLL identified that the 'points of difference' between the RCMS (2004) mapping provided by DECCW and the outcomes of the ground truthing exercise are not great, and can be reasonably justified.</li> <li>DECCW identified that it supported the RCMS methodology identified in the Illawarra Regional Strategy, and in its submission to the DoP prior to issue of the DGRs, should be addressed in the assessment work, and robust rationale for any departures explained / provided. DLL committed to ensuring that the assessment work identifies and addresses both the RCMS (2004) and more recent SRAHLER(2008) methodologies, documents the methodology selected and rationale for doing so, and justifies the preferred methodology and approach having regard to nominated objectives and achievement of balanced outcomes.</li> <li>DECCW advised that it would be seeking that DoP include appropriate conditions of approval to ensure that riparian lands are handed over into public ownership in a 'quality state' and with appropriate maintenance arrangements to reduce the cost burden on council. DLL noted that this is consistent with practice elsewhere.</li> </ul>	<p>Agreement</p> <p><b>Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>DoP's cultural heritage expert contacted in preparation of the Aboriginal Archaeological and Cultural Heritage Assessment</li> </ul> <p><b>Aboriginal heritage</b></p> <ul style="list-style-type: none"> <li>EAR Sections 3.16, 7.10</li> <li>Aboriginal Archaeological and Cultural Heritage Assessment at EAR Appendix V</li> </ul> <p><b>Riparian Corridors</b></p> <ul style="list-style-type: none"> <li>Assessment undertaken in accordance with RCMS stream classification methodology</li> <li>Alternative Strahler (2008) methodology also assessed in accordance with Water Management Act 2000 Guidelines</li> <li>Detailed comparison and assessment of methodologies documented and preferred methodology justified</li> <li>Public ownership of all retained riparian corridors proposed via Outline Planning Agreement</li> </ul> <p><b>Riparian Corridors</b></p> <ul style="list-style-type: none"> <li>EAR Sections 3.10, 4.6, 4.7, 4.11 and 7.7</li> <li>Riparian Consistency Report EAR Appendix P</li> <li>Landscape and Open Space Masterplan EAR Appendix CC</li> <li>Outline of Proposed Planning Agreements EAR Appendix DD</li> </ul>
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	<ul style="list-style-type: none"> <li>• DECCW / DLL / DOP agreed that the long term ownership and maintenance structure for riparian lands is a key planning issue to be resolved. All acknowledged that public ownership of riparian lands is the preferred outcome, and that this will require careful consideration and management of the quantum of land in question to avoid unreasonable cost and maintenance burden being placed upon council.</li> </ul> <p><b>Flood study</b></p> <ul style="list-style-type: none"> <li>• DLL presented proposed assessment methodology &amp; summary of issues and processes to date as identified in briefing note dated 20.10.09.</li> <li>• DECCW advised that it has no specific assessment requirements relating to flooding issues, but will act in the capacity of advisor to DoP as requested by DoP.</li> <li>• DECCW indicated that consultation with council in relation to the flood study is highly desirable, and cross checking / confirmation of flood data held by council should occur.</li> <li>• DECCW indicated an expectation that FPL will closely relate to the riparian corridor mapping. DLL indicated that it will use the detailed flood assessment work, consistent with the Floodplain Development Manual, as the mechanism to appropriately determine the extent of FPL.</li> <li>• DLL advised that mapping of the 1% AEP + 500 mm will be used, to the PMF. It is not intended to map beyond the PMF as being subject to flood hazard.</li> </ul>		<p><b>Flood</b></p> <ul style="list-style-type: none"> <li>• Consultation undertaken with Council in preparation of Flood Study and Flood Plain Risk Management Study</li> <li>• FPL of 1% AEP (incorporating climate change) plus 500 mm free board adopted in accordance with the Floodplain Development Manual and s.117 Direction 4.3</li> </ul> <p><b>Flood</b></p> <ul style="list-style-type: none"> <li>• EAR Sections 3.12, 4.12, 7.6</li> <li>• Flood Study and Floodplain Risk Management Study EAR Appendix R</li> </ul>	
Department of Community Services	<ul style="list-style-type: none"> <li>• Issues raised re population profile and likely needs in terms of social isolation, disadvantage, financial stress, commuting times, youth boredom, lack of public transport</li> <li>• Need identified for local informal meeting and gathering places, children's services, youth services, community development etc</li> <li>• Difficult funding environment for future services identified</li> <li>• Support identified for integrated service delivery</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed proposal for delivery and funding of social, human and community infrastructure incorporated into documentation</li> </ul>	<ul style="list-style-type: none"> <li>• Social and Community Planning Assessment EAR Appendix AA</li> <li>• Transport Accessibility Study and TMAP EAR Appendix T</li> <li>• Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal EAR Appendix G</li> </ul>	

Department of Ageing, Disability and Home Care	<ul style="list-style-type: none"> <li>Support expressed for community facilities to be designed to meet needs of frail older people and people with dementia for centre based daycare, respite programs, social support groups, therapy rooms and learning / health promotion activities. Also need to be accessible for community buses and have appropriate parking.</li> <li>Need opportunities for informal meeting and gathering for social support for older people, not just space for services.</li> <li>Urban environment needs to be designed to be “age friendly” and appropriate for people with disabilities – universal design.</li> <li>Look at Carelink website for listing of major non-govt aged care service providers in the area. Both councils are also significant service providers. Both councils have aged / disability community service officers with involvement in local HACCC services.</li> <li>Existing facilities in the region are old and inappropriately designed to accommodate any expansion of activities and programs for older people and pwd.</li> <li>Community transport services exist in the area - administered by MoT.</li> </ul>	<ul style="list-style-type: none"> <li>Issues addressed as relevant in Social and Community Planning Assessment</li> </ul>	<ul style="list-style-type: none"> <li>EAR Section 7.13</li> <li>Social and Community Planning Assessment EAR Section AA</li> </ul>
Department of Premier and Cabinet	<ul style="list-style-type: none"> <li>Discussion of Calderwood project background and timeframe</li> <li>Discussion of arrangements for consultation with state govt human service agencies</li> <li>Discussion of likely requirements for community facilities and human services in Calderwood</li> <li>Discussion of community facility models and potential for co-location and integrated service delivery.</li> </ul>	<ul style="list-style-type: none"> <li>No specific action arising</li> </ul>	<ul style="list-style-type: none"> <li>Social and Community Planning Assessment EAR Appendix AA</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>
NSW Rural Fire Service	<ul style="list-style-type: none"> <li>RFS indicated support for the principle of a precinct based approach to bushfire assessment.</li> <li>The issue of riparian zones and APZs was discussed in regards to the fact that at Calderwood riparian zones will be enhanced and/or created and therefore there will be the opportunity to ‘design’ any hazard so that it does not pose a significant risk to adjoining development. This may reduce APZ widths to those utilised for ‘low hazard vegetation’ and create a safer community as a result.</li> <li>Hazard design elements discussed and supported by RFS included restricting riparian corridor widths (ie in areas of lesser environmental value) below the 50m wide threshold, restricting remnants to less than 1 hectare where supported, and creating areas of discontinuity in strategic areas.</li> </ul>	<ul style="list-style-type: none"> <li>RFS issues incorporated into project bushfire planning assessment, Concept Plan APZs, riparian corridors and environmental conservation lands</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.17, 4.9, 7.11</li> <li>Bushfire Planning Assessment EAR Appendix W</li> </ul>

	<ul style="list-style-type: none"> <li>The use of a perimeter fire trail at the rear of development on Johnson's Spur was explored. The need for a trail would depend on lot size, density of development and location of development with respect to the bushland edge. RFS supported having a fire trail within the hazard itself if the hazard is under single ownership.</li> </ul>		
Sydney Water	<ul style="list-style-type: none"> <li>Sydney Water noted abolition of DSPs. Sydney Water to fund trunk infrastructure. Program to coincide with MDP.</li> <li>SW Planning approvals will be obtained early to allow rapid Sydney Water response to urban growth.</li> <li>Developer is to fund out of sequence works with Sydney Water reimbursement.</li> <li>Calderwood is identified in the draft Growth Servicing Plan (GSP) for planning and environmental studies.</li> <li>Sydney Water &amp; Sewerage infrastructure is available to accommodate the initial stages of the project development.</li> </ul>	<ul style="list-style-type: none"> <li>Sydney Water requirements incorporated into utility services proposals</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 2.3, 3.19, 4.13, 5.0, 7.12</li> <li>Infrastructure, Services &amp; Facilities Implementation and Delivery Proposal EAR Appendix G</li> <li>Utility Services Study EAR Appendix Y</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>
Department of Education and Training	<ul style="list-style-type: none"> <li>DET identified significant spare capacity in existing local primary and high schools arising from ageing of the population and stalling of development in Tullimbar. Albion Park, Albion Park Rail and Tullimbar primary schools and Albion Park High School will be able to absorb students from Calderwood in the early stages of development. There are also a number of local private schools.</li> <li>To the north in West Dapto, a number of new primary and high schools are proposed; however their accessibility for the Calderwood population will depend on the road network. Also it may be many years until West Dapto extends south to join with Calderwood.</li> <li>The Calderwood Release Area as a whole, at 8,000 dwellings, would justify provision of 1 high school and 3 primary schools. The DLL project, at about 5,000 dwellings, would generate need for 2 primary schools and 1 high school, along with some special needs classes.</li> <li>New schools in West Dapto are to be planned on the basis of co-location and sharing of some community facilities, and DET would be open to this approach in Calderwood.</li> <li>At this stage, standard sized sites of 3 ha (primary) and 6 ha (high school) would be required, to be identified in concept plan. Primary school sites would be large enough to include a childcare centre. A schedule of standard requirements for new school sites was distributed. There are advantages in co-locating primary and high schools on adjoining sites, so long as traffic issues can be managed</li> </ul>	<ul style="list-style-type: none"> <li>DET requirements incorporated into detailed proposal for State Planning Agreement</li> <li>Land for education facilities in accordance with DET requirements incorporated into Concept Plan</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure, Services and Facilities Implementation and Delivery Proposal EAR Appendix G</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>

	<p>(eg by having different street frontages).</p> <ul style="list-style-type: none"> <li>Also discussed needs of children and young people for entertainment, leisure and recreation activities and facilities</li> <li>Noted minor scale of primary production values / employment activity based on ABS data. Noted ABS data as best source.</li> <li>Draft map of adjoining land uses and methodology for assessment of impact on agriculture noted as a sound approach.</li> <li>Draft map of areas of potential influence / impact on agricultural and how this has been defined and assessment methodology noted as a sound approach.</li> <li>Concerns with adjoining uses noted to arise from effluent, noise, flies, odour and dairy cattle road crossings.</li> <li>Consideration requested to be given to suitable design and future use arrangements to mitigate impacts including placement of other than urban use adjoining agricultural, maintain flexibility in informal spaces and Class 2 Lands for uses such as crop/fodder/community gardens.</li> <li>Consideration requested to be given to maintain traditional community contacts through Farmer's Market or similar.</li> </ul>			
Industry & Investment NSW		<ul style="list-style-type: none"> <li>Site analysis and assessment of impact of proposal on agricultural values and primary production / agricultural land capability undertaken in accordance with methodology identified as appropriate by I&amp;I NSW.</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 2.5, 3.6</li> <li>Agricultural Land Assessment EAR Appendix K</li> </ul>	
RTA/Dept Planning Regional Office	<ul style="list-style-type: none"> <li>RTA noted its models still not sufficiently advanced for use in the Calderwood Project.</li> <li>RTA requested information from other developments in relation to mode share target. RTA noted its encouragement for mode share initiatives to be adopted.</li> <li>RTA noted requirements for regional road contributions to be addressed.</li> <li>DLL tabled proposed sphere of influence plan and details of other new developments and land use assumptions to be considered in modelling exercise.</li> </ul>	<ul style="list-style-type: none"> <li>Traffic modelling underlying regional land use planning assumptions, area of influence for assessment, and methodology undertaken in accordance with RTA review and agreement</li> <li>Traffic assessment incorporates empirical evidence of putting mode share items in place.</li> <li>Sphere of influence and land use assumptions confirmed for modelling.</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.14, 4.10, 5.0, 7.4</li> <li>Transport Accessibility Study and TMAP EAR Appendix T</li> <li>Infrastructure, Services and Facilities Implementation and Delivery Proposal EAR Appendix G</li> <li>Outline Planning Agreements EAR Appendix DD</li> </ul>	

Ministry of Transport	<ul style="list-style-type: none"> <li>MoT advised RTA has produced a document of tele-commuting/Broadband which may be useful.</li> <li>MoT advised it is focussed on peak periods, would like to see TDM measures included in SoC</li> <li>MoT advised State Govt no longer collections contributions for public transport services and there is no provision in the SIC for services</li> <li>MoT reiterated that State Plan has revitalised mode share targets of 15% non-car based for JTW to Wollongong CBD. Mot wants stretch targets for MST and empirical evidence of mode split.</li> <li>Mot requested options be considered for buses including interchange locations, street furniture, wide streets, bus stop locations, facilities, bus priority.</li> <li>MoT concerned with timing of when schools will be in place, roads built etc</li> <li>Consideration to be given to density around hubs with mixed use developments</li> <li>MoT noted we cannot expect to keep a 95-5 mode split, national broadband network is not just about tele commuting, but also about home businesses</li> <li>Report should be focussed on how we can achieve a 15% mode share.</li> </ul>	<ul style="list-style-type: none"> <li>Peak period traffic modelling included in documentation.</li> <li>TDM measures and mode share target of 15% incorporated into TMAP</li> <li>Concept Plan incorporates density around 'hubs'</li> <li>DLL will facilitate early provision of bus services</li> <li>DLL will continue liaison with MoT and Bus operators.</li> </ul>	<ul style="list-style-type: none"> <li>Transport Accessibility Study and TMAP EAR Appendix T</li> </ul>
Telstra	<ul style="list-style-type: none"> <li>Telstra confirmed capacity to provide fibre to the Project consistent with the principles of the National Broadband Network.</li> </ul>	<ul style="list-style-type: none"> <li>Note requirement to co-ordinate with Telstra network planning group.</li> </ul>	
Lake Illawarra Authority	<ul style="list-style-type: none"> <li>Lake Illawarra Authority (LIA) described their key requirements for any new development within the catchment of Lake Illawarra</li> <li>Of key importance to the LIA was the maintaining (or improvement of) water quality within the catchment of Lake Illawarra</li> <li>The LIA recommended the use of the ANZECC trigger values for the determination of water quality pollutant concentration targets</li> <li>Also of importance to the LIA was the potential increase in runoff from urban areas having any flow-on effects in the Lake.</li> <li>Also of importance to the LIA was the assessment of climate change and the inclusion of the latest Lake Illawarra Climate Change assessment in the flood study and water cycle management studies.</li> <li>Also of importance to the LIA was any opportunities that may be brought about by the development to assist in improving foreshore access around the Lake.</li> </ul>	<ul style="list-style-type: none"> <li>The potential impacts on water quality due to the proposed development addressed in documentation.</li> <li>Water quantity and quality issues addressed in documentation via a range of solutions ranging from on-site detention, wetlands, swales and basins.</li> <li>DLL team to make reference to the ANZECC trigger values in the determination of water quality targets.</li> <li>The potential impacts of climate change on the development addressed in documentation using</li> </ul>	<ul style="list-style-type: none"> <li>EAR Sections 3.12, 3.13, 4.11, 7.8, 7.14</li> <li>Water Cycle Management Study EAR Appendix N</li> <li>Flood Study and Floodplain Risk Management Study EAR Appendix R</li> <li>Groundwater Assessment EAR Appendix S</li> </ul>

		the latest available information for the Lake.	
South East Sydney and Illawarra Area Health Service	<ul style="list-style-type: none"> <li>• Question raised regarding the issue of food security raised during community consultation? This is a standard issue for the Health Cities Illawarra group that is active in the region.</li> <li>• AHS has plans for redevelopment of Shellharbour Hospital to address projected population growth for the region. This will include doubling of beds and development of more specialised services. There are also plans for the upgrading and expansion of Wollongong Hospital to become a major teaching hospital for the region. It will be important for AHS to understand the timing of development at Calderwood to link into its hospital capital works plans.</li> <li>• There is a shortage of GP's in the region. Single practice GP's are not viable. Need to plan instead for co-located large practices.</li> <li>• It is understood there are plans for a large private hospital to be built in West Dapto. Should this occur, there may be reduced redevelopment of Wollongong and Shellharbour Hospitals, as the AHS would contract for the private hospital to provide some public beds.</li> <li>• The AHS has plans for the development of new Integrated Primary and Community Health Centres at Albion Park and West Dapto. These would integrate GP services, community health, allied health and diagnostic services in a "one stop shop" public / private superclinic model. The proposed facilities would service the Calderwood development. These would replace existing community health centres.</li> <li>• The AHS will not require land for any capital facilities within Calderwood. However, space for sessional services provided within a multi-purpose community centre might be used to provide some outreach community health services, such as baby health, health education programs, aged care. The need for this will depend in part on transport links to Albion Park.</li> <li>• There will also be a need within Calderwood for commercial premises / professional suites suitable for the establishment of GP and allied health practices.</li> <li>• The AHS has an interest in the design of the development to promote healthy and active lifestyles. Particular issues include design to promote walking, cycling and safety, access to open space for sport, recreation and play, access to spaces and facilities for social gathering, and access to services to support older people to remain</li> </ul>	<ul style="list-style-type: none"> <li>• Concept Plan proposal incorporates range of identified land uses and recreation activities</li> </ul>	<ul style="list-style-type: none"> <li>• EAR Sections 2.5, 3.6</li> <li>• Agricultural Land Assessment EAR Appendix K</li> <li>• Social and Community Planning Assessment EAR Appendix AA</li> </ul>

	living at home.		
Premier Illawarra (bus services)	<ul style="list-style-type: none"> <li>• DLL to consider road widths when designing the new community (to accommodate buses)</li> <li>• If regular bus services are expected to travel along Calderwood Road, this, along with any potential increase in traffic numbers, may warrant an upgrade of the Calderwood Road bridge. Currently, school buses travel along Calderwood Road and have to give way to cars as both cannot travel on at once due to the crossing width.</li> <li>• Premier Illawarra would like to have buses in place prior to the first resident</li> <li>• Premier Illawarra are happy to stage delivery of the service with the development. Noted that it would take approx. 6 months to implement the service from time of MOT approval for proposal</li> <li>• Premier Illawarra noted that the Calderwood services would likely be new services, rather than extensions of existing services. This is due to the scale of the development and the fact that the existing services are already long.</li> <li>• Noted that new services would potentially link Calderwood with the railway stations (Albion Park Rail and Oak Flats) and the Stockland Mall in Shellharbour.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed road design standards accommodate buses as relevant</li> <li>• Potential future bus routes identified and incorporated into infrastructure design.</li> <li>• Early provision of public transport incorporated into infrastructure delivery proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• Development Control Strategy EAR Appendix BB</li> <li>• Transport and Accessibility Study and TMAP EAR Appendix T</li> <li>• Infrastructure, Services and Facilities Implementation and Delivery Proposal EAR Appendix G</li> </ul>
State Emergency Service	<ul style="list-style-type: none"> <li>• The SES did not respond to a formal request for consultation</li> </ul>	<ul style="list-style-type: none"> <li>• Notwithstanding, the SES (and other agencies) will have the opportunity to comment on the project during the formal exhibition period.</li> </ul>	



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

Date	Monday 28 September 2009 – 4:00pm at Cardno Gordon		
Project team member / firm	Bill Mitchell – Calderwood Project Director – Delfin Lend Lease Martin Wells – Infrastructure Engineer – Cardno		
Organisation	Jemena Gas Networks		
Name of contact	Elle Peters		
Position in organisation	Network Development Manager		
Contact details	P.O Box 287 Unanderra NSW 2526 Mobile: 0402 060 559		
Form of Consultation	Face to face	Phone call	Email
Issues discussed / outcomes	<p>Martin Wells:</p> <ol style="list-style-type: none"><li>1. Re-capped outcomes of previous meeting 7 May 2008<ol style="list-style-type: none"><li>a. Secondary main in Calderwood Road</li><li>b. Upgrades required for ultimate development</li><li>c. Potential offtake station at Eastern Gas Pipeline.</li></ol></li><li>2. Outlined planning status of Calderwood Urban Development Project (identified as Major Project now subject to Concept and Project Application).</li><li>3. Timing for Concept and Project Application is lodgement in February 2010.</li><li>4. DLL is seeking natural gas reticulation within development starting at Stage 1.</li><li>5. Proposed residential lot staging for DLL project is:<ol style="list-style-type: none"><li>a. 2011 75 lots</li><li>b. 2012 125 lots</li><li>c. 2013 210 lots</li><li>d. 2014 225 lots</li><li>e. 2015 - 2020 1,125 lots (225 lots per annum)</li><li>f. 2020 - 2025 1,125 lots (225 lots per annum)</li><li>g. 2025 - 2030 1,125 lots (225 lots per annum)</li><li>h. 2030 – 2035 1,125 lots (225 lots per annum)</li><li>i. &gt; 2035 Balance of other lands (approx 3,000 lots)</li></ol></li></ol> <p>Elle Peters:</p> <ol style="list-style-type: none"><li>1. Jemena is working out upgrades to the system at present.</li><li>2. Upgrade solution is unlikely to be off-take station at EGP.</li></ol>		

	<ol style="list-style-type: none"> <li>3. Rather the upgrades will be reinforcement to existing system (black boxes to increase pressure in existing system)</li> <li>4. EP to consider provision of natural gas for Stage 1, then broader use in DLL project (approx 5,000 lots) and then whole release area (approx 8,000 lots).</li> <li>5. Jemena will run corporate model on commercial viability of gas reticulation with emphasis on providing early capacity for Stage 1.</li> <li>6. Existing capacity exists at the Tullimbar development.</li> <li>7. EP expects that natural gas will be available to the site once design investigations have been done. Timing will need to be considered.</li> <li>8. Common trenching of gas mains will help commercial viability of gas reticulation.</li> <li>9. Jemena will need from DLL when available: <ol style="list-style-type: none"> <li>a. Projected number and timing of lot release</li> <li>b. Landuse and staging for non-residential land (schools, employment land, retail etc)</li> <li>c. Lot layout, particularly for Stage 1.</li> </ol> </li> <li>10. Jemena does provide gas for cogeneration plants, but this is negotiated with Jemena's contract division rather than EP.</li> </ol>
Actions arising	<ol style="list-style-type: none"> <li>1. DLL to provide to Jemena: <ol style="list-style-type: none"> <li>a. Staging for residential lots (done in notes above)</li> <li>b. Landuse and staging for non-residential land (when available)</li> <li>c. Lot layout for Stage 1 (when available)</li> </ol> </li> <li>2. Jemena to continue investigation for providing natural gas to Calderwood Urban Development Project with early emphasis on Stage 1.</li> </ol>

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Tuesday 29<sup>th</sup> September 2009 – 3:00pm at Shellharbour Council Office</b>		
<b>Project team member / firm</b>	<b>Simon Basheer – General Manager Operations DLL Tamara Rasmussen – Development Manager Community DLL Bill Mitchell – Project Director Calderwood DLL</b>		
<b>Organisation</b>	<b>Shellharbour Council</b>		
<b>Name of contact</b>	<b>1. David Jessop</b> <b>2. Brian Weir</b> <b>3. Arthur Webster</b> <b>4. Michael Tuffey</b>		
<b>Position in organisation</b>	<b>1. Administrator Shellharbour Council</b> <b>2. General Manager Shellharbour Council</b> <b>3. Shellharbour Council</b> <b>4. Shellharbour Council</b>		
<b>Contact details</b>			
<b>Form of Consultation</b>	<b>Face to face Meeting</b> <b>X</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Discussed scope, scale and status of Calderwood Project (refer Attachment – Project Overview and Status Summary forwarded to Council prior to meeting) and noted timeframe for Concept and Project Application.</p> <p>SCC advised of some concerns and imperatives including:</p> <ul style="list-style-type: none"> <li>• Impact on Council processes, in particular its Comprehensive LEP process and associated Plans;</li> <li>• SCC ability to resource the process;</li> <li>• Inability to comment on the detail of the proposal at this point in time;</li> <li>• The need for the Project to deliver adequate infrastructure including quality open space; and</li> <li>• Appropriate maintenance and handover arrangements.</li> </ul> <p>SCC also queried whether the project is Regional Strategy consistent. In response to question of status, DLL confirmed changed status following:</p> <ul style="list-style-type: none"> <li>• Consideration by Government of the Justification Report;</li> <li>• GCC review of West Dapto Release Area;</li> <li>• DLL Preliminary Environmental Assessment; and</li> <li>• Minister's determinations re Major Project Status and potential</li> </ul>		



	<p>State Significant Site including preparation of Concept Plan.</p> <p>DLL noted basis of case in these documents and decisions:</p> <ul style="list-style-type: none"> <li>• Inability of WDRA to get started;</li> <li>• GCC review and outcomes ;</li> <li>• Housing Affordability crisis; State Govt policy to release as much land to market as quickly as possible.</li> </ul> <p>In discussion on other concerns and imperatives, DLL noted:</p> <ul style="list-style-type: none"> <li>• Process is being assessed by Department of Planning Strategic/Major Projects Assessments;</li> <li>• That it would be necessary for comprehensive engagement between DLL and Council;</li> <li>• Urban development is core DLL business and it brings a well resourced proponent Project and consultant team to the Project;</li> <li>• Infrastructure and service delivery is proposed to be delivered by Planning Agreements including open space provisions and maintenance and handover arrangements and</li> <li>• Extended and invitation to Council to see DLL operating Projects in the Sydney Metropolitan Area and check implementation credentials with Blacktown and Penrith Councils.</li> </ul> <p>SCC Agreed to engage actively through:</p> <ul style="list-style-type: none"> <li>• A visit to DLL Projects and discussion as necessary with other LGAs in which DLL operates;</li> <li>• Participate in a Vision Workshop for the project; and</li> <li>• Within the timeframe DLL tabled.</li> </ul>
<b>Actions arising</b>	<ol style="list-style-type: none"> <li>1. <b>SCC</b> to contact Blacktown and Penrith Councils to discuss their experience with DLL Projects.</li> <li>2. <b>DLL</b> to host visit to Ropes Crossing and possibly Rouse Hill (time permitting) to demonstrate DLL Project delivery in mid October.</li> <li>3. <b>SCC/DLL</b> Vision Workshop – early November.</li> <li>4. <b>DLL</b> to provide Authority contact details</li> <li>5. <b>DLL</b> to liaise through Geoff Hoynes for contact with Council.</li> <li>6. <b>SCC</b> to liaise through Bill Mitchell</li> </ol>





*Imagine  
Create*

**Briefing Note**  
**for**  
**Shellharbour City Council**  
**on**  
**Delfin Lend Lease**  
**Calderwood Urban Development Project**

**29<sup>th</sup> September 2009**

**ITEMS FOR DISCUSSION**

**Project Overview and Status Summary**  
**Minster for Planning Determination**  
**Project Implementation**

## PROJECT OVERVIEW AND STATUS SUMMARY

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### Key Facts:

- Total Calderwood Release Area yield approximately 8,000 lots (population 22,000).
- DLL's proposal covers approximately 700 hectares; 4,500 to 5,000 lots (population 12,500) and more than 50 hectares of retail, community, education and mixed use / employment land.
- Timeframe 16 – 18 years.
- PWC analysis:
  - 7,600 jobs.
  - \$3b development expenditure.
  - PV \$5.9b to Shellharbour economy (total gross output of \$11b).

### Planning Status Update

- **16<sup>th</sup> April 2009** - the Minister for Planning declared the proposal to be a Major Project and authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a SSS study be undertaken to determine whether to list the site as a SSS under Schedule 3 of the Major Projects SEPP and provided requirements for the SSS study (letter dated 22<sup>nd</sup> April 2009).
- **6<sup>th</sup> May 2009** - Planning Focus Meeting.
- **10<sup>th</sup> June 2009** – Director General's Requirements for Environmental Assessment issued.

### Previous Milestones

- September 2006 – Shellharbour City Council (SCC) resolution to commence the rezoning process.
- May 2007 – Dept Planning advise premature to study Calderwood.
- 7<sup>th</sup> February 2008 – Minister for Planning advised DLL that Justification Report should now be submitted;
- June 2008 – Calderwood Justification Report lodged.
- August 2008 – verbal advice from Growth Centres Commission (GCC) that it will consider Calderwood in context of West Dapto review.
- November 2008 – GCC report released. The GCC review assessed impact of the early release of Calderwood, reported that there may be some merit in an early release of Calderwood, and stated that the early release of Calderwood meets State government policy to release as much land to the market as quickly as possible.
- February 2009 – DLL lodged formal request for project to be planned, assessed and delivered in a holistic manner, in accordance with the Part 3A process under the Environmental Planning and Assessment Act 1979.

### Next Steps

- Environmental Assessment, State Significant Site (SSS) Study, Concept Plan, Planning Agreement(s).
- Consultation with SCC and others on planning and development implementation issues.
- Lodge, exhibit, assess.
- Project decision and implementation.

### Other Opportunities

- Round 2 of the Housing Affordability Fund.
- The National Broadband Network.



## PROJECT OVERVIEW AND STATUS SUMMARY

### Structure of the Environmental Assessment Report Documentation

An overview of the structure of the Environmental Assessment documentation is at Attachment 1.

### Programme

The detailed Programme is at Attachment 2. An overview of the Project Programme follows:

Key Step	When
Environmental Assessment Studies	Sept – Nov 2009
Authority and Agency Consultation	Sept – Nov 2009
Vision Workshop with Shellharbour Council	Mid Nov 2009
Initial Community Consultation and Information	Late Nov 2009
Pre lodgement meeting with Dept Planning	December 2009
Review and refinement	Jan – Feb 2010
Reports finalised	Fey 2010
Documentation lodged	March 2010
Exhibition	Mar – Apr 2010
Assessment and decision	May – Aug 2010

### Project Application

Development will commence in the south of the Project site near the intersection of the Illawarra Highway and Broughton Avenue. At this stage, however, it is anticipated that the Project Application will cover subdivision of up to 200 residential allotments, a mixed use neighbourhood centre, open space and drainage works, associated roads and reticulate services.

### Planning Agreements

Delfin Lend Lease proposes to enter into agreements with State and local government for contributions toward services and infrastructure required as a result of the development of Calderwood. This would include likely works within and external to the Delfin Lend Lease controlled landholding.

### Consent Authority Arrangements

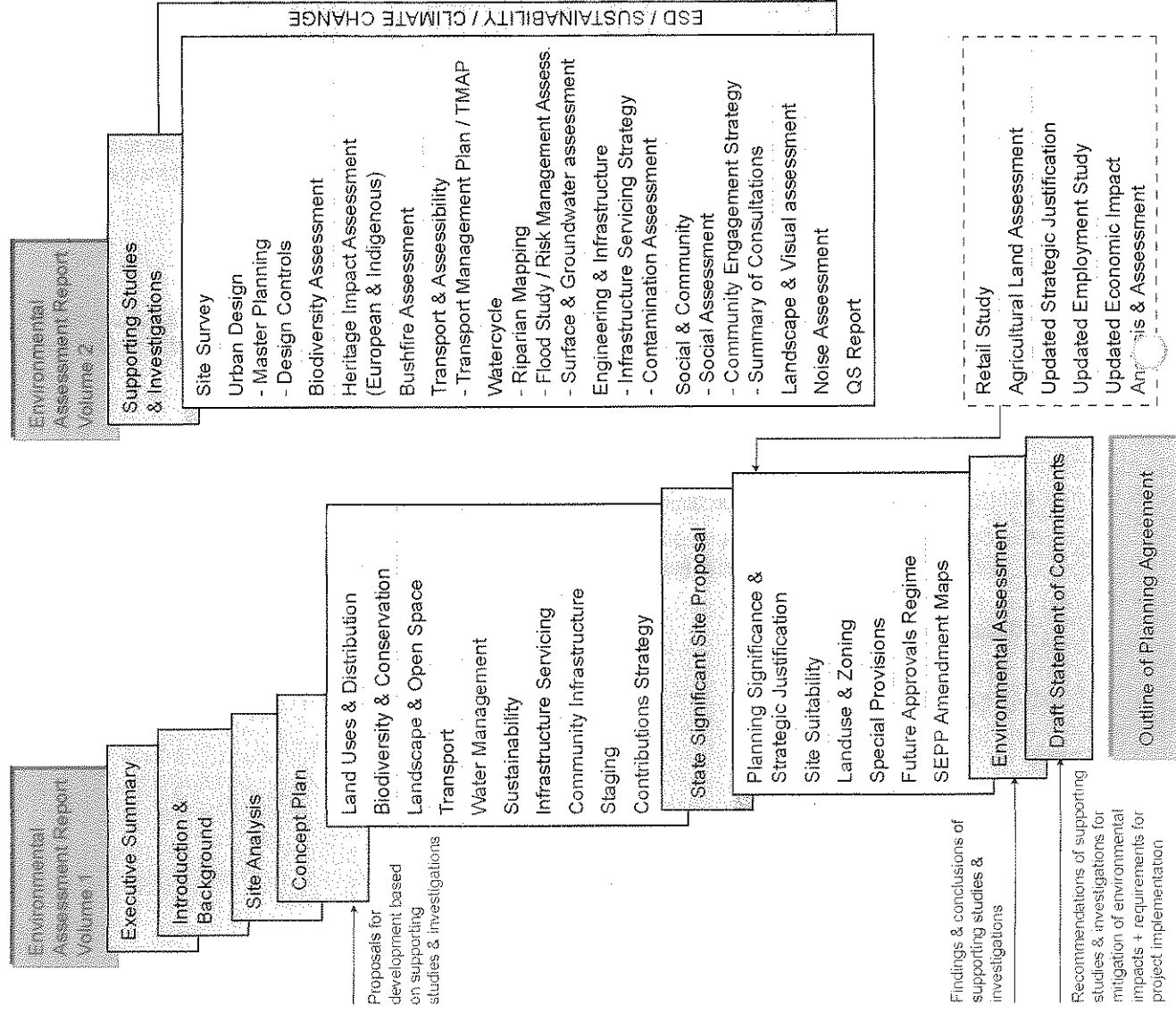
- Concept Plan and project application to be determined under Part 3A.
- On-going consent authority arrangements for subsequent applications to be determined in consultation with DOP and SCC and addressed in amendment to Major Projects SEPP as part of SSS listing.

### Attachments

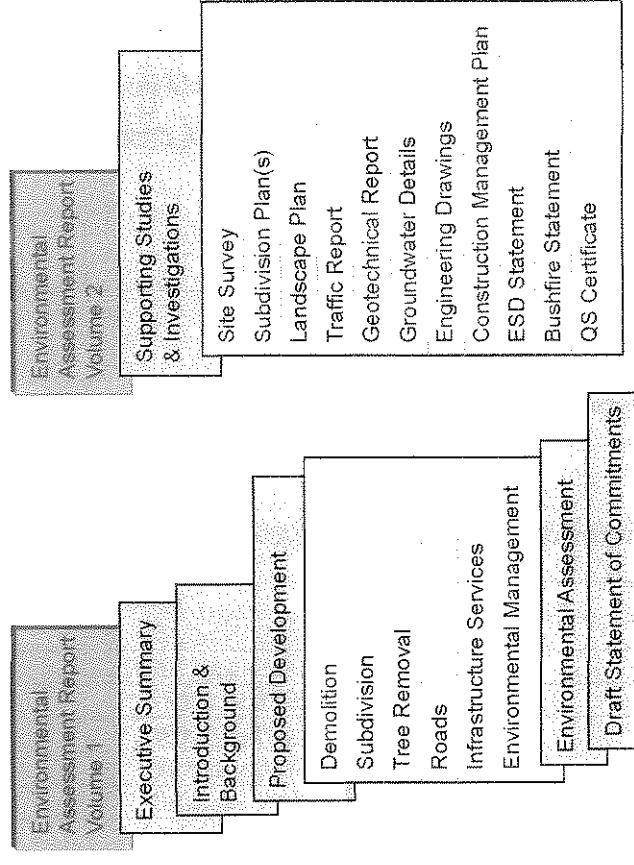
1. Structure of Documentation.
2. Programme.

# CALDERWOOD PART 3A DOCUMENTATION

## Concept Plan & State Significant Site Study

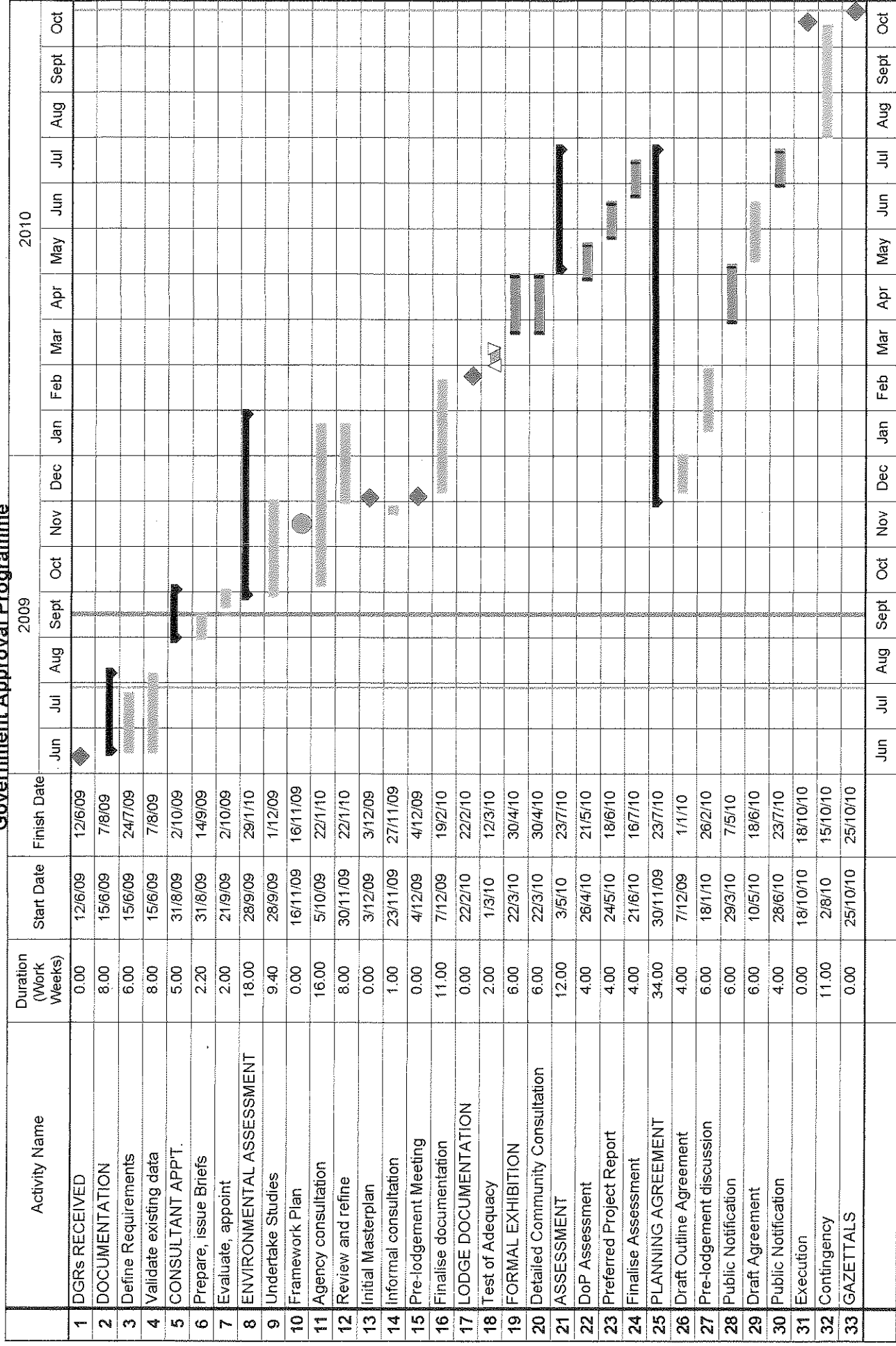


## Stage 1 Project Application



# Calderwood Urban Development Project

## Government Approval Programme



## Agenda

### Meeting:

Calderwood Urban Development Project

### Meeting Date:

29<sup>th</sup> September 2009

### Meeting Location:

Shellharbour Council

### Attendees: SCC

David Jessop

### Attendees: DLL

Simon Basheer; Bill Mitchell; Tamara Rasmussen

### Next Meeting:

## AGENDA

Item No.	Action	Resp	Date
1.0	<b>Background</b>		
2.0	<b>DLL approach to Environmental Assessment</b>		
2.1	Major Project / State Significant Site Requirements		
2.2	Director General's Requirements		
2.3	Informal Community Consultation		
2.4	Council / DLL Vision Workshop		
3.0	<b>Planning Agreement</b>		
4.0	<b>Project Programme</b>		
5.0	<b>Housing Affordability Fund</b>		
6.0	<b>Other Items</b>		
6.1	Confirmation of Contacts		

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Wednesday 30 September 2009 – 11:30am at Integral Energy 51 Huntingwood Drive Huntingwood</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Calderwood Project Director – Delfin Lend Lease Martin Wells – Infrastructure Engineer – Cardno</b>		
<b>Organisation</b>	<b>Integral Energy</b>		
<b>Name of contact</b>	<b>1. Matt Webb 2. Charles Howatt</b>		
<b>Position in organisation</b>	<b>1. Manager Strategic Asset Management 2. Distribution Network Planning Manager</b>		
<b>Contact details</b>	<b>51 Huntingwood Drive Huntingwood Telephone 131 081</b>		
<b>Form of Consultation</b>	<b>Face to face</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<b>1. Bill Mitchell – Discussed scope, scale and status of Calderwood project (refer Attachment A – Project Overview and Status Summary)</b>  <b>2. Martin Wells</b> <ol style="list-style-type: none"> <li>a. Discussed previous dialogue and correspondence: <ol style="list-style-type: none"> <li>i. Correspondence 27 February 2006 from Craig Willebrand (Integral Energy) (refer Attachment B)</li> <li>ii. Meeting 7 May 2008 with Peter Freckelton &amp; Garry Gibson (Integral Energy)</li> <li>iii. Correspondence from Peter Freckelton 19 June 2008 (Refer attachment B)</li> <li>iv. Telecons Martin Wells &amp; Ty Christopher + Rick Wallace 3 March 2009</li> </ol> </li> <li>b. Calderwood has an integrated infrastructure solution that can be incrementally delivered.</li> <li>c. DLL controls key infrastructure lands including zone substation site.</li> </ol> <b>3. Charles Howat &amp; Matt Webb</b> <ol style="list-style-type: none"> <li>a. Andrew Simms at Coniston is the Integral planner, but dialogue and correspondence for Calderwood should be directed through Charles.</li> <li>b. Integral will need to check currency of previous information.</li> <li>c. First steps will be to: <ol style="list-style-type: none"> <li>i. Establish location for zone substation and</li> </ol> </li> </ol>		

	<p>connections. Note that zone substation land transfer will be similar process to DLL's project at St Marys</p> <p>ii. Confirm method of early supply.</p> <p>d. Integral preference for transmission conductors is typically overhead, but underground can be negotiated with developers based on funding contribution.</p> <p>e. Note that telecommunications facilities may require buffer from zone substation site.</p> <p>4. Bill Mitchell</p> <p>a. Timeframe for Concept and Project Application is:</p> <p>i. Pre-lodgement meeting with DoP December 2009</p> <p>ii. Lodge applications with DoP end February 2010 or early March 2010</p> <p>b. Bill Mitchell will be the DLL contact for negotiations to transfer the zone substation site.</p>																		
Actions arising	<p>1. Cardno to provide package of information to Integral including:</p> <p>a. Project Overview (Attachment A)</p> <p>b. Previous correspondence (Attachment B)</p> <p>c. Plan of Infrastructure Strategy dated 4 May 2009 (Attachment C)</p> <p>d. Letter from Dept Planning to DLL dated 22 April 2009 regarding Major Project status (Attachment D)</p> <p>e. Dept Planning Director General Requirements dated 10 June 2009 (Attachment E)</p> <p>2. Cardno to provide proposed staging and timing for residential lots (refer schedule below).</p> <table border="0"> <tr> <td>a. 2011</td><td>75 lots</td></tr> <tr> <td>b. 2012</td><td>125 lots</td></tr> <tr> <td>c. 2013</td><td>210 lots</td></tr> <tr> <td>d. 2014</td><td>225 lots</td></tr> <tr> <td>e. 2015 - 2020</td><td>1,125 lots (225 lots per annum)</td></tr> <tr> <td>f. 2020 - 2025</td><td>1,125 lots (225 lots per annum)</td></tr> <tr> <td>g. 2025 - 2030</td><td>1,125 lots (225 lots per annum)</td></tr> <tr> <td>h. 2030 - 2035</td><td>1,125 lots (225 lots per annum)</td></tr> <tr> <td>i. &gt; 2035</td><td>Balance of other lands (approx 3,000 lots)</td></tr> </table> <p>3. Cardno to provide to Integral during course of assessment a structure plan with town centre, employment etc landuses plus the potential zone substation site.</p> <p>4. Integral to continue to investigate and confirm method and timing of supply and advise DLL through Martin Wells.</p> <p>5. Cardno to arrange follow up meeting with Integral when / as required.</p>	a. 2011	75 lots	b. 2012	125 lots	c. 2013	210 lots	d. 2014	225 lots	e. 2015 - 2020	1,125 lots (225 lots per annum)	f. 2020 - 2025	1,125 lots (225 lots per annum)	g. 2025 - 2030	1,125 lots (225 lots per annum)	h. 2030 - 2035	1,125 lots (225 lots per annum)	i. > 2035	Balance of other lands (approx 3,000 lots)
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h. 2030 - 2035	1,125 lots (225 lots per annum)																		
i. > 2035	Balance of other lands (approx 3,000 lots)																		



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## PROJECT OVERVIEW AND STATUS SUMMARY

### Key Facts:

- Total Calderwood Release Area yield approximately 8,000 lots (population 22,000).
- DLL's proposal covers approximately 700 hectares; 4,500 to 5,000 lots (population 12,500) and more than 50 hectares of retail, community, education and mixed use / employment land.
- Timeframe 16 – 18 years.
- PWC analysis:
  - 7,600 jobs.
  - \$3b development expenditure.
  - PV \$5.9b to Shellharbour economy (total gross output of \$11b).

### Planning Status Update

- *16<sup>th</sup> April 2009* - the Minister for Planning declared the proposal to be a Major Project and authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a SSS study be undertaken to determine whether to list the site as a SSS under Schedule 3 of the Major Projects SEPP and provided requirements for the SSS study (letter dated 22<sup>nd</sup> April 2009).
- *6<sup>th</sup> May 2009* - Planning Focus Meeting.
- *10<sup>th</sup> June 2009* – Director General's Requirements for Environmental Assessment issued.

### Previous Milestones

- September 2006 – Shellharbour City Council (SCC) resolution to commence the rezoning process.
- May 2007 – Dept Planning advise premature to study Calderwood.
- 7<sup>th</sup> February 2008 – Minister for Planning advised DLL that Justification Report should now be submitted;
- June 2008 – Calderwood Justification Report lodged.
- August 2008 – verbal advice from Growth Centres Commission (GCC) that it will consider Calderwood in context of West Dapto review.
- November 2008 – GCC report released. The GCC review assessed impact of the early release of Calderwood, reported that there may be some merit in an early release of Calderwood, and stated that the early release of Calderwood meets State government policy to release as much land to the market as quickly as possible.
- February 2009 – DLL lodged formal request for project to be planned, assessed and delivered in a holistic manner, in accordance with the Part 3A process under the Environmental Planning and Assessment Act 1979.

### Next Steps

- Environmental Assessment, State Significant Site (SSS) Study, Concept Plan, Planning Agreement(s).
- Consultation with WCC and others on planning and development implementation issues.
- Lodge, exhibit, assess.
- Project decision and implementation.

## PROJECT OVERVIEW AND STATUS SUMMARY

### Structure of the Environmental Assessment Report Documentation

An overview of the structure of the Environmental Assessment documentation is at Attachment 1.

### Programme

The detailed Programme is at Attachment 2. An overview of the Project Programme follows:

Key Step	When
Environmental Assessment Studies	Sept – Nov 2009
Authority and Agency Consultation	Sept – Nov 2009
Initial Community Consultation and Information	Late Nov 2009
Pre lodgement meeting with Dept Planning	December 2009
Review and refinement	Jan – Feb 2010
Reports finalised	Fey 2010
Documentation lodged	March 2010
Exhibition	Mar – Apr 2010
Assessment and decision	May – Aug 2010

### Project Application

Development will commence in the Shellharbour LGA near the intersection of the Illawarra Highway and Broughton Avenue.

### WCC Consultation Issues

- Transport and Accessibility;
- Flooding/Drainage/Stormwater;
- Utilities and Infrastructure;
- Social and Community;
- Planning Agreements (Delfin Lend Lease proposes to enter into agreements with State and local government for contributions toward services and infrastructure required as a result of the development of Calderwood).
- Consent Authority Arrangements:
  - Concept Plan and project application to be determined under Part 3A.
  - On-going consent authority arrangements for subsequent applications to be determined in consultation with DOP.

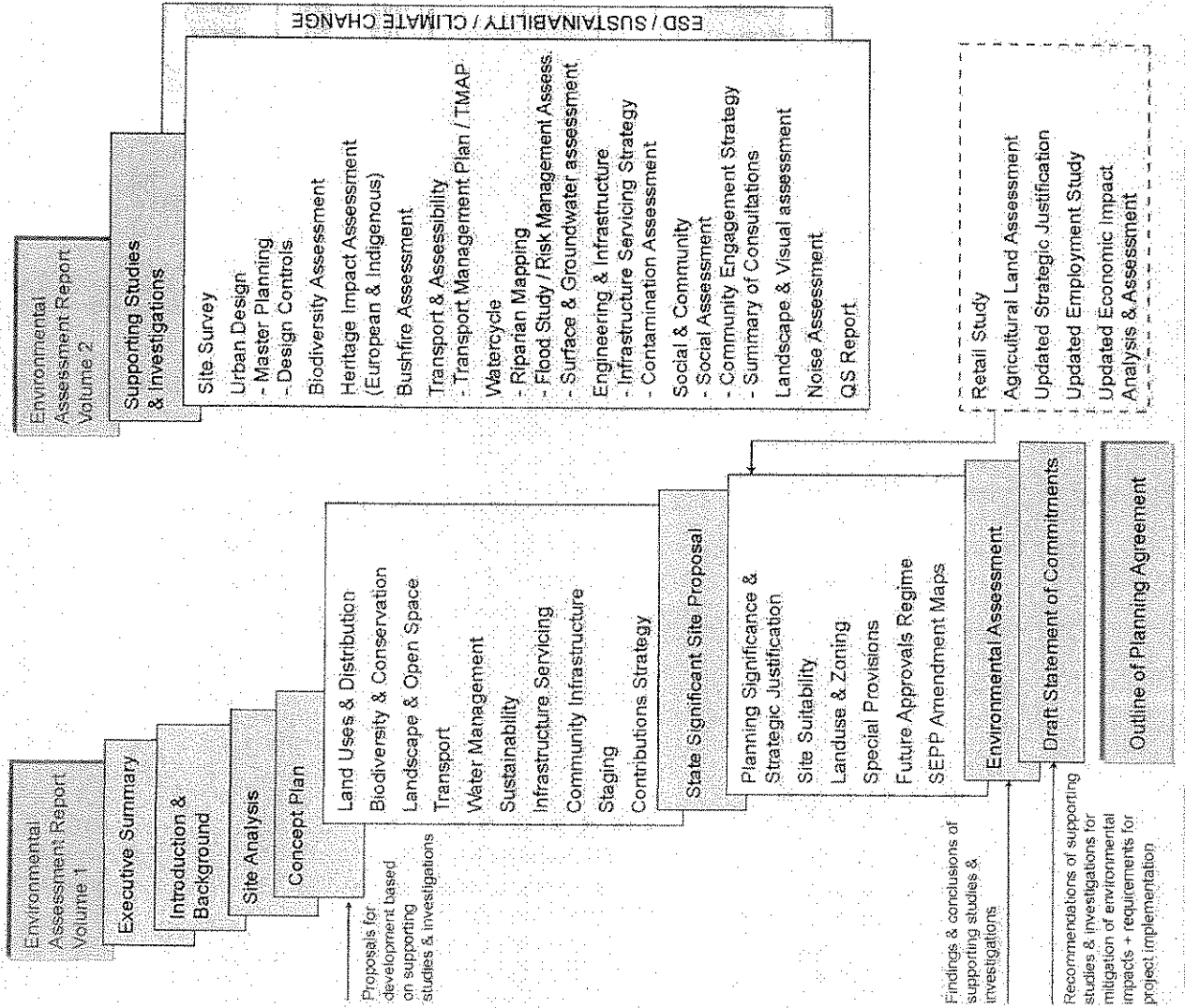
### Attachments

1. Structure of Documentation.
2. Programme.

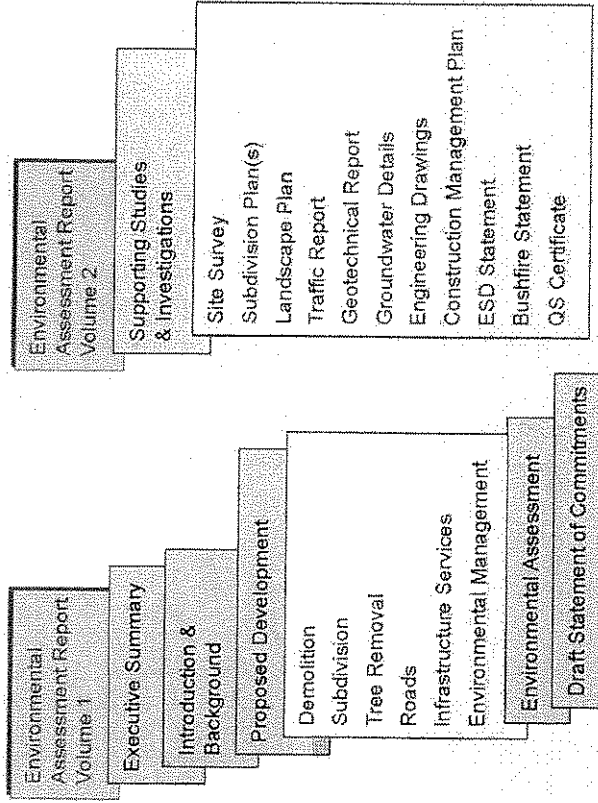


# CALDERWOOD PART 3A DOCUMENTATION

## Concept Plan & State Significant Site Study



## Stage 1 Project Application



**Martin Wells (Sydney)**

**From:** Peter Freckelton [Peter.Freckelton@integral.com.au]  
**Sent:** Thursday, 19 June 2008 6:19 PM  
**To:** martin.wells@cardno.com.au  
**Cc:** Garry Gibson; bill.mitchell@lendlease.com.au  
**Subject:** ENL0319 - Calderwood Valley Development Area  
**Attachments:** Email dated 19-6-2008.zip

Martin Wells  
 Cardno  
 Phone: (02) 9496 7700  
 Fax: (02) 9499 3902  
 Email: [martin.wells@cardno.com.au](mailto:martin.wells@cardno.com.au)  
 Web: <http://www.cardno.com.au>

**Martin**

Further to the meeting 7/5/2008 at Integral Energy's Coniston office attended by Martin Wells (Cardno), Bill Mitchell (Delfin Lend Lease), Peter Freckelton (Integral Energy) and Garry Gibson (Integral Energy), information provided by Cardno and Delfin Lend Lease at the meeting (refer attached maps and briefing note presented at the meeting) and previous correspondence from Integral Energy (refer attached letter dated 27/2/2006), the strategy for the provision of electrical supply to the Calderwood Valley Development Area is based on the establishment of a 132/11kV zone substation to service the Calderwood Valley Development Area.

The zone substation site identified in Figure 9 (refer attached) adjacent 132kV feeder 988 is not an acceptable zone substation site to supply the Calderwood Valley Development Area as it is not located centrally to the electrical load of the Calderwood Valley Development Area.

Integral Energy has identified that a suitable zone substation site would be in Calderwood Road in an area approximately 1km east of Marshall Mount Road. This area is located approximately in the electrical load centre of the Calderwood Valley Development Area. This facilitates the most economical use of network assets for the customer/developer and Integral Energy when 11kV distribution feeders are developed from the zone substation. In addition, the area meets the National Electricity Rules least cost solution requirements.

The proposed zone substation site would require a parcel of land measuring 100m x 100m. Subject to adjacent land uses, site constraints and a more detailed investigation, there may be opportunities to reduce or alter these dimensions to suit specific site constraints. The site:

- Needs to be essentially level, above the 1:100 flood level and not be adjacent to any major existing telecommunications underground pits or be affected by other utility easements or plant.
- Should not be near community facilities such as schools and child care centres.
- Should be adjacent existing roads providing access to the site during construction and must have a dedicated all weather road to the sites upon commissioning of the zone substations.

The 132kV supply to the zone substation would be from three 132kV feeders, they being:

- One 132kV feeder would be established between the zone substation and Transgrid's Dapto Bulk Supply Point located in Yallah Road, Yallah. It is proposed that this 132kV feeder would be established within a 25m wide 132kV easement with the majority of the route adjacent to the existing Transgrid 330kV tower line easement (for the Transgrid 330kV feeder between Dapto Bulk Supply Point to Kangaroo Valley TS, circuit number 18) between Transgrid's Dapto Bulk Supply Point and the zone substation. The feeder would be subject to landowner agreement, easement acquisition, design and environmental assessment.
- Two 132kV feeders would be established between the zone substation and connect into existing 132kV feeder 988 (Dapto BSP to Fairfax Lane TS) located adjacent Mellows Road off Calderwood Road. It is proposed that one of these 132kV feeders would be established in Calderwood Road and the other by a route yet to be determined. Both feeder routes would require the 132kV feeders to be within a 25m wide easement. The feeders would be subject to landowner agreement, easement acquisition, design and environmental assessment.

Integral Energy where practical adopts a "prudent avoidance" policy in relation to transmission lines and sensitive receptors such as schools. Integral Energy would be responsible for the Environmental Impact Assessment for the zone substation and the 132kV feeders. Integral Energy policy requires that the 132kV feeders must be of overhead construction. Provision must be made in the development for the 132kV feeders.

The establishment of the zone substation and the 132kV feeders connected to the zone substation to supply the Calderwood Valley Development Area would be funded by Integral Energy.

At present there is no capacity in Integral Energy's existing 11kV distribution network to supply any development within the Calderwood Valley Development Area prior to the establishment of a zone substation. However, 500 lots could be supplied within the Calderwood Valley Development Area prior to the zone substation being established provided:

- A parcel of land is dedicated to Integral Energy for the zone substation by the customer/developer who's development in the Calderwood Valley Development Area will be the significant beneficiary of the establishment and capacity of the zone substation. This would secure Integral Energy tenure for the establishment of the zone substation.
- Integral Energy has received a masterplan for the Calderwood Valley Development Area.
- Integral Energy has received a firm commitment from a customer/developer that the Calderwood Valley Development Area will proceed.
- Integral Energy has received a lot release program for the Calderwood Valley Development Area showing the lot lease program within the context of the total lot release program for the Illawarra area.
- The Calderwood Valley Development Area development commences in the south east area bounded North Macquarie Road, Calderwood Road, Macquarie Rivulet and Integral Energy's 132kV feeders 98W & 98F. This area is adjacent Integral Energy's existing 11kV distribution network.
- An 11kV underground feeder is established from Albion Park Zone Substation (located in Russell Street, Albion Park - approx 100m from Terry Street) to supply the 500 lots.

The establishment of the zone substation would take between 3 to 5 years subject to the above.

The customer/developer will be responsible for the installation and funding of the "Connection Assets" in accordance with the IPART determination for capital contributions. The "Connection Assets" would include the 11kV underground feeder from Albion Park Zone Substation to supply 500 lots. Refer to Integral Energy's Network Connections General Terms and Conditions.

A Level 3 Accredited Service Provider (refer Department of Fair Trading at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)) will need to be engaged by the developer to carry out the electrical network design. A Level 1 Accredited Service Provider (refer Department of Fair Trading at [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)) will need to be engaged by the developer to carry out the electrical network construction of the connection assets.

Please submit an Application for Connection of Load at to Integral Energy prior to making any financial commitments or undertaking any works on site.

The advice provided above is in response to an enquiry only and does not constitute a formal method of supply but an indication of the works required to make the connection.

Please quote reference number ENL0319 for all future correspondence.

Regards

Peter Freckelton  
Contestable Projects Manager Central & Southern Region  
Network Connections  
Ph - 0403 343 228  
Ph - (02) 4252 2970  
Ph - 8 2970  
Fax - (02) 4252 2892  
Email - [peter.freckelton@integral.com.au](mailto:peter.freckelton@integral.com.au)

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## BRIEFING NOTE FOR INTEGRAL ENERGY – 7<sup>TH</sup> MAY 2008 DLL'S CALDERWOOD VALLEY PROPOSAL

### SITE DETAILS

- Extension of existing urban footprint; located to the north west of Albion Park in the Shellharbour and Wollongong LGAs in the Illawarra – see attached plan.
- Total land area 695 ha; 588 ha in Shellharbour and 107 in Wollongong – see attached plan.
- DLL analysis shows high ratio of urban capable to non developable land.

### STRATEGIC PLANNING FRAMEWORK

#### The Illawarra Regional Strategy (released 4<sup>th</sup> February 2007)

- Nominated priority release area is West Dapto.
- Department of Planning will manage and coordinate the provision of new housing through the Illawarra Urban Development Programme.
- Provides for an additional urban expansion area at Calderwood if demand for additional regional housing supply arises because of growth beyond the projections of this Strategy or regional lot supplies are lower than required.

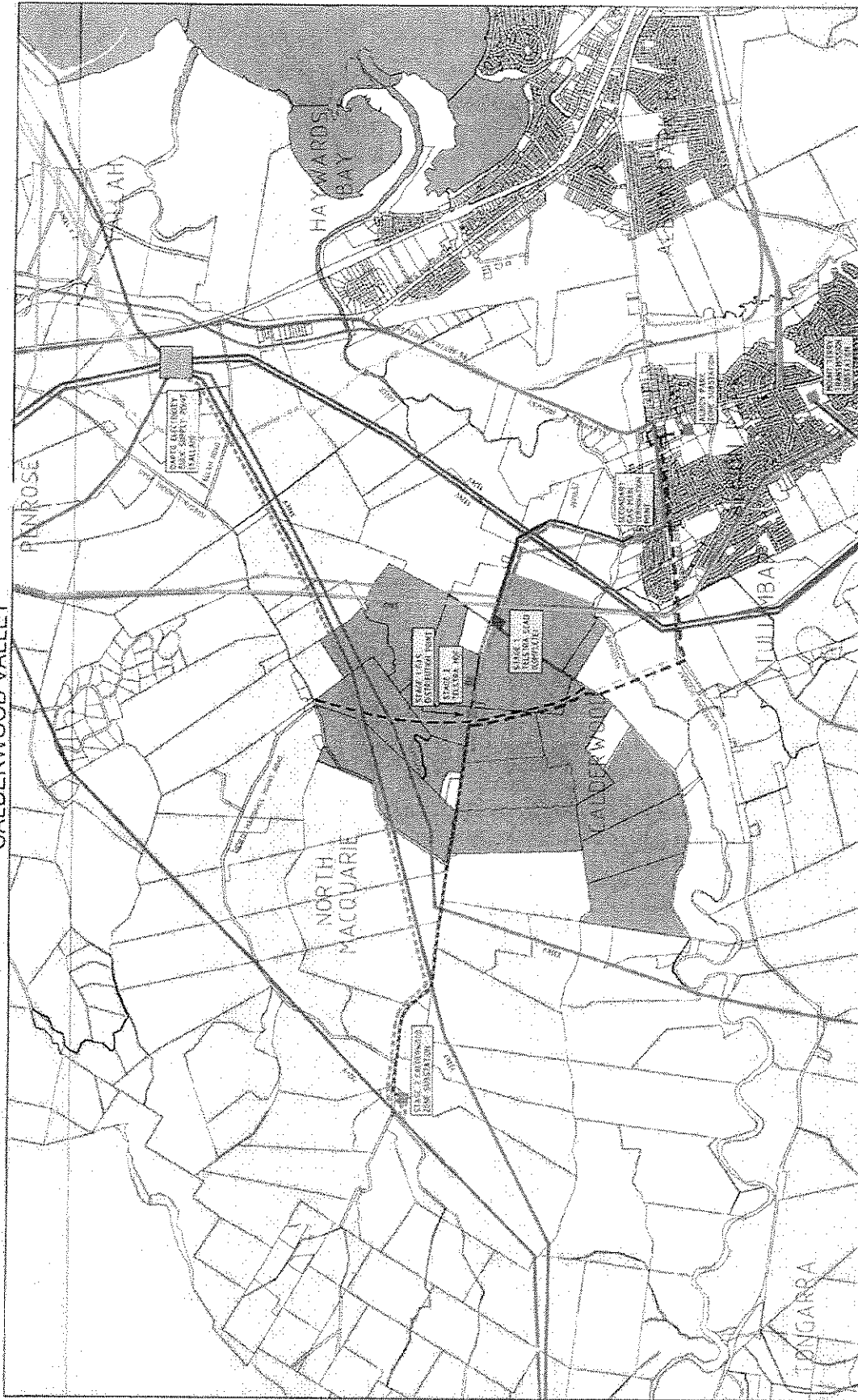
### Planning Status

- In September 2006, for that part of the land in its LGA, Shellharbour Council formally resolved to commence the rezoning process as part of its comprehensive LEP. However, the Department of Planning advised that it would be premature to study Calderwood at that time.
- In September 2007, Wollongong Council commenced public exhibition of the draft West Dapto Release Area Planning documents. These affect the 107 hectares of land under DLL control in that LGA.
- There have been ongoing discussions with the Department of Planning over the past three years on the proposal. In discussions held on 7<sup>th</sup> February 2008, the Minister for Planning advised DLL that this Gateway Justification Report should now be submitted and this was confirmed in writing on 7<sup>th</sup> April 2008.
- DLL preparing Gateway Justification Report which details:
  - Strategic planning validity;
  - Infrastructure and servicing strategy and benefits – see attached plans;
  - Environmental constraints and benefits;
  - Public benefit, including opportunity for delivering housing affordability, diversity and choice and employment, economic development;
  - Investment certainty;
  - Consultation; and
  - Proposed approvals strategy for speed to market.

### SUMMARY

- Strong local support to move to next stage.
- Private sector led with minimal risk to government.
- Backed by Lend Lease Corporation.
- Comprehensive servicing, infrastructure and implementation strategy.
- Appreciate the opportunity to keep Integral Energy informed of progress.

# CALDERWOOD VALLEY



## LEGEND

- STAGE 1 DEVELOPMENT AREA
- STAGE 2 DEVELOPMENT AREA
- STAGE 3 DEVELOPMENT AREA
- STAGE 4 DEVELOPMENT AREA
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## PROPOSED GAS, ELECTRICITY & TELECOMMUNICATIONS STRATEGY FOR CALDERWOOD VALLEY DEVELOPMENT AREA

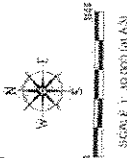
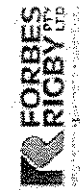
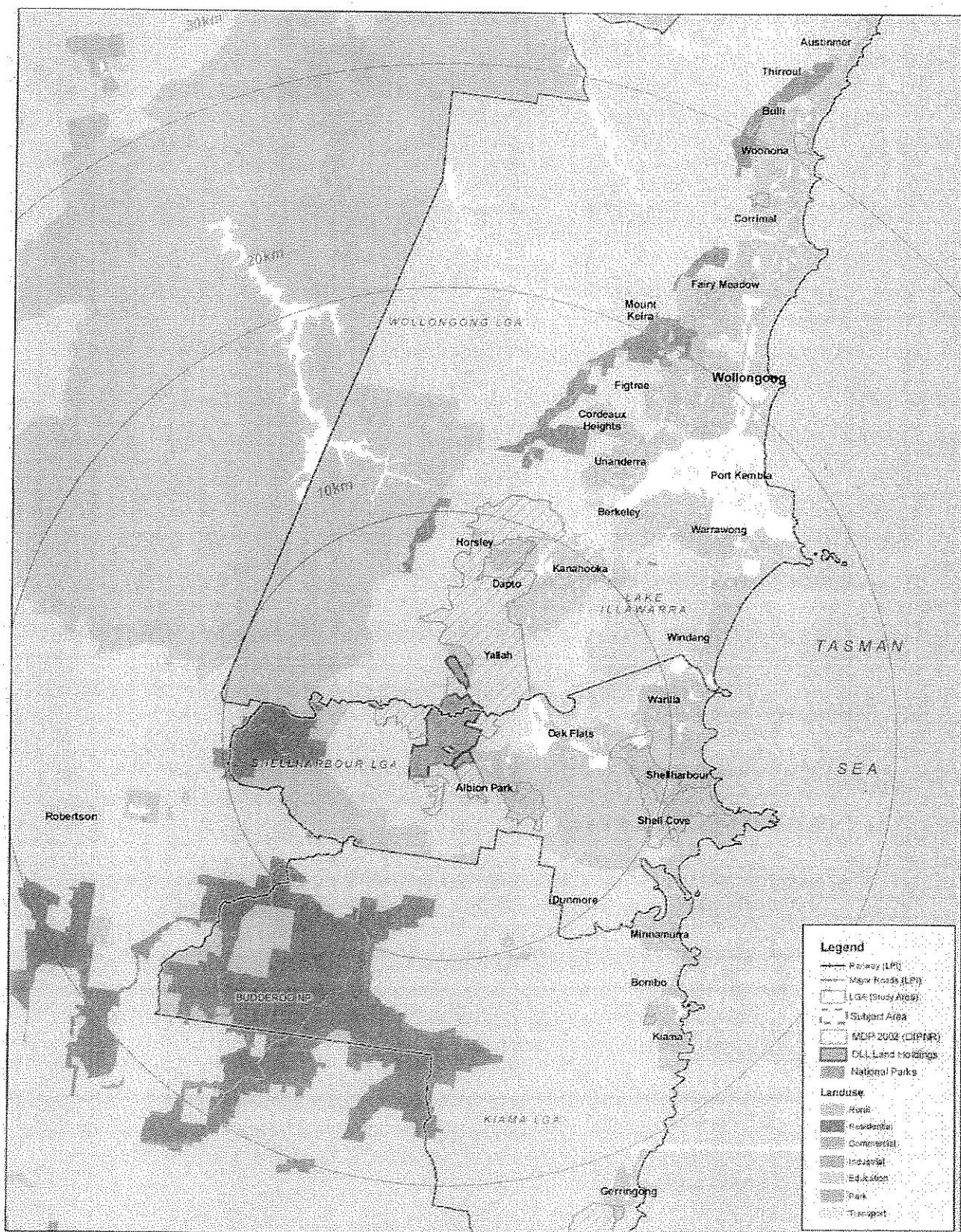


FIGURE 9



SCALE: 1:50,000 (M.A.S.)  
DATE: 20/05/04  
REV: 2





**Location Plan**  
CALDERWOOD VALLEY  
**FIGURE 1**

**Cardno**  
*Forbes Rigby*  
Planning & Design  
Map Produced by Cardno Forbes Rigby  
Date: 26 March 2008  
BoreasGIS System: 2008 36 MGA50444  
200 MAP DEF  
K3044\_05\_001\_Location\_Plan.mxd



Martin Wells  
Forbes Rigby Pty Ltd  
278 Kiera Street  
Wollongong NSW 2500

27 February 2006

Dear Martin,

**Calderwood Valley Release Area**

Thank you for your enquiry regarding the your proposal for energy supply to the Calderwood Release Area. This enquiry has been registered under Customer Application Number (CAP) ENL0319. The relevant Integral Energy staff have reviewed your enquiry and would like to offer the following advice:

1. The load assessed by Integral Energy is in the vicinity of 40 MVA. A load of this magnitude will require a zone substation to service the land release area. This zone substation would be a 132kV/11kV.
2. The planning department have performed a preliminary analysis of the connection arrangements for the new zone substation and they are detailed below.
  - One connection by a new feeder from the Transgrid Dapto Bulk Supply Point. Subject to confirmation, it is envisaged that this feeder would follow the same easement (for the majority of it's length) as the two 330 kV feeders from Dapto to the Transgrid substations at Kangaroo Valley and Marulan.
  - The second connection required is from feeder 988 (between Dapto BSP and Fairfax Lane TS). This connection would require the sectionalisation of feeder 988, and the construction of a new feeder from each section feeder 988 to the new ZS (ie two feeders to feeder 988).
3. The construction of these 132 kV feeders would normally be overhead and comply with the relevant Integral Energy standards.

Contact name Craig Willebrand Direct phone 9853 5189 Fax 9853 6036  
51 Huntingwood Drive Huntingwood NSW 2148. PO Box 6366 Blacktown NSW 2148. DX 8148 Blacktown  
Integral Energy Australia ABN 59 253 130 878 Telephone 02 9853 6666 Facsimile 02 9853 6000 [www.integral.com.au](http://www.integral.com.au)



4. It is considered that the supply to this new Zone Substation at 33 kV is not feasible because of:

- The magnitude of the proposed load.
- The remote location of the development, and the distance from Mt Terry and Springhill transmission substations.
- The effect of this load on the capacity of Mt Terry TS.

5. If you have any further enquiries please do not hesitate to contact me on the numbers provided.

















Yours faithfully

Craig Willebrand  
Engineering Officer  
Engineering Performance  
In reply please quote file no.: ENL0319



## INFRASTRUCTURE STRATEGY

**CALDERWOOD VALLEY  
PROJECT**

- Legend**
-  Dotted Line/Leave Lane Holdings
  -  Proposed Infrastructure
  -  Reservoir (Water)
  -  Proposed SPS
  -  Proposed Substation
  -  Gas Distribution Point
  -  Proposed Rising Main
  -  Proposed Telecommunications Upgrade
  -  Proposed Electricity Main
  -  Proposed Gas Main
  -  Proposed Water Main
  -  Proposed Access Upgrades
  -  Access Roads
- Existing Infrastructure**
-  Existing Water Mains (SWC)
  -  Existing Sewer Carriers and Rising Main
  -  LGA Boundary (LPI)



Scale 1:12,000 (at A1)  
(~1:24,000 at A3)



**Cardno**  
**Forbes Rigby**

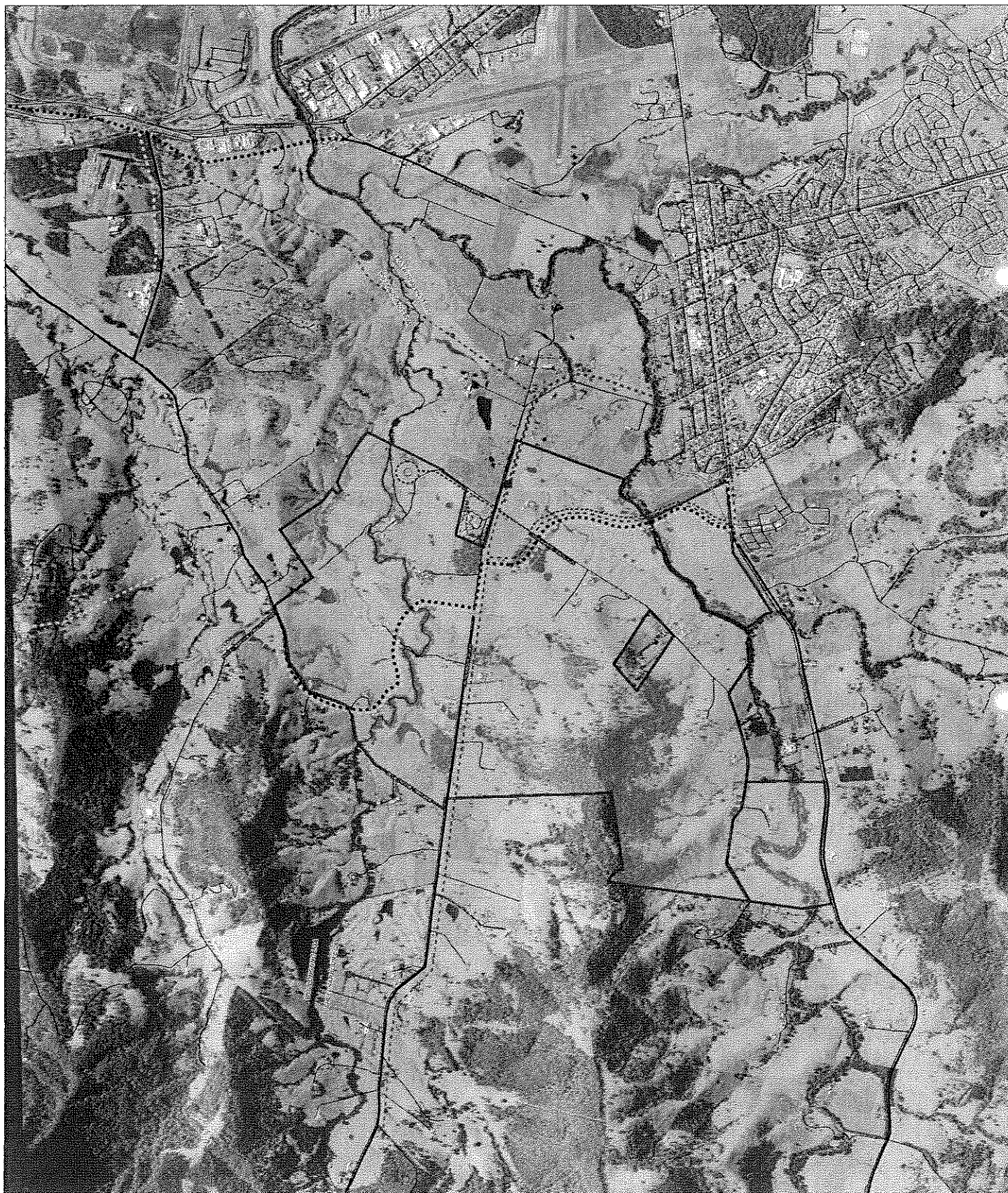
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Date: 4 May 2004  
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OSCAR (OSCAR) is a system for the automatic generation of test cases for the verification of hardware designs. It is a part of the VLSI Design and Verification Laboratory, University of California, Berkeley. It is a part of the VLSI Design and Verification Laboratory, University of California, Berkeley. It is a part of the VLSI Design and Verification Laboratory, University of California, Berkeley.

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Author biography supplied by: J. A. J. H. van der  
Grinten, PhD, is an assistant professor and a research





NSW GOVERNMENT  
**Department of Planning**

22 April 2009

Contact: Michelle Cramsie  
Phone: 9228 6534  
Fax: 9228 6570  
Email: [michelle.cramsie@planning.nsw.gov.au](mailto:michelle.cramsie@planning.nsw.gov.au)  
Our ref: MP 09-0082 & MP 09-0083

Mr Bill Mitchell  
Project Director – Calderwood Valley  
Delfin Lend Lease  
Ropes Crossing Boulevard  
ROPES CROSSING NSW 2760

Dear Mr Mitchell,

**Calderwood Urban Release Area – Concept Plan, Stage 1 Project Application and  
Proposed State Significant Site Listing**

I write in response to the letter of 6 February 2009 from Mr Simon Basheer concerning the above project.

I am pleased to advise you that on 16 April 2009, pursuant to Clause 6 of the Major Projects SEPP, the Minister for Planning formed the opinion that the proposed development constitutes a Major Project and also authorised the submission of a Concept Plan for the site. In doing so the Minister also formed the opinion that a State significant site (SSS) study be undertaken to determine whether to list the site a State Significant site in Schedule 3 of the *State Environmental Planning Policy (Major Projects) 2005*. Please find attached the SSS study requirements (Appendix 1).

As discussed, we intend to hold a planning focus meeting with Council and agencies to assist in the preparation of Director General's Environmental Assessment Requirements. In order to progress this matter please provide eight (8) hard copies of the preliminary assessment report prepared by Delfin Lend Lease dated February 2009, and any other additional information that may assist stakeholders to identify the key issues which may be included in the DGRs.

Should you have any questions please do not hesitate to contact Michelle Cramsie on 9228 6534 or by email at [michelle.cramsie@planning.nsw.gov.au](mailto:michelle.cramsie@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Michael File', with a stylized flourish at the end.

Michael File  
Director, Strategic Assessments

## Part 3A – Project Application

### Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application No.</b>	MP 09_0082 (Concept Plan) and MP 09_00083 (Stage 1 Project Application)
<b>Project</b>	<b>Concept Plan and Stage 1 Project Application – Calderwood Urban Development Project</b>
<b>Site</b>	Land at Calderwood (refer to attached schedule)
<b>Proponent</b>	Delfin Lend Lease
<b>Date of Issue</b>	10 June 2009 <i>(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)</i>
<b>General Requirements</b>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>(1) An executive summary;</li> <li>(2) A detailed description of the project including the: <ol style="list-style-type: none"> <li>(a) strategic justification for the project;</li> <li>(b) alternatives considered; and</li> <li>(c) various components and stages of the project in detail (and should include infrastructure staging);</li> </ol> </li> <li>(3) A consideration of the following with any variations to be justified: <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies;</li> <li>(b) all applicable planning instruments, including relevant Council LEP and DCP instruments, and</li> <li>(c) relevant legislation and policies, including the <i>Illawarra Regional Strategy</i>.</li> </ol> </li> <li>(4) A draft Statement of Commitments, outlining commitments to the project's management, mitigation and monitoring measures with a clear identification of who is responsible for these measures;</li> <li>(5) A detailed conclusion justifying the project, taking into consideration the environmental impacts of the proposal, mitigation measures to address these impacts, the cumulative impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest;</li> <li>(6) Identify the development contributions applicable to the site and, if relevant, and any public benefits to be provided with the development, and consider any relevant development contributions plans prepared to date;</li> <li>(7) A signed statement from the author of the EA certifying that the information contained in the report is neither false nor misleading; and</li> <li>(8) A report from a quantity surveyor identifying the correct capital investment value for the concept plan and the stage 1 project application.</li> </ol>
<b>Key Assessment Requirements</b>	<p><b>Strategic Planning</b></p> <ul style="list-style-type: none"> <li>• Demonstrate consistency with the revised MDP boundary as discussed in the Illawarra Regional Strategy, and justification for any variation.</li> <li>• Demonstrate that the site can be serviced independently of the West Dapto release area, and therefore will not significantly impact upon the provision of infrastructure for West Dapto.</li> </ul> <p><b>Urban Design</b></p> <ul style="list-style-type: none"> <li>• Undertake a site analysis that identifies the relevant natural and built environmental features. The site analysis should form the basis for justifying the configuration of the development of the land and the mix of land uses.</li> <li>• Provide suggested new controls and urban design guidelines to regulate the development, including the subdivision pattern, lot sizes, development controls and management arrangements.</li> <li>• Details of the proposed landscaping and open space areas.</li> </ul>



- Flood Risk Management Assessment Report for the development including estimation of Flood Planning Levels and Flood Planning Area, extent of flood prone and mapping, flood behaviour, flood risks up to the PMF, evacuation, and impacts of climate change.
- Consider Shellharbour Council's Floodplain Risk Management DCP and justify any departure.
- Consideration of upstream and downstream flows and impacts of development yet to be built.
- Assess geomorphic impacts on the watercourses and floodplain area affected by the proposal.

#### **Water Courses/Riparian Corridors**

- Detail protection of watercourses of riparian lands in relation to the following
  - The NSW State Rivers and Estuaries Policy;
  - The NSW Wetlands Management Policy;
  - The State Natural Resource Management Targets (particularly Targets 1 & 5);
  - Stream mapping including watercourses on the site, riparian corridors, APZs and proposed revegetation of riparian corridors.
- Surface Water and Groundwater assessment including any proposed surface water and groundwater extraction volumes, function and location of proposed storage/ponds, design, layout, pumping and storage capacities, and all associated earthworks and infrastructure works.
- Details on any water management structures/dams both existing and proposed including size and storage capacity.
- Identify groundwater issues including predicted highest groundwater table at the site, works likely to affect groundwater surfaces, and proposed extraction, prevention of groundwater pollution.
- Provide a scaled plan to detail and wetlands on or adjacent to the site, buffer setbacks, any Asset Protection Zones and the footprint of the proposed development.
- Assess any potential impact on surrounding waterways and wetlands in terms of water quality, aquatic ecosystems and riparian corridors. This should include but not be limited to:
  - Onsite pollution such as accidental spills and sewer overflows;
  - Risks such as weed invasion, encroachment and litter; and
  - Vegetated buffer zones.

#### **Drainage and Stormwater Management**

- The EA should address drainage and stormwater management issues, including: on site detention of stormwater; water sensitive urban design (WSUD); and drainage infrastructure.
- Consider Shellharbour Council's Stormwater Policy and Subdivision Code for stormwater design and infrastructure, and justify any departure.

#### **Ecologically Sustainable Development (ESD)**

- Detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development including water sensitive urban design measures, water re-use, energy efficiency, energy minimisation/generation, recycling, waste disposal and trip containment.

#### **Heritage**

- A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the area and any significant components of the site. The heritage significance of the area and any impacts the proposed development may have upon this significance is to be assessed.

<b>Test of Adequacy</b>	<p>If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.</p> <p>The Director-General may modify these requirements by further notice to the proponent.</p>
<b>Consultation Requirements</b>	<p>During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, and other stakeholders.</p> <p>In addition the EA is to include written evidence of consultation with the following:</p> <p><b>Agencies, other authorities and groups:</b></p> <ul style="list-style-type: none"> <li>• Wollongong City Council</li> <li>• Shellharbour City Council</li> <li>• NSW Roads and Traffic Authority</li> <li>• NSW Ministry of Transport</li> <li>• Department of Environment and Climate Change</li> <li>• Department of Water and Energy</li> <li>• Lake Illawarra Authority</li> <li>• NSW Rural Fire Service</li> <li>• Department of Primary Industries</li> <li>• Department of Education and Training</li> <li>• All relevant utility providers</li> </ul> <p>A detailed community engagement strategy for the project</p>
<b>Deemed Refusal Period</b>	60 days (see Clause 8E of the <i>Environmental Planning and Assessment Regulation 2000</i> ).
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value (CIV) of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> . To verify the cost of works for this project you are requested to submit a <b>Quantity Surveyor's</b> report to detail the CIVs of the Concept Plan and the Stage 1 Project Application.
<b>Landowners Consent</b>	Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	Wednesday 30 <sup>th</sup> September 2009		
<b>Project team member / firm</b>	Bill Mitchell (DLL) David Laing (Cardno)		
<b>Organisation</b>	Wollongong City Council		
<b>Name of contact</b>	Renee Campbell (Director Environmental Strategy and Planning) Peter Chrystal (Acting Director Planning and Environment) David Green (Manager Strategic Planning)		
<b>Position in organisation</b>	See above		
<b>Contact details</b>	4227 7465 (David Green)		
<b>Form of Consultation</b>	Face to face      X	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Ran through the enclosed Briefing Note to Wollongong City Council:</p> <ul style="list-style-type: none"> <li>• Key Facts</li> <li>• Planning Status Update – recognition of Major Project Status and all efforts focussed on meetings the DGRs and Test of Adequacy</li> <li>• Previous Milestones noted – Project now accepted as being consistent with the Illawarra Regional Strategy so efforts now are focussed on assessing impacts rather than strategic justification</li> <li>• Next Steps -</li> <li>• Programme – noted the tight timeframe but that DLL had been busy over the last 3 years so were “hitting the ground running” and core DLL business and can bring a broad range of skills to Project.</li> <li>• Project Application – initial phase of development off the Illawarra Highway</li> </ul> <p>WCC appreciated the courtesy of being consulted and appreciated only a small part of DLL holdings (about 1/7<sup>th</sup>) are within Wollongong LGA.</p> <ul style="list-style-type: none"> <li>• Consultation with WCC on issues impacting land in the WCC LGA <ul style="list-style-type: none"> <li>➢ Transport and Accessibility (noted will need to consult with WCC technical staff on this matter but main dealings are with RTA on a regional level and Shellharbour Council)</li> <li>➢ Flooding/Drainage/Stormwater (again noted will need to deal mainly with SCC as only a minor part of DLL holdings are within Wollongong LGA)</li> <li>➢ Utilities and Infrastructure (work well underway for servicing from the south – noted surplus capacity for first 500 lots or so in terms o water/sewer/electricity)</li> <li>➢ Social and Community</li> <li>➢ Planning Agreements (Delfin Lend Lease proposes to enter into agreements for contributions toward services and infrastructure required as a result of the development of Calderwood).</li> <li>➢ Consent Authority Arrangements:</li> </ul> </li> </ul>		

	<ul style="list-style-type: none"> <li>- Concept Plan and project application to be determined under Part 3A.</li> <li>- On-going consent authority arrangements for subsequent applications to be determined (noted will be some time before development really happens in Wollongong LGA and accepted that there are some constraints that need to be addressed first)</li> </ul>
<b>Actions arising</b>	<p>Further Ongoing consultation with WCC on a few technical matters mainly those that transgress the boundary i.e. flooding and traffic</p> <p>No other action arising.</p>



**Briefing Note**  
**for**  
**Wollongong City Council**  
**on**  
**Delfin Lend Lease**  
**Calderwood Urban Development Project**

**30<sup>th</sup> September 2009**

**ITEMS FOR DISCUSSION**

**Project Overview and Status Summary**  
**Minster for Planning Determination**  
**Project Implementation**

## PROJECT OVERVIEW AND STATUS SUMMARY

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### Key Facts:

- Total Calderwood Release Area yield approximately 8,000 lots (population 22,000).
- DLL's proposal covers approximately 700 hectares; 4,500 to 5,000 lots (population 12, 500) and more than 50 hectares of retail, community, education and mixed use / employment land.
- Timeframe 16 – 18 years.
- PWC analysis:
  - 7,600 jobs.
  - \$3b development expenditure.
  - PV \$5.9b to Shellharbour economy (total gross output of \$11b).

### Planning Status Update

- **16<sup>th</sup> April 2009** - the Minister for Planning declared the proposal to be a Major Project and authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a SSS study be undertaken to determine whether to list the site as a SSS under Schedule 3 of the Major Projects SEPP and provided requirements for the SSS study (letter dated 22<sup>nd</sup> April 2009).
- **6<sup>th</sup> May 2009** - Planning Focus Meeting.
- **10<sup>th</sup> June 2009** – Director General's Requirements for Environmental Assessment issued.

### Previous Milestones

- September 2006 – Shellharbour City Council (SCC) resolution to commence the rezoning process.
- May 2007 – Dept Planning advise premature to study Calderwood.
- 7<sup>th</sup> February 2008 – Minister for Planning advised DLL that Justification Report should now be submitted;
- June 2008 – Calderwood Justification Report lodged.
- August 2008 – verbal advice from Growth Centres Commission (GCC) that it will consider Calderwood in context of West Dapto review.
- November 2008 – GCC report released. The GCC review assessed impact of the early release of Calderwood, reported that there may be some merit in an early release of Calderwood, and stated that the early release of Calderwood meets State government policy to release as much land to the market as quickly as possible.
- February 2009 – DLL lodged formal request for project to be planned, assessed and delivered in a holistic manner, in accordance with the Part 3A process under the Environmental Planning and Assessment Act 1979.

### Next Steps

- Environmental Assessment, State Significant Site (SSS) Study, Concept Plan, Planning Agreement(s).
- Consultation with WCC and others on planning and development implementation issues.
- Lodge, exhibit, assess.
- Project decision and implementation.

## PROJECT OVERVIEW AND STATUS SUMMARY

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### Programme

An overview of the Project Programme follows:

Key Step	When
Environmental Assessment Studies	Sept – Nov 2009
Authority and Agency Consultation	Sept – Nov 2009
Initial Community Consultation and Information	Late Nov 2009
Pre lodgement meeting with Dept Planning	December 2009
Review and refinement	Jan – Feb 2010
Reports finalised	Feb 2010
Documentation lodged	March 2010
Exhibition	Mar – Apr 2010
Assessment and decision	May – Aug 2010

### Project Application

Development will commence in the Shellharbour LGA near the intersection of the Illawarra Highway and Broughton Avenue.

### Consultation with WCC on issues impacting land in the WCC LGA

- Transport and Accessibility;
- Flooding/Drainage/Stormwater;
- Utilities and Infrastructure;
- Social and Community;
- Planning Agreements (Delfin Lend Lease proposes to enter into agreements for contributions toward services and infrastructure required as a result of the development of Calderwood).
- Consent Authority Arrangements:
  - Concept Plan and project application to be determined under Part 3A.
  - On-going consent authority arrangements for subsequent applications to be determined.



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>20<sup>th</sup> October 2009</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell/Rob Bennett DLL, Evan Raper Austral, Steven House Ecological, Anthony Barthelmess Cardno, Lesley Bull JBA (minutes)</b>		
<b>Organisation</b>	<b>DECCW / DoP</b>		
<b>Name of contacts</b>	<b>DoP:</b> <b>Mike File, Simon Bennett, Michelle Cramsie</b>	<b>DECCW:</b> <b>Lou Ewins, Marnie Stewart, Liz Peterson, Fran Scully, John Bucinkas, Janne Gross</b>	
<b>Position in organisation</b>			
<b>Contact details</b>			
<b>Form of Consultation</b>	<b>Face to face</b> <b>X</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<p><b>Background</b></p> <ul style="list-style-type: none"> <li>DLL presentation covered DLL Project implementation credentials, Project Overview and Status, approach to preparation of Environmental Assessments and Project Timeframe as detailed in DECCW Briefing Note dated 20 October 2009.</li> </ul> <p><b>Biodiversity</b></p> <ul style="list-style-type: none"> <li>DLL presented proposed assessment methodology &amp; summary of issues and progress to date as identified in briefing note dated 20.10.09.</li> <li>DoP suggested consideration be given to whether or not a referral should be made under the EPBCA prior to submission of the application. If DLL decides it wishes to make a referral, and a determination is made by EA that the project will be a controlled action under the EPBCAct, DoP is in a position to incorporate any identified assessment requirements into amended DGRs to enable use of the Bilateral Agreement to avoid a subsequent Commonwealth approvals process. DLL is to determine the preferred approach.</li> <li>DoP advised that seeking Biodiversity Certification on the SEPP Amendment is not a necessary approach in this instance on the basis that the Part 3A Approvals Process will remove the need for a separate assessment and approval process under the TSCAct. Therefore the same objective of dealing with biodiversity issues in a wholistic and integrated will be achieved.</li> <li>DoP advised a preference for conservation offsets to be dealt with within the site boundaries rather than entering into external offsets arrangements where possible.</li> <li>DECCW advised that it will not acquire or take ownership of the proposed 'Johnsons Spur conservation lands'. The conservation value of this element of the site should nonetheless be recognised. This land may also</li> </ul>		

be considered as a potential biobanking site if DLL wish.

#### **Aboriginal Heritage**

- DLL presented proposed assessment methodology & summary of issues and progress to date as identified in briefing note dated 20.10.09.
- DLL confirmed that the development of the final Concept Plan proposal is an iterative process and that the final proposal will have due regard to the findings, conclusions and recommendations of specialist studies and investigations, including Aboriginal Heritage.
- DECCW acknowledged no separate s.87 or s.90 approvals will be required due to Part 3A approvals process, and that the Part 3A approvals process will address all necessary assessment and approval requirements.
- DECCW advised that consultation with Aboriginal stakeholders was not intended to seek comment on methodology or technical archaeological advice; and was not about employment opportunities.
- DECCWA requested DoPs cultural heritage expert be consulted, along with DECCW. DoP is developing its own Part 3A guidelines for Aboriginal Heritage, and will take responsibility for ultimate decisions.

#### **Riparian Corridors**

- DLL presented the proposed riparian assessment methodology & ground truthing process as identified in briefing note dated 20.10.09.
- DLL identified that the 'points of difference' between the RCMS (2004) mapping provided by DECCW and the outcomes of the ground truthing exercise are not great, and can be reasonably justified.
- DECCW identified that it supported the RCMS methodology identified in the Illawarra Regional Strategy, and in its submission to the DoP prior to issue of the DGRs, should be addressed in the assessment work, and robust rationale for any departures explained / provided. DLL committed to ensuring that the assessment work identifies and addresses both the RCMS (2004) and more recent SRAHLER(2008) methodologies, documents the methodology selected and rationale for doing so, and justifies the preferred methodology and approach having regard to nominated objectives and achievement of balanced outcomes.
- DECCW advised that it would be seeking that DoP include appropriate conditions of approval to ensure that riparian lands are handed over into public ownership in a 'quality state' and with appropriate maintenance arrangements to reduce the cost burden on council. DLL noted that this is consistent with practice elsewhere.
- DECCW / DLL / DOP agreed that the long term ownership and maintenance structure for riparian lands is a key planning issue to be resolved. All acknowledged that public ownership of riparian lands is the preferred outcome, and that this will require careful consideration and management of the quantum of land in question to avoid unreasonable cost and maintenance burden being placed upon council.

#### **Flood study**

- DLL presented proposed assessment methodology & summary of issues and processes to date as identified in briefing note dated 20.10.09.
- DECCW advised that it has no specific assessment requirements relating to

	<p>flooding issues, but will act in the capacity of advisor to DoP as requested by DoP.</p> <ul style="list-style-type: none"> <li>• DECCW indicated that consultation with council in relation to the flood study is highly desirable, and cross checking / confirmation of flood data held by council should occur.</li> <li>• DECCW indicated an expectation that FPL will closely relate to the riparian corridor mapping. DLL indicated that it will use the detailed flood assessment work, consistent with the Floodplain Development Manual, as the mechanism to appropriately determine the extent of FPL.</li> <li>• DLL advised that mapping of the 1% AEP + 500 mm will be used, to the PMF. It is not intended to map beyond the PMF as being subject to flood hazard.</li> </ul>
<b>Actions arising</b>	Minutes to be circulated to meeting attendees





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting - Chris Manning DLL - Tamara Rasmussen		
<b>Organisation</b>	Wollongong City Council		
<b>Name of contact</b>	Louise Wellington Social Planner		
<b>Also attending</b>	Jan Noble – community infrastructure and library Steve Maidment– open space and recreation Tracey Venaglia – Co-ordinator, social planning		
<b>Contact details</b>	<a href="mailto:lwellington@wollongong.nsw.gov.au">lwellington@wollongong.nsw.gov.au</a> ; 4227 7727		
<b>Form of Consultation</b>	Face to face            x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Issues raised by Council:</p> <ul style="list-style-type: none"> <li>• Physical integration with West Dapto</li> <li>• Accessibility and public transport provision</li> <li>• Design for walkability, child friendliness, ageing in place and universal access, safety and security</li> <li>• Housing and population diversity</li> <li>• Population has lower socio-economic status, with key issues of social isolation, youth boredom, family stress and needs for family support services</li> </ul> <p>Community facilities:</p> <p>Preference for fewer, larger facilities on hub model, so Calderwood would need one community resource hub with integrated youth and children's spaces, also potentially library space. Have standard best practice requirements for community centres.</p> <p>Need for recreation and social opportunities for young people close to town centre.</p> <p>Council is not building any more childcare centres. Existing centres are operated by non-govt organisations. Preference is for integrated family and children's services facilities, not just childcare centres.</p> <p>Open space requirements are 2 ha/1000 people for passive recreation open space and 2 ha/1000 persons for sporting open space, preferably co-located together and adjacent to schools. Also require links and walking trails to connect open space areas. Major sporting infrastructure will be in West Dapto and some already exists in Albion Park.</p> <p>There is an oversupply of aquatic facilities but undersupply of learn to swim and hydrotherapy pools in the area.</p> <p>Importance of community development approach to cultural development,</p>		

	public art.
<b>Actions arising</b>	<p>Look at new Thirroul community centre as desired model for future provision</p> <p>Invitation to Community Information and Feedback Session</p> <p>Consult again in relation to development of schedule for VPA</p>

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting / Chris Manning Delfin Lend Lease – Tamara Rasmussen		
<b>Organisation</b>	Department of Community Services		
<b>Name of contact</b>	Jelena Mealey – A/Director, Partnerships and Planning		
<b>Also attending</b>	Linda Fletcher – Family Services Rose le Page – Community Program Officer		
<b>Contact details</b>	4222 8400		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Issues raised:</p> <p>Population profile and likely needs – social isolation, social disadvantage, financial stress, long hours commuting, time poor working families</p> <p>Young people and older children – “nothing to do”, no public transport</p> <p>Need for local informal meeting and gathering places, services to support families with young children, services for young people, community development to engage people and reduce social isolation</p> <p>Funded agencies are already stretched and may have limited capacity to outreach to Calderwood. Difficult funding environment – there are no or very limited opportunities thru DOCS for new funding to expand or develop new services.</p> <p>DOCS supports integrated service delivery eg with Health and DADHC through family support activities, supported playgroups, early intervention for kids with a disability, and through links with schools. Favours “one stop shop” hub model.</p> <p>Aboriginal groups have their own strong services and organisations in the area.</p> <p>CALD issues: largest population is Macedonian. Are emerging Arabic and African populations.</p>		
<b>Actions arising</b>	<p>They would like to stay informed and involved, potentially through future attendance of DLL at Illawarra Area Managers Group meetings (chaired by Linda Fletcher) or Southern Region Justice and Human Services Regional Managers group (chaired by Mark Roberts Illawarra regional Co-ordinator).</p> <p>Identify list of major non-government service providers to invite to CIFS on 18 November.</p>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting – Chris Manning DLL – Tamara Rasmussen		
<b>Organisation</b>	Department of Ageing, Disability and Home Care		
<b>Name of contact</b>	Tracey Rhodes		
<b>Position in organisation</b>	Manager Planning and Purchasing, Southern Region		
<b>Contact details</b>	4251 2006		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Support expressed for community facilities to be designed to meet needs of frail older people and people with dementia for centre based daycare, respite programs, social support groups, therapy rooms and learning / health promotion activities. Also need to be accessible for community buses and have appropriate parking.</p> <p>Need opportunities for informal meeting and gathering for social support for older people, not just space for services.</p> <p>Urban environment needs to be designed to be "age friendly" and appropriate for people with disabilities – universal design.</p> <p>Look at Carelink website for listing of major non-govt aged care service providers in the area. Both councils are also significant service providers. Both councils have aged / disability community service officers with involvement in local HACC services.</p> <p>Existing facilities in the region are old and inappropriately designed to accommodate any expansion of activities and programs for older people and pwd.</p> <p>Community transport services exist in the area - administered by MoT.</p>		
<b>Actions arising</b>	Keep informed as project develops.		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting – Chris Manning DLL – Tamara Rasmussen		
<b>Organisation</b>	Department of Premier and Cabinet		
<b>Name of contact</b>	Mark Roberts		
<b>Position in organisation</b>	Illawarra Regional Co-ordinator		
<b>Contact details</b>	42293749		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Discussion of Calderwood project background and timeframe</p> <p>Discussion of arrangements for consultation with state govt human service agencies</p> <p>Discussion of likely requirements for community facilities and human services in Calderwood</p> <p>Discussion of community facility models and potential for co-location and integrated service delivery.</p>		
<b>Actions arising</b>	<p>Potential to use Justice and Human Services Regional Managers Forum chaired by Mark as a co-ordinated point of contact for human service agencies, to stay in touch and provide further information at critical points in the planning and delivery of Calderwood.</p>		





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>27.10.09</b>	
<b>Project team member / firm</b>	<b>Rob Bennett (DLL) &amp; David Peterson (Eco Logical Australia)</b>	
<b>Organisation</b>	<b>RFS (NSW Rural Fire Service)</b>	
<b>Name of contact</b>	<b>Danielle Meggos</b>	<b>Bruce Hansen</b>
<b>Position in organisation</b>	<b>Acting Team Leader (South), Development Control</b>	<b>Development Control Officer</b>
<b>Contact details</b>	<b>15 Carter Street, Homebush Bay NSW 2127 (02 8741 5555)</b>	
<b>Form of Consultation</b>	<b>Face to face</b>	
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>➤ RB introduced the site and described the development objectives.</li> <li>➤ RFS asked if this was the only opportunity for RFS to comment on the plans for Calderwood. RB confirmed that the DGRs require DLL to consult with nominated agencies and that a further formal public exhibition process would take place during 2010.</li> <li>➤ DP summarised the limited bushfire threat currently on the site and the likely future limited bushfire threat that may exist as a result of development.</li> <li>➤ DP introduced the concept of RFS adopting a bushfire assessment of the Concept Plan (or master plan) to use as an assessment and approval tool for subsequent stage and subdivision applications. This is to avoid unnecessary report duplication and costs, and to expedite and simplify the approval process. This process has been adopted by RFS for other DLL developments at Ropes Crossing and Western Precinct (St Marys) and Bingara Gorge (Wilton). Essentially, each staged DA submission is accompanied by the original bushfire assessment for the overall master plan with a certification letter by the bushfire consultant stating that the proposal is consistent with the adopted master plan, or addressing any amendments if required. This brief reporting approach would satisfy section 100B submission requirements.</li> <li>➤ RFS understood and supported the principle of a precinct based approach. RFS asked for a copy of the adopted bushfire assessment plan from the Wester Precinct (St Marys) for information.</li> <li>➤ The issue of riparian zones and APZs was discussed in regards to the fact that at Calderwood riparian zones will be enhanced and/or created and therefore there will be the opportunity to 'design' any hazard so that it does not pose a significant risk to adjoining development. This may reduce APZ widths to those utilised for 'low hazard vegetation' and create a safer community as a result.</li> <li>➤ Hazard design elements discussed and supported by RFS included restricting riparian corridor widths (ie in areas of lesser environmental value) below the 50m wide threshold, restricting remnants to less than 1 hectare where supported, and creating areas of discontinuity in strategic areas.</li> <li>➤ The use of a perimeter fire trail at the rear of development on Johnson's</li> </ul>	

	<p>Spur was explored. The need for a trail would depend on lot size, density of development and location of development with respect to the bushland edge. RFS supported having a fire trail within the hazard itself if the hazard is under single ownership.</p>
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>➤ Minutes to be circulated.</li> <li>➤ Example of bushfire assessment reporting adopted at St Marys Western Precinct to be forwarded to RFS.</li> </ul>

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Wednesday 28 October 2009 – 10:00am at Sydney Water No. 1 Smith Street Parramatta</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Calderwood Project Director – Delfin Lend Lease Martin Wells – Infrastructure Engineer – Cardno</b>		
<b>Organisation</b>	<b>Sydney Water</b>		
<b>Name of contact</b>	<b>1. Sharon Davies</b> <b>2. Helal Morshedi</b> <b>3. Mark Obuchowski</b> <b>4. Alicia Nucifora</b>		
<b>Position in organisation</b>	<b>1. Manager Urban Growth and Asset Management</b> <b>2. Coordinator Strategic Projects</b> <b>3. Team Leader Southern Area</b> <b>4. Project Manager</b>		
<b>Contact details</b>	<b>1 Smith Street Parramatta NSW 2150 PO Box 399 Parramatta NSW 2124</b>		
<b>Form of Consultation</b>	<b>Face to face</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<b>1. Bill Mitchell</b> <ul style="list-style-type: none"> <li>a. Discussed scope, scale and status of Calderwood project (refer Briefing Note tabled at meeting)</li> <li>b. Noted previous updates provided at SWC / DLL Relationship Meetings with Paul Saxby, Gordon Cameron, Pamela Derijk.</li> <li>c. Advised of DLL successful HAF applications and housing affordability imperatives leading to current Project status</li> <li>d. Advised of DoP assessing officers Michael File, Simon Bennett and Michelle Cramsey.</li> </ul> <b>2. Martin Wells</b> <ul style="list-style-type: none"> <li>a. Discussed previous dialogue and correspondence (refer Briefing Note tabled at meeting)</li> <li>b. Discussed evolution of water &amp; sewerage infrastructure solution: <ul style="list-style-type: none"> <li>i. Short term potable water from Sophia St Albion Park</li> <li>ii. Medium term potable water extension from Southern Towns Trunk Main along Marshall Mt Rd to proposed Mt Marshall reservoir (site owned by</li> </ul> </li> </ul>		

	<p>Sydney Water)</p> <ul style="list-style-type: none"> <li>iii. Sewage to Albion Park Low Level Carrier Main</li> <li>iv. Offsite sewerage upgrades identified in liaison with Sydney Water Illawarra Region (refer Feasibility Letter in Briefing Note).</li> <li>v. Recycled water proposal abandoned in accordance with Sydney Water Area Strategy for Illawarra release areas.</li> <li>vi. Domestic rainwater tanks proposed for BASIX and local stormwater harvesting proposed for public space irrigation.</li> </ul> <p>3. Bill Mitchell – Discussed scheduled release rate of residential lots:</p> <ul style="list-style-type: none"> <li>a. 2011                75 lots</li> <li>b. 2012                125 lots</li> <li>c. 2013                210 lots</li> <li>d. 2014                average of 225 lots per annum thereafter</li> <li>e. Balance of other lands (assumed at approx 3,000 lots as per MDP)</li> </ul> <p>4. Sharon Davies</p> <ul style="list-style-type: none"> <li>a. Noted abolition of DSP's. Sydney Water to fund trunk infrastructure. Program to coincide with MDP.</li> <li>b. SW Planning approvals will be obtained early to allow rapid Sydney Water response to urban growth.</li> <li>c. SW approvals to be obtained through Part 3A EP&amp;A Act.</li> <li>d. Developer to fund out-of-sequence works. Sydney Water will reimburse costs at: <ul style="list-style-type: none"> <li>i. 33% completion if project is on the MDP</li> <li>ii. 66% completion if project is off the MDP</li> </ul> </li> <li>e. The definition of the "project" would be negotiated with the proponent.</li> <li>f. Calderwood is identified in the draft Growth Servicing Plan (GSP) for planning and environmental studies.</li> <li>g. Industry briefing on GSP scheduled for 25 November 2009 – BM &amp; MW to attend.</li> <li>h. Ultimate decision to approve is made by the Minister for Planning. Infrastructure provided by Sydney Water as required.</li> <li>i. Need to ensure recognition of Project Part 3A approvals in any SW Part 3A approvals processes.</li> <li>j. Confirmed that, subject to Project approval, Calderwood servicing funding options as: <ul style="list-style-type: none"> <li>i. Via GSP, or</li> <li>ii. Via process outlined at Item 4 (d) above.</li> </ul> </li> </ul>
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	<p><b>5. Mark Obuchowski:</b></p> <ul style="list-style-type: none"> <li>a. SKM completed the Illawarra Water &amp; Sewer Area Plan for Sydney Water</li> <li>b. Parsons Brinckerhoff has been engaged to further the studies for the Illawarra (West Dapto, Calderwood and other Release Areas).</li> <li>c. Environmental approvals expected by the end of 2010.</li> <li>d. Sydney Water has committed funds to approvals (\$5M over 5 years) and delivery (\$35M over 5 years) for Illawarra release areas.</li> <li>e. Funds could be shifted to various infrastructure items depending on project takeup rates.</li> <li>f. Noted water &amp; sewerage infrastructure available to accommodate initial stages of Project development.</li> </ul> <p><b>6. General discussion:</b></p> <ul style="list-style-type: none"> <li>a. Dated status of MDP (Illawarra at 2007 base date).</li> <li>b. Status of Regional Strategy housing targets.</li> <li>c. Basis for changed Calderwood status.</li> </ul>
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>1. Sydney Water to provide generic shell of Sydney Water Commercial Agreement to Cardno for information.</li> <li>2. Cardno to provide draft copy of servicing strategy to Sydney Water when available.</li> </ul>



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	28 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting / Chris Manning Delfin Lend Lease – Tamara Rasmussen		
<b>Organisation</b>	Department of Education and Training		
<b>Name of contact</b>	Lesley Greenwood – Senior Demographic Analyst		
<b>Also attending</b>	Sandra Patterson – emographic Analyst Phillip Hirst – School Education Director Shellharbour		
<b>Contact details</b>	9561 8466		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Project background, dwelling and population projections discussed.</p> <p>There is significant spare capacity in existing local primary and high schools arising from ageing of the population and stalling of development in Tullimbar. Albion Park, Albion Park Rail and Tullimbar primary schools and Albion Park High School will be able to absorb students from Calderwood in the early stages of development. Are also a number of local private schools.</p> <p>To the north in West Dapto, a number of new primary and high schools are proposed; however their accessibility for the Calderwood population will depend on the road network. Also it may be many years until West Dapto extends south to join with Calderwood.</p> <p>The Calderwood Release Area as a whole, at 8,000 dwellings, would justify provision of 1 high school and 3 primary schools. The DLL project, at about 5,000 dwellings, would generate need for 2 primary schools and 1 high school, along with some special needs classes. This will be identified in draft SDA.</p> <p>New schools in West Dapto are to be planned on the basis of co-location and sharing of some community facilities, and DET would be open to this approach in Calderwood.</p> <p>At this stage, standard sized sites of 3 ha (primary) and 6 ha (high school) would be required, to be identified in concept plan. Primary school sites would be large enough to include a childcare centre. A schedule of standard requirements for new school sites was distributed. There are advantages in co-locating primary and high schools on adjoining sites, so long as traffic issues can be managed (eg by having different street frontages).</p> <p>Also discussed needs of children and young people for entertainment, leisure and recreation activities and facilities</p>		
<b>Actions arising</b>	<p>On-going communication should be directed through Lesley Greenwood to discuss arrangements re the SDA, staging of development, timing of schools delivery and site acquisition arrangements.</p> <p>Phil Hirst will be sent invitation to CIFS on 18<sup>th</sup> November.</p>		





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>4<sup>th</sup> November 2009</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell Project Director Calderwood</b>		
<b>Organisation</b>	<b>Industry &amp; Investment NSW</b>		
<b>Name of contact</b>	<b>Andrew Docking</b>		
<b>Position in organisation</b>	<b>Resource Management Officer</b>		
<b>Contact details</b>	T: 02 4588 2128   F: 02 4588 2159   M: 0431 651 015   E: <a href="mailto:Andrew.Docking@industry.nsw.gov.au">Andrew.Docking@industry.nsw.gov.au</a>		
<b>Form of Consultation</b>	<b>Face to face</b> <b>Yes</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<p><b>1. Discussion based on attached Agenda and Briefing Note.</b></p> <p>(a) Background on DLL Projects in Australia and NSW.</p> <p>(b) Discussed status, scope and scale of Calderwood project.</p> <p>(c) Outlined scope of Project documentation and time frame.</p> <p>(d) Discussed specifics of Director General's requirements as follows.</p> <p><b>2. Primary production values.</b></p> <p>(a) Noted minor scale of employment activity based on ABS data. Noted ABS data as best source.</p> <p><b>3. Adjoining land</b></p> <p>(a) Discussed draft map of adjoining land uses. Noted as a sound approach.</p> <p><b>3. Areas of Potential Influence</b></p> <p>(a) Discussed draft map of areas of potential influence and how this has been defined. Noted as a sound approach.</p> <p><b>4. General</b></p> <p>(a) Concerns with adjoining uses arise from effluent, noise, flies, odour and dairy cattle road crossings.</p> <p>(b) Consider suitable design and future use arrangements to militate impacts including placement of other than urban use adjoining agricultural, maintain flexibility in informal spaces and Class 2 Lands for uses such as crop/fodder/community gardens.</p> <p>(c) Consider maintain traditional community contacts through Farmer's Market or similar.</p>		
<b>Actions arising</b>	<p><b>BM to distribute Meeting Notes and maintain contact with I&amp;I NSW to advise of progress</b></p> <p><b>Report to address DGR's including mapping and other analysis as noted above.</b></p> <p><b>I&amp;I NSW noted planned formal exhibition timeframe.</b></p>		

5604-00  
- Agenda

09.11.09 DIT Meeting Notes



**CALDERWOOD URBAN DEVELOPMENT PROJECT (FR110026)**  
**SUMMARY RECORD OF AGENCY CONSULTATION/MOT**

Date: Monday 2 November 2009 – 10.30am  
At Wollongong City Council

Project team member / firm: Bill Mitchell (BM) – Calderwood Project Director – Delfin Lend Lease  
Martin Wells (MW) – Infrastructure Engineer – Cardno  
Anissa Levy (AL) – Transport and Accessibility Engineer – Cardno

Organisation: Wollongong City Council

Name of Contact: Ted Collins (TC) Andrew Byers (AB)

Position in Organisation: Traffic Unit Manager Strategy and Planning Branch Infrastructure Division  
Traffic & Transportation Engineer

Contact details: Ph 02 4251 0664  
Mb 0419 236 124  
Fax 02 4225 1138

Form of Consultation

**Face to face**

Phone Call

Online

Issues Outcomes Discussed	<p><b>1. Bill Mitchell</b></p> <p>a. Presented background on DLL projects in NSW</p> <p>TC: WCC not in position to comment at the moment but will listen.</p>
	<p><b>2. Bill Mitchell</b></p> <p>a. Discussed background and context of Calderwood project (refer Briefing Note tabled at meeting)</p> <p>b. Noted documents, timeframes, status. (refer Briefing Note)</p> <p>c. Consultation is consistent with other agency consultations. Most consultation completed except: RTA, MoT, Telstra, DPI, SCC (traffic, water, community), WCC (water)</p> <p>TC: Asked if plans had progressed beyond schematic?</p> <p>BM: Noted that the Master Planning being done new. Iterative process</p>
	<p><b>3. Anissa Levy</b></p> <p>a. Noted that no formal previous correspondence with the WCC had taken place</p> <p>b. Acknowledged that WCC had provided 2006 and 2026 WOLSH Tracks Models via the RTA</p> <p>c. for facilitating provision of the 2006 and 2026 WOLSH Tracks Models</p>
	<p><b>4. Anissa Levy</b></p> <p>a. Provided a review of the base year modelling</p> <p>b. DGRs requested strategic modelling, it was agreed to use TRACKS</p> <p>c. Utilising the WCC 2006 WOLSH TRACKS model to develop the Calderwood 2009 model</p> <p>d. Traffic assessment would be carried out with the area of influence (refer to Briefing Note attachment)</p> <p>e. Review Calibration of the model</p> <p>f. Carry out an existing deficiency analysis based on model output and new junction counts</p>

	<p><b>5. Anissa Levy &amp; Bill Mitchell</b></p> <ul style="list-style-type: none"> <li>a. Principles of Integrated Land Use &amp; Transport Planning</li> <li>b. Urban design principles, community designed for more than just car</li> <li>c. Early provision infrastructure to influence behaviour e.g. bus services, walking and cycling paths, retail and education facilities</li> <li>d. Negotiations will commence soon with MoT and bus operators</li> <li>e. Ropes Crossing has 25km cycleways with linkages to the village centre</li> <li>f. Woolworths/Coles at early stages and built with 5 star green rating</li> <li>g. From July 2010 the National Broadband Network (NBN) requirements will be for Fibre to the Premises (FTTP).</li> <li>h. Other travel demand management measures such as householder packs, travel guides, community support</li> <li>i. Mode share targets are to be set</li> </ul> <p>TC: Asked if measures will form part of the TMAP?</p> <p>AL: Cardno will work with DLL to establish cycle paths, safer routes to schools initiatives, buses etc for TMAP therefore justification for mode share. Next step establish mode share targets</p> <p>AL: Asked if the MST for was assumed to be 15%?</p> <p>TC: No defined target. Just modelling various scenarios. Heading between 15-20%</p> <p>TC: Targets difficult to establish and that it would be good to demonstrate track record.</p> <p>BM: Residents only there between 1 &amp; 2 years and difficult to establish MS at this stage esp. with construction related traffic.</p> <p>TC: It would be worthwhile interviewing Ropes Crossing residents for mode split information. Luke Preston from SCC did his undergraduate thesis on trip generation</p> <p>BM: Noted that the empirical evidence was in the sales.</p>
	<p><b>6. Anissa Levy</b></p> <ul style="list-style-type: none"> <li>a. Provided an overview of the 2031 TRACK modelling</li> <li>b. 2031 selected as this is full development for this site</li> <li>c. An assumed set of major road network upgrades were assumed to be required (refer to Briefing Note attachment)</li> <li>d. Review of potential growth as a result of development in the region was assumed to be as per map and table provided (refer to Briefing Note attachment)</li> <li>e. Outside of the above areas, growth was assumed to be as per the 2026 model, extrapolated to 2031.</li> <li>f. Presented an indicative map showing the Calderwood North/South Link (refer to Briefing Note attachment) connecting at Yellow Rock Road in the south</li> </ul> <p>TC: Marshall Mt Road of particular interest to WCC</p> <p>AL: Noted that the internal road link – still being debated but likely to be high level sub-arterial road</p>
	<p><b>7. Anissa Levy</b></p> <ul style="list-style-type: none"> <li>a. Outlined the process to assess the traffic impact</li> <li>b. Identify potential road network deficiencies</li> <li>c. Develop package of mitigation measures</li> <li>d. Test package of mitigation measures</li> <li>e. Determine staging of mitigation measures</li> </ul> <p>AL: Noted that interim models will be developed for staging</p>
	<p><b>8. Martin Wells</b></p> <ul style="list-style-type: none"> <li>a. Provided an overview of funding for infrastructure provision, including cost apportionment and VPA versus a SIC</li> </ul> <p>TC: Noted that there is a need to model other loads (Balance of Calderwood) to get apportionment</p>

Actions Arising	1. Minutes to be distributed (AL)
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**CALDERWOOD URBAN DEVELOPMENT PROJECT (FR110026)**  
**SUMMARY RECORD OF AGENCY CONSULTATION/ RTA**

Date: Monday 2 November 2009 - 12.00pm  
at DoP Offices, Wollongong

Project team member / firm: Bill Mitchell (BM) – Calderwood Project Director – Delfin Lend Lease  
Martin Wells (MW) – Infrastructure Engineer – Cardno  
Anissa Levy (AL) – Transport and Accessibility Engineer – Cardno

Organisation: NSW Roads and Traffic Authority

Name of Contact: Chris Millett (CM)

Position in Organisation: Manager, Land Use Development  
Southern Region

Other Participants: Simon Bennett (SB), DoP  
Michelle Cramsie (MC), DoP  
Linda Davis (LD), DoP

Contact details: Ph 02 4251 0664  
Mb 0419 236 124  
Fax 02 4225 1138

Form of Consultation	Face to face	Phone call	Letter
Issues Outcomes Discussed	<p><b>1. Bill Mitchell</b></p> <p>a. Presented background on DLL projects in NSW</p>		
	<p><b>2. Bill Mitchell</b></p> <p>a. Discussed background and context of Calderwood project (refer Briefing Note tabled at meeting)</p> <p>b. Noted documents, timeframes, status. (refer Briefing Note)</p> <p>c. Consultation is consistent with other agency consultations. Most consultation completed except: MoT, Telstra, DPI, SCC (traffic, water, community), WCC (water)</p> <p>LD: Enquired about the % developable land</p> <p>BM: Still as per Pg 22 of the justification report (not much changed).</p>		
	<p><b>3. Anissa Levy</b></p> <p>a. Noted that previous correspondence with the RTA had taken place</p> <p>b. Thanked RTA for facilitating provision of the 2006 and 2026 WOLSH Tracks Models</p> <p>CM: Noted that the RTA models were still not sufficiently advanced for use in this project</p> <p>AL: Cardno work has taken account of this – see below.</p>		
	<p><b>4. Anissa Levy</b></p> <p>a. Provided a review of the base year TRACK modelling</p> <p>b. Utilising the WCC 2006 WOLSH TRACKS model to develop the Calderwood 2009 model</p> <p>c. Traffic assessment would be carried out with the area of influence (refer to Briefing Note attachment)</p> <p>d. Review Calibration of the model</p> <p>e. Carry out an existing deficiency analysis based on model output and new junction counts</p>		

BM	<p><b>5. Anissa Levy &amp; Bill Mitchell</b></p> <ul style="list-style-type: none"> <li>a. Principles of Integrated Land Use &amp; Transport Planning</li> <li>b. Urban design principles</li> <li>c. Early provision infrastructure to influence behaviour e.g. bus services, walking and cycling paths, retail and education facilities. For example:             <ul style="list-style-type: none"> <li>i. Ropes Crossing has 25km cycleways with linkages to the village centre</li> <li>ii. Woolworths/Coles at early stages and built with 5 star green rating</li> </ul> </li> <li>d. From July 2010 the National Broadband Network (NBN) requirements will be for Fibre to the Premises (FTTP).</li> <li>e. Other travel demand management measures such as householder packs, travel guides, community support</li> <li>f. Mode share targets are to be set</li> </ul> <p>LD: Enquired what the mode share targets would be</p> <p>AL: Advised they would be conservative with a 10% mode shift to achieve a 15% mode share to non-car based transport.</p> <p>CM: Noted that the RTA would like to see information from other developments in relation to mode share</p> <p>BM: Ropes Crossing has introduced measures to deliver a 80:20 to 70:30 MS. Difficult to establish actual rates due to construction/thru traffic/other issues such as timeframe</p> <p>CM: RTA agrees on the principles.</p> <p>SB: Asked if empirical evidence was available</p> <p>LD: Suggested Ropes Crossing could be an example</p> <p>BM: Asked if others such as WDRA had been required to provide empirical data?</p> <p>LD: Suggested a combined approach where a conservative MST was used for considering impacts on roads, and 'aspirational' targets be used when considering other measures</p> <p>MW: Noted this had impact on affordability – and may overprovided for some or all mode types</p> <p>AL: Design for future mode shift with consideration of aspirational items</p> <p>BM: Noted DLL would provide empirical evidence of putting mode share items in place</p> <p>CM: Noted that the RTA encourage mode share initiatives</p>
	<p><b>6. Anissa Levy</b></p> <ul style="list-style-type: none"> <li>a. Provided an overview of the 2031 TRACK modelling</li> <li>b. 2031 selected as this is full development for this site</li> <li>c. An assumed set of major road network upgrades were assumed to be required (refer to Briefing Note attachment)</li> <li>d. Review of potential growth as a result of development in the region was assumed to be as per map and table provided (refer to Briefing Note attachment)</li> <li>e. Outside of the above areas, growth was assumed to be as per the 2026 model, extrapolated to 2031.</li> <li>f. Presented an indicative map showing the Calderwood North/South Link (refer to Briefing Note attachment) connecting at Yellow Rock Road in the south</li> </ul> <p>CM: Asked if Marshall Mt Rd was being included</p> <p>AL: Indicated it was</p>
	<p><b>7. Anissa Levy</b></p> <ul style="list-style-type: none"> <li>a. Outlined the process to assess the traffic impact</li> <li>b. Identify potential road network deficiencies</li> <li>c. Develop package of mitigation measures</li> <li>d. Test package of mitigation measures</li> <li>e. Determine staging of mitigation measures</li> </ul> <p>MW: Asked RTA to comment on the methodology as we can't afford to change assumptions in Feb 2010</p> <p>CM: Noted that the process seems logical, but would need to discuss with Nick Boyd and provide feedback in a week.</p> <p>AL: Asked the RTA to also comment on area of influence</p> <p>CM: Noted it seemed reasonable – to confirm in 1 week.</p> <p>AL: Noted that interim models will be developed for staging</p>



	<p><b>8. Martin Wells</b></p> <p>a. Provided an overview of funding for infrastructure provision, including cost apportionment and VPA versus a SIC</p> <p><i>MW: Noted that there would be consideration of VPA vs. SIC and asked after the progress of the regional SIC.</i></p> <p><i>CM: Noted that the proposed upgrade roadworks (by Cardno), dotted lines on the map, were indicative of SIC (except Tripoli Way).</i></p> <p><i>BM: Asked if there was a timeframe for the SIC?</i></p> <p><i>LD: Difficult to commit as it had to get Cabinet approval. Noted that it will relate to local infrastructure contribution</i></p> <p><i>SB: Advised that it was likely to have a number by the Pre-lodgement meeting. Noted that VPA or works in kind (WIK) would be considered. Benchmark against SIC</i></p> <p><i>BM: Asked if principles of Nexus had been applied</i></p> <p><i>LD: Yes, nexus had been applied</i></p> <p><i>BM: Asked if the deliverability of other projects had been considered?</i></p> <p><i>LD: DoP had to make some assumptions</i></p> <p><i>CM: RTA will provide comment on planning assumptions made by DLL/Cardno in 1 week.</i></p> <p><i>AL: Need to draw line in the sand and not re-model if RTA later considers some development may not happen</i></p> <p><i>CM: Acknowledge that the RTA also needs to draw line in the sand. Comfortable looking at numbers of developments proposed. Proportional contribution from developers to be considered.</i></p> <p><i>AL: More discussion to occur when looking at staging.</i></p> <p><i>BM: DLL vs VPA/ RTA SIC. What if RTA spends SIC elsewhere - WIK and \$ contribution with payment schedule. DLL prefer WIK where it benefits DLL customers</i></p> <p><i>CM: RTA's spend would have to be reasonable</i></p> <p><i>LD: Had written SIC for WDRA - now need to re-write, based on GCC framework</i></p> <p><i>BM: How can we insulate against change of scope?</i></p> <p><i>CM: RTA list of indicative projects. High level. Contribution will be set at outset</i></p> <p><i>MW: Asked if the SIC will be exhibited</i></p> <p><i>LD: Yes will require Public Exhibition</i></p> <p><i>BM: If SIC had been developed as per the Planning circular, nexus and WIK would be considered and provide a level playing field</i></p> <p><i>CM: Noted that the preparation of Calderwood impact should consider impact on proposed roads.</i></p>
	<p><b>9. Anissa Levy</b></p> <p>a. Presented an indicative map showing the Calderwood North/South Link (refer to Briefing Note attachment) connecting at Yellow Rock Road in the south</p> <p><i>CM: Asked if there would be a potential connection to F6 extension.</i></p> <p><i>AL: Noted, not at this stage</i></p>
Actions Arising	<ol style="list-style-type: none"> <li>1. RTA to provide comment on the methodology and area of influence within 1 week (CM)</li> <li>2. DLL to provide information on TDM measures implemented at other projects (BM)</li> <li>3. Minutes to be distributed (AL)</li> </ol>



BM	<p><b>4. Anissa Levy &amp; Bill Mitchell</b></p> <ol style="list-style-type: none"> <li>Principles of Integrated Land Use &amp; Transport Planning</li> <li>Urban design principles</li> <li>Early provision infrastructure to influence behaviour e.g. bus services, walking and cycling paths, retail and education facilities</li> <li>For example, Ropes Crossing has 25km cycleways with linkages to the village centre</li> <li>Woolworths/Coles at early stages and built with 5 star green rating</li> <li>From July 2010 the National Broadband Network (NBN) requirements will be for Fibre to the Premises (FTTP).</li> <li>Other travel demand management measures such as householder packs, travel guides, community support</li> <li>Mode share targets are to be set</li> </ol> <p>DH: Advised the following:</p> <ul style="list-style-type: none"> <li>- RTA had produced a document on tele-commuting/Broadband which may be useful</li> <li>- MoT focussing on peak periods</li> <li>- MoT would like to see TDM measures included in SOC</li> <li>- State Gov't no longer collects contributions for PT services, no provision in the Sic for services</li> <li>- Integrated Network Planning (INP) (Bus) being undertaken o be consulted around March 2010</li> <li>- Adrian DeSanti is looking after the INP review for Illawarra Region</li> <li>- State Plan has 'revitalised' mode share targets of 15% (non –car based for JTW) to Wollongong CBD</li> <li>- regional transport strategies are to be developed in 2010</li> <li>- Transport Blueprint for NSW being prepared</li> </ul> <p>BM: NBN documentation indicates reduced traffic generation</p>
	<p><b>5. Tamara Rassmussen</b></p> <ol style="list-style-type: none"> <li>DLL would like to facilitate early provision of bus services</li> <li>DLL will initiate conversations with MoT and Bus operators</li> </ol> <p>DH: Noted that provision of new bus services was MoT responsibility not operators</p>
	<p><b>6. Anissa Levy</b></p> <ol style="list-style-type: none"> <li>Provided a brief review of the base year TRACKS modelling</li> </ol> <p>DH:</p> <ul style="list-style-type: none"> <li>- MoT not too concerned about the modelling but was mostly concerned about the MST and buses</li> <li>- MoT want stretch targets</li> <li>- MoT would like to see stretch targets for MST</li> <li>- consider options such as satellite parking</li> <li>- For buses consideration should be given to interchange locations, street furniture, wide streets, bus stop locations, facilities, bus priority</li> <li>- Timing is important to MoT, given consideration to when schools in place and when roads will be built</li> <li>- Consideration to be given to density around 'hubs' with mixed use developments</li> <li>- Tullimbar had god planning principles applied</li> </ul> <p>AL: Noted that there is push-pull between agencies in relation to MST</p> <p>DH: Noted we cannot expect to keep a 95-5 MS</p> <p>TR: Noted that NBN is not just about tele-commuting but home based businesses</p> <p>DH: MoT would like to see empirical evidence of MS</p> <p>BM: Empirical evidence of introduction of agreed measures will be presented. Extremely difficult to establish actual rates due to construction/thru traffic and other issues</p> <p>DH: Report should be focussed on how we can achieve a 15%MS</p>
	<p><b>7. Anissa Levy</b></p> <ol style="list-style-type: none"> <li>Noted that no previous formal correspondence with the MoT had taken place</li> </ol>
Actions Arising	<p>1. Minutes to be distributed (AL)</p>

**CALDERWOOD URBAN DEVELOPMENT PROJECT (FR110026)**  
**SUMMARY RECORD OF AGENCY CONSULTATION/ MOT**

Date: Thursday 5 November 2009 - 2.00pm  
at MoT Offices, Elizabeth Street, Sydney

Project team member / firm: Bill Mitchell (BM) – Calderwood Project Director – Delfin Lend Lease  
Tamara Rasmussen (TR) - Development Manager - Community and Education - Delfin Lend Lease  
Martin Wells (MW) – Infrastructure Engineer – Cardno  
Anissa Levy (AL) – Transport and Accessibility Engineer – Cardno

Organisation: Ministry of Transport

Name of Contact: David Hartmann (DH)

Position in Organisation: A/Transport Planning Manager  
Centre for Transport Planning and Product Development  
NSW Transport & Infrastructure

Contact details: Ph 02 4251 0664  
Mb 0419 236 124  
Fax 02 4225 1138

Form of Consultation	Face to face	Phone call	Email
Issues Outcomes Discussed	<p><b>1. Bill Mitchell</b></p> <p>a. Presented background on DLL projects in NSW</p> <p><i>DH: Advised the following:</i></p> <ul style="list-style-type: none"> <li>- MoT has been contacted by DoP, RTA &amp; SCC</li> <li>- MoT will be different in March due to re-structure</li> <li>- MoT has no view on the project as yet</li> </ul>		
	<p><b>2. Bill Mitchell</b></p> <p>a. Discussed background and context of Calderwood project (refer Briefing Note tabled at meeting)</p> <p>b. Noted documents, timeframes, status. (refer Briefing Note)</p> <p>c. Consultation is consistent with other agency consultations. Most consultation completed except: MoT, Telstra, DPI, SCC (traffic, water, community), WCC (water)</p> <p><i>DH: Program is up to DoP, MoT has own timeframes and is meeting them</i></p> <p><i>TR: Structure Plan is indicative and is being revised during current process</i></p>		
	<p><b>3. Anissa Levy</b></p> <p>a. Noted that no previous formal correspondence with the MoT had taken place</p>		

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Thursday 5 November 2009 – 12:00pm at The Bond No. 30 Hickson Road Sydney</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Calderwood Project Director – Delfin Lend Lease Martin Wells – Infrastructure Engineer – Cardno</b>		
<b>Organisation</b>	<b>Telstra</b>		
<b>Name of contact</b>	<b>Jeoffrey Keogh</b>		
<b>Position in organisation</b>	<b>Urban Development Manager</b>		
<b>Contact details</b>	<b>Ph 02 4251 0664 Mb 0419 236 124 Fax 02 4225 1138</b>		
<b>Form of Consultation</b>	<b>Face to face</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<p><b>1. Bill Mitchell</b></p> <ul style="list-style-type: none"> <li>a. Discussed background, context and status of Calderwood project (refer Briefing Note tabled at meeting)</li> <li>b. Noted that the community information session was being advertised in local papers today.</li> </ul> <p><b>2. Martin Wells</b></p> <ul style="list-style-type: none"> <li>a. Discussed previous dialogue and correspondence (refer Briefing Note tabled at meeting)</li> <li>b. Discussed previous investigations of telecommunications and surplus capacity in optical fibre at Calderwood Road and Illawarra Highway for incremental development.</li> </ul> <p><b>3. Bill Mitchell</b></p> <ul style="list-style-type: none"> <li>a. The Calderwood development will include fibre to the premises (FTTP).</li> <li>b. DLL will consider the benefits of FTTP as a mode shift from private vehicle trips. JK noted research into this topic.</li> <li>c. Discussed scheduled release rate of residential lots: <ul style="list-style-type: none"> <li>i. 2011                75 lots</li> <li>ii. 2012               125 lots</li> <li>iii. 2013               210 lots</li> <li>iv. 2014               average of 225 lots per annum thereafter</li> <li>v. Balance of other lands (assumed at approx 3,000 lots as per MDP)</li> </ul> </li> </ul>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Wednesday 18<sup>th</sup> November 2009</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Delfin Lend Lease</b> <b>Anthony Barthelmess – Cardno Forbes Rigby</b>		
<b>Organisation</b>	<b>Lake Illawarra Authority</b>		
<b>Name of contact</b>	<b>Mr Garry Clarke and Mrs Anna Knowlson</b>		
<b>Position in organisation</b>	<b>Senior Natural Resource Officer</b>		
<b>Contact details</b>	<b>(02) 4224 9613 or <a href="mailto:Garry.Clarke@environment.nsw.gov.au">Garry.Clarke@environment.nsw.gov.au</a></b>		
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>• Lake Illawarra Authority (LIA) described their key requirements for any new development within the catchment of Lake Illawarra</li> <li>• Of key importance to the LIA was the maintaining (or improvement of) water quality within the catchment of Lake Illawarra</li> <li>• The LIA recommended the use of the ANZECC trigger values for the determination of water quality pollutant concentration targets</li> <li>• Also of importance to the LIA was the potential increase in runoff from urban areas having any flow-on effects in the Lake.</li> <li>• Also of importance to the LIA was the assessment of climate change and the inclusion of the latest Lake Illawarra Climate Change assessment in the flood study and water cycle management studies.</li> <li>• Also of importance to the LIA was any opportunities that may be brought about by the development to assist in improving foreshore access around the Lake.</li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>• DLL team to specifically address the potential impacts on water quality due to the proposed development</li> <li>• DLL team to address the series of water quantity and quality issues via a range of solutions ranging from on-site detention, wetlands, swales and basins.</li> <li>• DLL team to make reference to the ANZECC trigger values in the determination of water quality targets.</li> <li>• DLL team to specifically address the potential impacts of climate change on the development using the latest available information for the Lake.</li> </ul>		





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Wednesday 25<sup>th</sup> November 2009</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Delfin Lend Lease Anthony Barthelmess – Cardno Forbes Rigby</b>		
<b>Organisation</b>	<b>Shellharbour City Council</b>		
<b>Name of contact</b>	<b>Mr Andrew Heaven</b>		
<b>Position in organisation</b>	<b>Senior Subdivision Engineer</b>		
<b>Contact details</b>	<b>(02) 4221 6145 or <a href="mailto:andrew.heaven@shellharbour.nsw.gov.au">andrew.heaven@shellharbour.nsw.gov.au</a></b>		
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>• SCC described their key requirements for any new development within the LGA relating to flooding and climate change</li> <li>• SCC noted that model scenarios for a climate change scenario should include the latest research into increased levels in Lake Illawarra as well as % increases in rainfall intensity</li> <li>• SCC described the importance of dealing with Soil &amp; Water Management issues both during construction and throughout the life of the development</li> <li>• Any Water Sensitive Urban Design (WSUD) measures proposed should be done so taking into account future maintenance obligations by SCC</li> <li>• SCC noted that any large basins should stay below the trigger volumes/sizes for Dam Safety Committee prescription</li> <li>• SCC described the need for any floodplain risk management strategy adopted as part of the project to not prejudice any future development (or flood risk management strategy) that may occur as part of Council's future studies in the catchment</li> <li>• SCC requested that their Floodplain Risk Management DCP be the focal point of any assessment of risk categorisation across the floodplains.</li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>• DLL team to specifically address the potential impacts on flood levels and behaviour due to the proposed development</li> <li>• DLL team to specifically address the potential impacts of climate change on the development using the latest available information for the Lake.</li> <li>• DLL team to provide detailed Soil &amp; Water Management plans as part of the reporting, as well as advice on likely maintenance requirements for WSUD measures</li> <li>• DLL team to ensure any water quality or detention basins are sized such that they are not prescribed dams</li> <li>• DLL team to continue to liaise with SCC regarding the flood risk management strategies across the site to ensure compatibility with SCC future studies</li> </ul>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	30 November 2009		
<b>Project team member / firm</b>	Chris Manning, Tamara Rasmussen		
<b>Organisation</b>	Shellharbour City Council Social and community planning staff		
<b>Name of contact</b>	Melissa Forland, Group Manager, Community Services and Development		
<b>Also attending</b>	Geoff Hoynes, Louise Wellington, Jenny Brophy, Bonnie		
<b>Contact details</b>	4221 6170		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>1. Status of community needs study – being finalised, will be adopted with only minor revisions</p> <p>2. Overview of community needs and council services in Shellharbour – as described in Needs Study</p> <p>3. Section 94 contributions for city-wide facilities – Council is awaiting new DoP guidelines this week and will then determine what city-wide facilities it will seek contributions for. These are likely to include arts centre / auditorium, regional library, accommodation for services and additional meeting space</p> <p>4. Council's policy for social impact assessment – old and outdated but still relevant for our study</p> <p>5. Social issues affecting the project:</p> <ul style="list-style-type: none"> <li>• Physical isolation, connectivity</li> <li>• Social isolation – young mothers, older people new to area</li> <li>• Need for housing mix for all lifespan groups</li> <li>• Housing affordability and affordable entertainment options</li> <li>• Lack of leisure opportunities for young people and anti-social behaviour</li> <li>• Adaptable / accessible housing for older people</li> <li>• Desire for child friendly and Healthy Illawarra design principles to be incorporated.</li> </ul> <p>6. Standards and principles for community facilities – as outlined in Community Needs Study. Generally consistent with adopted direction for Calderwood</p> <p>7. Council desires for Calderwood:</p> <ul style="list-style-type: none"> <li>• 1 large multi-purpose community centre, to include adaptable function space, meeting space, activity rooms, sessional space, accommodation for services, spaces for young people and for older people, arts/craft space. New Thirroul centre seen as best practice</li> <li>• Community development program and worker</li> </ul>		



	<p>Council would not seek to have a childcare centre – leave to commercial operator</p> <p>Concern about provision of a second small community centre, in that it would not be staffed, and would therefore run the risk of poor utilisation. Preference is for 1 decent, staffed facility than 2 smaller facilities.</p>
<b>Actions arising</b>	<p>Louise to sent to Tamara:</p> <ul style="list-style-type: none"> <li>• SGS population projections for Shellharbour</li> <li>• Council's social impact assessment policy</li> </ul> <p>Future discussion with Geoff to focus on draft VPA schedule</p>



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	30 November 2009		
<b>Project team member / firm</b>	Chris Manning, Tamara Rasmussen		
<b>Organisation</b>	Shellharbour Council open space and libraries staff		
<b>Name of contact</b>	Graham Standen, Group Manager, Customer and Environmental Services		
<b>Also attending</b>	Mick Fields, Manager, Environment and Recreation, Geoff Hoynes, Dianne Cranston, Manager Libraries, Louise Wellington, Social and Community Infrastructure Planner		
<b>Contact details</b>	4221 6060		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>1. Status of open space guidelines in draft Open Space Needs Study – to be used as reference for intending developers and for council in assessing applications. To be incorporated into DCP.</p> <p>2. There will be some flexibility around application of numerical standards. Council already has more than enough passive open space. It is active open space that has been lacking and Council is keen to ensure current deficiencies are addressed in future development. Most riparian corridors aren't included in quantum calculations – depends on usability for recreation, their intended purpose and shape. Council will not want to acquire land in excess of 2.83 ha/1000 people. Focus to be on quality and functional use, not quantity</p> <p>3. Council doesn't want another regional sports complex – Croom is enough</p> <p>4. For sporting fields unmet demand is greatest for AFL and cricket. Desire is for largest sized fields to enable flexible future use.</p> <p>5. Distribution of fields and courts should support sports club activity – hence clustering rather than stand alone to allow for competitions and training. Also single courts and fields are difficult to manage and maintain.</p> <p>6. Sports fields need ability to recover quickly from rain and not be flood prone. Further details on standards required.</p> <p>7. In terms of passive open space, the western district is lacking a large district park and it is recognised Calderwood presents opportunities to address this need.</p> <p>8. Open to different ideas for ownership and management of Johnsons Spur.</p> <p>9. Refer to existing S94 Plan for contributions for city-wide facilities. Staff expect that Calderwood will contribute to demand for city-wide facilities and that such contributions will be discussed in VPA discussions.</p> <p>10. Other open space issues:</p> <ul style="list-style-type: none"> <li>Concerns about being left by developer with a high level of embellishment that Council cannot maintain and which is above the norm in Shellharbour</li> </ul>		





	<ul style="list-style-type: none"> <li>• Need for plans of management for areas of remnant vegetation</li> <li>• No standard council design for amenities buildings but council can provide specifications. Sustainability of facilities is a key consideration</li> <li>• Need for child friendly and age friendly recreation opportunities</li> <li>• Location of schools with respect to shared use of open space</li> <li>• Indoor courts and aquatic facility? – not proposed by DLL for Calderwood, although could be provided by commercial provider</li> </ul> <p>11. Library requirements:</p> <ul style="list-style-type: none"> <li>• The size of Calderwood will warrant provision of a branch library. This should be sized to conform with State Library standards.</li> <li>• It might also contain a council customer service outlet, meeting rooms, and be co-located with multi-purpose community centre (not with a school)</li> <li>• Preference is for ground floor location in town centre to promote visibility and safety</li> <li>• Open to idea of incorporating commercial component such as café leased to private operator</li> </ul>
<b>Actions arising</b>	<p>Council to advise on acceptable flood levels and associated specifications and standards for sporting fields</p> <p>Involve Council staff in next round of discussions to focus on VPA schedule.</p>



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>2<sup>nd</sup> December 2009</b>		
<b>Project team member / firm</b>	<b>Simon Basheer – General Manager Operations DLL Bill Mitchell – Project Director Calderwood DLL</b>		
<b>Organisation</b>	<b>Shellharbour Council</b>		
<b>Name of contact</b>	<b>1. David Jesson</b> <b>2. Brian Weir</b> <b>3. Peter O'Rourke</b>		
<b>Position in organisation</b>	<b>1. Administrator Shellharbour Council</b> <b>2. General Manager Shellharbour Council</b>		
<b>Contact details</b>			
<b>Form of Consultation</b>	<b>Face to face</b> <b>Yes</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<b>DLL provided status update on each of the following items:</b> <ul style="list-style-type: none"> <li>▪ <b>Consultation:</b> <ul style="list-style-type: none"> <li>- <b>Community</b></li> <li>- <b>Agencies and Authorities</b></li> </ul> </li> <li>▪ <b>Shellharbour Council consultation topics</b> <ul style="list-style-type: none"> <li>- <b>Community/Social Infrastructure and Open Space</b></li> <li>- <b>Transport</b></li> <li>- <b>Watercycle</b></li> <li>- <b>Development Controls</b></li> <li>- <b>Planning Agreements</b></li> </ul> </li> <li>▪ <b>Pre-Lodgement Meeting with Department of Planning</b></li> <li>▪ <b>Stage 1 scope</b></li> <li>▪ <b>Housing Affordability Fund Round 2</b></li> <li>▪ <b>Scope of Government Approval documentation.</b> <ul style="list-style-type: none"> <li>- <b>Programme for submission of Government Approval package.</b></li> <li>- <b>Pre-Lodgement meeting – 10<sup>th</sup> December 2009.</b></li> <li>- <b>Lodgement – late February / early March.</b></li> </ul> </li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>▪ <b>DLL undertook to keep Council informed of progress.</b></li> <li>▪ <b>DLL / Council to progress Planning Agreement and Development controls discussions and other matters as required by DGRs.</b></li> <li>▪ <b>Discussion on status of Calderwood in Regional Strategy. DLL advised that the issue was clearly articulated in the Justification</b></li> </ul>		

	<b>Report and the Preliminary EAR, the documents which informed the Minister's Major Project Determination. DLL noted several other strategic planning changes that reinforce status. SCC to seek clarification from DoP and implications if any for Council's Comprehensive LEP.</b>
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**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	9 <sup>th</sup> December 2009		
<b>Project team member / firm</b>	Chris Manning / Tamara Rasmussen		
<b>Organisation</b>	South East Sydney and Illawarra Area Health Service		
<b>Name of contact</b>	Julie Dixon Acting Director, Population Health and Planning & Executive Manager, Strategy and Planning		
<b>Others present</b>	Pauline Foote, Manager Population Health		
<b>Contact details</b>	Ph: (02) 4221 6748 Julie.Dixon@SESAHS.HEALTH.NSW.GOV.AU		
<b>Form of Consultation</b>	Face to face      x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Overview of Calderwood proposal was presented. Issues raised included:</p> <p>Was the issue of food security raised during community consultation? This is a standard issue for the Health Cities Illawarra group that is active in the region.</p> <p>AHS has plans for redevelopment of Shellharbour Hospital to address projected population growth for the region. This will include doubling of beds and development of more specialised services. There are also plans for the upgrading and expansion of Wollongong Hospital to become a major teaching hospital for the region. It will be important for AHS to understand the timing of development at Calderwood to link into its hospital capital works plans.</p> <p>There is a shortage of GP's in the region. Single practice GP's are not viable. Need to plan instead for co-located large practices.</p> <p>It is understood there are plans for a large private hospital to be built in West Dapto. Should this occur, there may be reduced redevelopment of Wollongong and Shellharbour Hospitals, as the AHS would contract for the private hospital to provide some public beds.</p> <p>The AHS has plans for the development of new Integrated Primary and Community Health Centres at Albion Park and West Dapto. These would integrate GP services, community health, allied health and diagnostic services in a "one stop shop" public / private superclinic model. The proposed facilities would service the Calderwood development. These would replace existing community health centres.</p> <p>The AHS will not require land for any capital facilities within Calderwood. However, space for sessional services provided within a multi-purpose community centre might be used to provide some outreach community health services, such as baby health, health education programs, aged care. The need for this will depend in part on transport links to Albion Park.</p> <p>There will also be a need within Calderwood for commercial premises / professional suites suitable for the establishment of GP and allied health practices.</p> <p>The AHS has an interest in the design of the development to promote healthy and active lifestyles. Particular issues include design to promote walking, cycling and safety, access to open space for sport, recreation and play, access to spaces and facilities for social gathering, and access to services to support older people</p>		

	to remain living at home.
<b>Actions arising</b>	The AHS is keen to stay involved as planning for Calderwood proceeds, and to provide input to detailed planning with regard to healthy urban development objectives.

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>10<sup>th</sup> December 2009</b>		
<b>Project team member / firm</b>	<ul style="list-style-type: none"> <li>▪ <b>Simon Basheer</b>    <b>General Manager Operations, DLL</b></li> <li>▪ <b>Bill Mitchell</b>    <b>Project Director Calderwood, DLL</b></li> <li>▪ <b>David Barnard</b>    <b>Project Masterplanner and Design Manager, DLL</b></li> <li>▪ <b>Robert Bennett</b>    <b>NSW and Project Planning Manager, DLL</b></li> <li>▪ <b>Lesley Bull</b> Partner JBA Urban Planning Consultants</li> <li>▪ <b>Martin Wells</b>    <b>Area Manager, Cardno NSW and ACT</b></li> </ul>		
<b>Organisation</b>	<b>Department of Planning</b>		
<b>Name of contact</b>	<ul style="list-style-type: none"> <li>▪ <b>Giovanni Cirillo</b>    <b>Executive Director Urban, Residential and Major Sites, DoP</b></li> <li>▪ <b>Michael File</b>    <b>Director Strategic Assessments, DoP</b></li> <li>▪ <b>Simon Bennett</b>    <b>Team Leader Strategic Assessment, DoP</b></li> <li>▪ <b>Michelle Cramsie</b>    <b>Senior Planner Strategic Assessment, DoP</b></li> <li>▪ <b>Peter O'Rourke</b>    <b>Director Community Planning and Strategies, SCC</b></li> </ul>		
<b>Position in organisation</b>			
<b>Contact details</b>			
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>▪ <b>Keep Department fully up to date with the status of documentation preparation and issues raised in consultation.</b></li> <li>▪ <b>Present overview of draft Concept Plan and Stage 1 Project Application including underlying assumptions / supporting Plans.</b></li> <li>▪ <b>Discuss and clarify methodology on nominated items.</b></li> </ul>		
<b>Actions arising</b>			





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>11.12.09</b>		
<b>Project team member / firm</b>	<b>Tamara Rasmussen</b>		
<b>Organisation</b>	<b>Premier Illawarra (bus services)</b>		
<b>Name of contact</b>	<b>Stuart Blair and Sunny Brailey</b>		
<b>Position in organisation</b>	<b>Operations Manager and Contracts Manager</b>		
<b>Contact details</b>	<b><u>stuart@premierillawarra.com.au</u>; <u>sunny@premierillawarra.com.au</u></b>		
<b>Form of Consultation</b>	<b>Face to face</b>	<b>Phone call</b>	<b>Email</b>
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>▪ Sunny asked that DLL consider road widths when designing the new community (to accommodate buses)</li> <li>▪ Sunny noted that if regular bus services are expected to travel along Calderwood Road, this, along with any potential increase in traffic nos, may warrant an upgrade of the Calderwood Road bridge. Currently, school buses travel along Calderwood Road and have to give way to cars as both cannot travel on at once due to the crossing width.</li> <li>▪ Premier Illawarra would like to have buses in place prior to the first resident</li> <li>▪ Premier Illawarra are happy to stage delivery of the service with the development</li> <li>▪ Sunny noted that it would take approx. 6 months to implement the service from time of MOT approval for proposal</li> <li>▪ Premier Illawarra noted that the Calderwood services would likely be new services, rather than extensions of existing services. This is due to the scale of the development and the fact that the existing services are already long.</li> <li>▪ Sunny noted that the new services would potentially link Calderwood with the railway stations (Albion Park Rail and Oak Flats) and the Stockland Mall in Shellharbour.</li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>▪ TR to continue to liaise with Premier Illawarra throughout re-zoning process</li> <li>▪ TR to send Sunny and Stuart copy of the Regional Context Plan and Concept Plan</li> </ul>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Monday 14<sup>th</sup> December 2009</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Delfin Lend Lease Anthony Barthelmess – Cardno Forbes Rigby</b>		
<b>Organisation</b>	<b>Wollongong City Council</b>		
<b>Name of contact</b>	<b>Peter Garland / Pas Silveri / Sasho Srbinovski / Andrew Thomas</b>		
<b>Position in organisation</b>	<b>Floodplain Management Engineer</b>		
<b>Contact details</b>	<b>(02) 4227 7734 or <a href="mailto:PGarland@wollongong.nsw.gov.au">PGarland@wollongong.nsw.gov.au</a></b>		
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>• DLL briefed WCC on the project, approach and methodology</li> <li>• WCC described their key requirements for any new development within the LGA relating to flooding and climate change</li> <li>• WCC enquired as to any part of the site that may drain to Duck Creek, as WCC have a concurrent study underway in Duck Creek and may need to take into account parts of the proposed development in their study</li> <li>• WCC noted that model scenarios for a climate change scenario should include the latest research into increased levels in Lake Illawarra (2100 year) as well as 20% increases in rainfall intensity</li> <li>• WCC noted that any Water Sensitive Urban Design (WSUD) measures proposed should be done so taking into account future maintenance obligations by SCC</li> <li>• WCC described the need to consider increased riparian roughness values in the modelling, to ensure that such increases are accounted for in the determination of design flood levels.</li> <li>• WCC described the need to consider / propose a strategy for the handover of WSUD measures (such as wetlands)</li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>• DLL team to address the potential impacts on flood levels and behaviour due to the proposed development</li> <li>• DLL team to address the potential impacts of climate change on the development using the latest available information applicable for Lake Illawarra and 20% increases in rainfall intensity</li> <li>• DLL team to provide appropriate WSUD maintenance and handover strategies as part of the reporting</li> <li>• DLL confirmed that no part of the development drains to Duck Creek and the site is wholly outside of the Duck Creek catchment boundary.</li> </ul>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>11<sup>th</sup> January 2010</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell - DLL</b> <b>Tamara Rasmussen - DLL</b>		
<b>Organisation</b>	<b>Shellharbour City Council</b>		
<b>Name of contact</b>	<b>Michael Tuffy, Grant Meredith, Bryce Short, Luke Preston, Louise Wellington – SCC</b>		
<b>Position in organisation</b>			
<b>Contact details</b>			
<b>Form of Consultation</b>	Face to face		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>▪ <b>DLL Planning Agreement Approach</b></li> <li>▪ <b>Process (including engagement)</b></li> <li>▪ <b>Previous DLL examples – better outcomes</b></li> <li>▪ <b>Proposed inclusions for VPA:</b> <ul style="list-style-type: none"> <li>- <b>Community infrastructure</b></li> <li>- <b>Open Space</b></li> <li>- <b>Local Roads / Transport</b></li> <li>- <b>Water Cycle</b></li> <li>- <b>Other</b></li> </ul> </li> <li>▪ <b>Timeframe</b></li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>▪ <b>DLL to arrange presentation on to SCC with a focus on vision, Principles and standards.</b></li> <li>▪ <b>SCC to forward a copy to DLL of Council's work to date on the draft comprehensive residential DCP to inform the standards that will be proposed for Calderwood.</b></li> <li>▪ <b>SCC to provide feedback by 22 January 2010 to DLL re: Draft of the Outline Planning Agreement.</b></li> <li>▪ <b>DLL will continue to work on the draft Schedules and provide these as soon as practicable. The initial discussion on Human Services and Open Space are scheduled for Thursday 14<sup>th</sup> January 2009. The draft Schedules for the other items are expected to be available by end of January following substantial completion of the detailed Environmental Assessment Reports for those disciplines.</b></li> </ul>		



## Agenda

**Meeting:** Calderwood Urban Development Project – Planning Agreement

**Meeting Date:** 11<sup>th</sup> January 2010

**Meeting Time:** 12noon

**Meeting Location:** Shellharbour City Council, Lamerton Crescent, Shellharbour

**Attendees:** Michael Tuffy (SCC) Bill Mitchell (DLL)  
Grant Meredith (SCC) Tamara Rasmussen (DLL)  
Bryce Short (SCC)  
Luke Preston (SCC)  
Louise Wellington (SCC)

**Distribution:** As above

Item No.	Subject	Lead
1.0	Introductions and Purpose of Meeting	BM/MT
2.0	DLL Planning Agreement Approach	BM
2.1	Process (including Engagement)	BM
2.2	Previous DLL examples <ul style="list-style-type: none"> <li>▪ 'Better Outcomes'</li> </ul>	BM / TR
2.3	Proposed inclusions for VPA <ul style="list-style-type: none"> <li>▪ Community Infrastructure</li> <li>▪ Open Space</li> <li>▪ Local Roads/Transport</li> <li>▪ Water Cycle</li> <li>▪ Other</li> </ul>	ALL
2.4	Timeframe	BM
3.0	Next Steps	MT / BM
4.0	Close	BM






## Davidson, Tracey

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**From:** Mitchell, Bill  
**Sent:** Thursday, 25 March 2010 2:27 PM  
**To:** Davidson, Tracey  
**Subject:** FW: Calderwood Urban Development Project  
  
**Importance:** High

Bill Mitchell | Project Director - Calderwood | Delfin Lend Lease  
Ropes Crossing Project Office, Ropes Crossing Boulevard, Ropes Crossing NSW 2760  
T 61 2 9673 8844 | F 61 2 9673 8888 | M 0417 206 158

 [bill.mitchell@lendlease.com.au](mailto:bill.mitchell@lendlease.com.au) | [www.delfin.com.au](http://www.delfin.com.au)

 Please consider the environment before printing this e-mail.

**From:** Mitchell, Bill  
**Sent:** Tuesday, 12 January 2010 10:18 AM  
**To:** 'Michael Tuffy'  
**Cc:** Brian Weir; Basheer, Simon  
**Subject:** Calderwood Urban Development Project  
**Importance:** High

Dear Michael,

Thank you for the opportunity to meet with Council yesterday to discuss the Calderwood Planning Agreement and Development Controls.

At yesterday's meeting you raised the question of The Project Vision. As discussed DLL had suggested engagement with Council on this matter in late October 2009, but this did not eventuate. More recently, DLL made a detailed Project presentation to Dept Planning as part of the pre-lodgement meeting, which was attended by Peter O'Rourke from Council. DLL would be pleased to make a similar presentation to Council with a focus on Vision, Principles and Standards at the earliest possible time. This would include further and more detailed discussion on yesterday's topics and could include a visit to relevant parts of the Calderwood Project site. DLL would like to arrange this in the next 2 weeks and would be pleased to be advised of a suitable date for this to occur.

Also, as discussed DLL would be pleased to receive a copy of Council's work to date on the draft comprehensive residential DCP to inform the standards that will be proposed for Calderwood if possible. As discussed there is a potential opportunity to gauge and assess controls that Council may be considering as part of the Calderwood controls. We would appreciate your advice on this matter.

Turning to the Discussion Draft of the Outline Planning Agreement, DLL understands that you will provide initial feedback by 22<sup>nd</sup> January. DLL will continue to work on the draft Schedules and provide these as soon as practicable. The initial discussion on Human Services and Open Space are scheduled for Thursday 14<sup>th</sup> January 2009. The draft Schedules for the other items are expected to be available by end of January following substantial completion of the detailed Environmental Assessment Reports for those disciplines.

DLL welcomes the opportunity to work with Council on this Project and I would be pleased to discuss any matters arising from the above, or other Project matters, as necessary.


Regards,



**Bill Mitchell | Project Director - Calderwood | Delfin Lend Lease**

Ropes Crossing Project Office, Ropes Crossing Boulevard, Ropes Crossing NSW 2760  
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 Please consider the environment before printing this e-mail.



<b>Date</b>	<b>Thursday 11<sup>th</sup> February 2010</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell, Tamara Rasmussen – Delfin Lend Lease</b>		
<b>Organisation</b>	<b>Department of Planning</b>		
<b>Name of contact</b>	<b>Simon Bennett</b>		
<b>Position in organisation</b>	<b>Team Leader Strategic Assessments</b>		
<b>Contact details</b>	<b>02 9928 6573</b>		
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>▪ <b>Outline Planning Agreement tabled by DLL.</b></li> <li>▪ <b>Noted by DoP.</b></li> <li>▪ <b>DoP advised that there is no information on Regional Infrastructure levy at this time.</b></li> </ul>		
<b>Actions arising</b>	<b>DLL will submit Outline Agreement with documentation.</b>		



**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Tuesday 2<sup>nd</sup> February 2010</b>		
<b>Project team member / firm</b>	<b>Bill Mitchell – Delfin Lend Lease Tamara Rasmussen – Delfin Lend Lease</b>		
<b>Organisation</b>	<b>Wollongong City Council</b>		
<b>Name of contact</b>	<b>David Green, Renee Campbell</b>		
<b>Position in organisation</b>	<b>Manager Strategic Planning Director Environmental Strategy and Planning</b>		
<b>Contact details</b>			
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<ul style="list-style-type: none"> <li>• <b>Outline Planning Agreement discussion draft tabled by DLL.</b></li> <li>• <b>Noted by Council.</b></li> <li>• <b>General discussion on approach.</b></li> <li>• <b>Agreed DLL to discuss with relevant sections in Council as required to complete schedules.</b></li> </ul>		
<b>Actions arising</b>	<ul style="list-style-type: none"> <li>• <b>DLL to complete draft schedules.</b></li> </ul>		





**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	<b>Monday 1<sup>st</sup> March 2010</b>		
<b>Project team member / firm</b>	<b>Simon Basheer, Bill Mitchell, Tamara Rasmussen, David Barnard, Robert Bennett – Delfin Lend Lease</b> <b>Lesley Bull – JBA Urban Planning Consultants</b> <b>Martin Wells – Cardno NSW and ACT</b>		
<b>Organisation</b>	<b>Shellharbour City Council</b>		
<b>Name of contact</b>	<b>Peter O'Rourke</b>		
<b>Position in organisation</b>	<b>Director Community Planning and Strategies</b>		
<b>Contact details</b>	<b>02 4221 6170</b>		
<b>Form of Consultation</b>	<b>Face to face</b>		
<b>Issues discussed / outcomes</b>	<p><b>DLL Project Team presented to SCC Executive and Senior staff prior to lodgement of EAR, State Significant Site Study and Stage 1 Project Application.</b></p> <p><b>Presentation was an information and background session.</b></p> <p><b>Topics covered were:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Introduction and Background</b></li> <li>▪ <b>Strategic Planning – Review and Update</b></li> <li>▪ <b>Stakeholder Consultation</b></li> <li>▪ <b>Project Concept Plan – Overview</b></li> <li>▪ <b>Executive Summary</b></li> <li>▪ <b>Project Concept Plan – detailed presentation</b></li> <li>▪ <b>Future approvals process</b></li> <li>▪ <b>Planning Agreements</b></li> <li>▪ <b>Stage 1 Project Application</b></li> <li>▪ <b>Programme</b></li> <li>▪ <b>Summary and Questions</b></li> </ul>		
<b>Actions arising</b>	<p><b>DLL committed to open and transparent dialogue.</b></p> <p><b>Council noted presentation and noted contacts for future assessment.</b></p>		



# Calderwood Urban Development Project Agenda – Part A



Commercial-in-Confidence

## PART A: OVERVIEW

Introduction and Background

Strategic Planning - Review and Update

Stakeholder Consultation

Project Concept Plan - Overview

Executive Summary

## PART B: IMPLEMENTATION

Project Concept Plan – Detailed Presentation

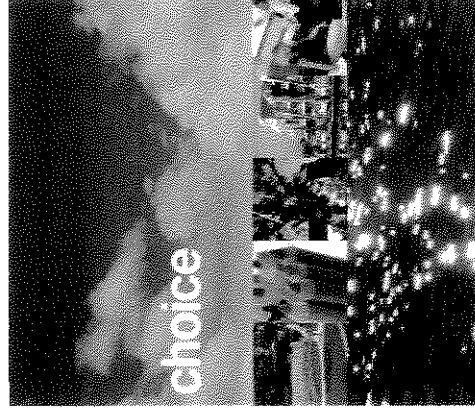
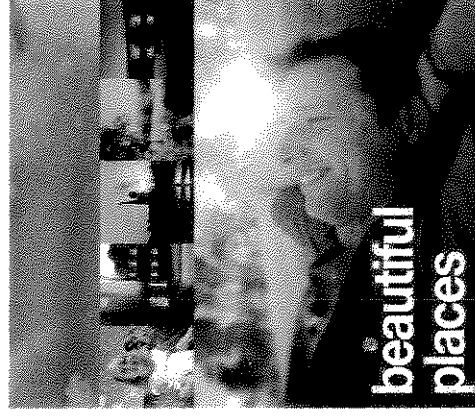
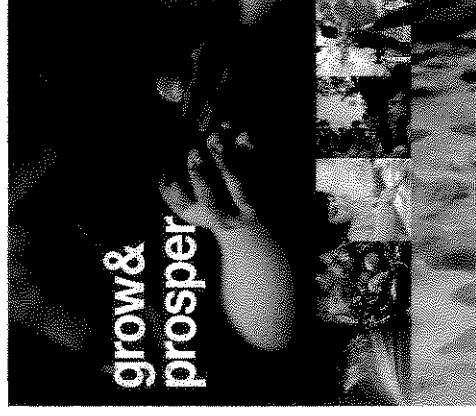
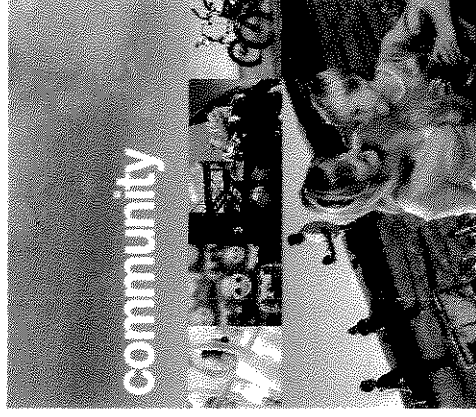
Future Approvals Process

Planning Agreements

Stage 1 Project Application

Programme

Summary and Questions





# Calderwood Urban Development Project Attendees and Purpose of Meeting



Commercial-in-Confidence

Simon Basheer	General Manager Operations, DLL
Tamara Rasmussen	Development Manager – Community and Education
Bill Mitchell	Project Director Calderwood, DLL
David Barnard	Project Masterplanner and Design Manager, DLL
Robert Bennett	NSW and Project Planning Manager, DLL
Lesley Bull	Partner JBA Urban Planning Consultants
Martin Wells	Area Manager, Cardno NSW and ACT

## **Purpose of Briefing:**

Brief Council on the Project status.

Provide an overview of the Concept Plan and Stage 1 Project Application.

Outline the key features of the Project.

