

MEADOW VIEWS

Calderwood

Shellharbour LHS Review

Strategic / Regional Planning Review

Meadow views

142 & 144 Calderwood Road

Over 91 hectares

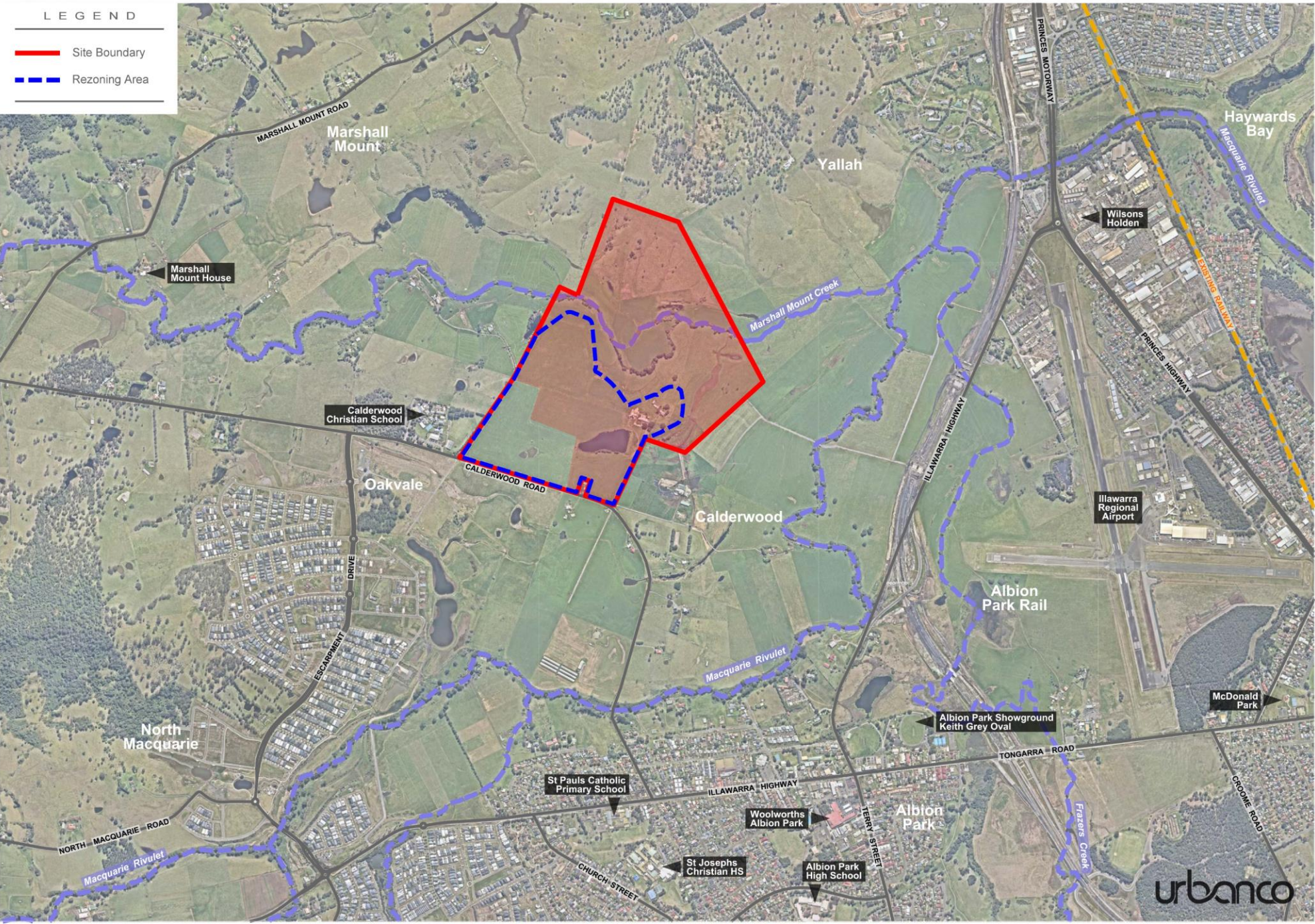
Frontage to Calderwood Road

Cleared in association with
past agricultural use

Typically flat land with
minimal earthworks required

Adjoins Calderwood Christian
School

550m to the planned Lend
Town Centre



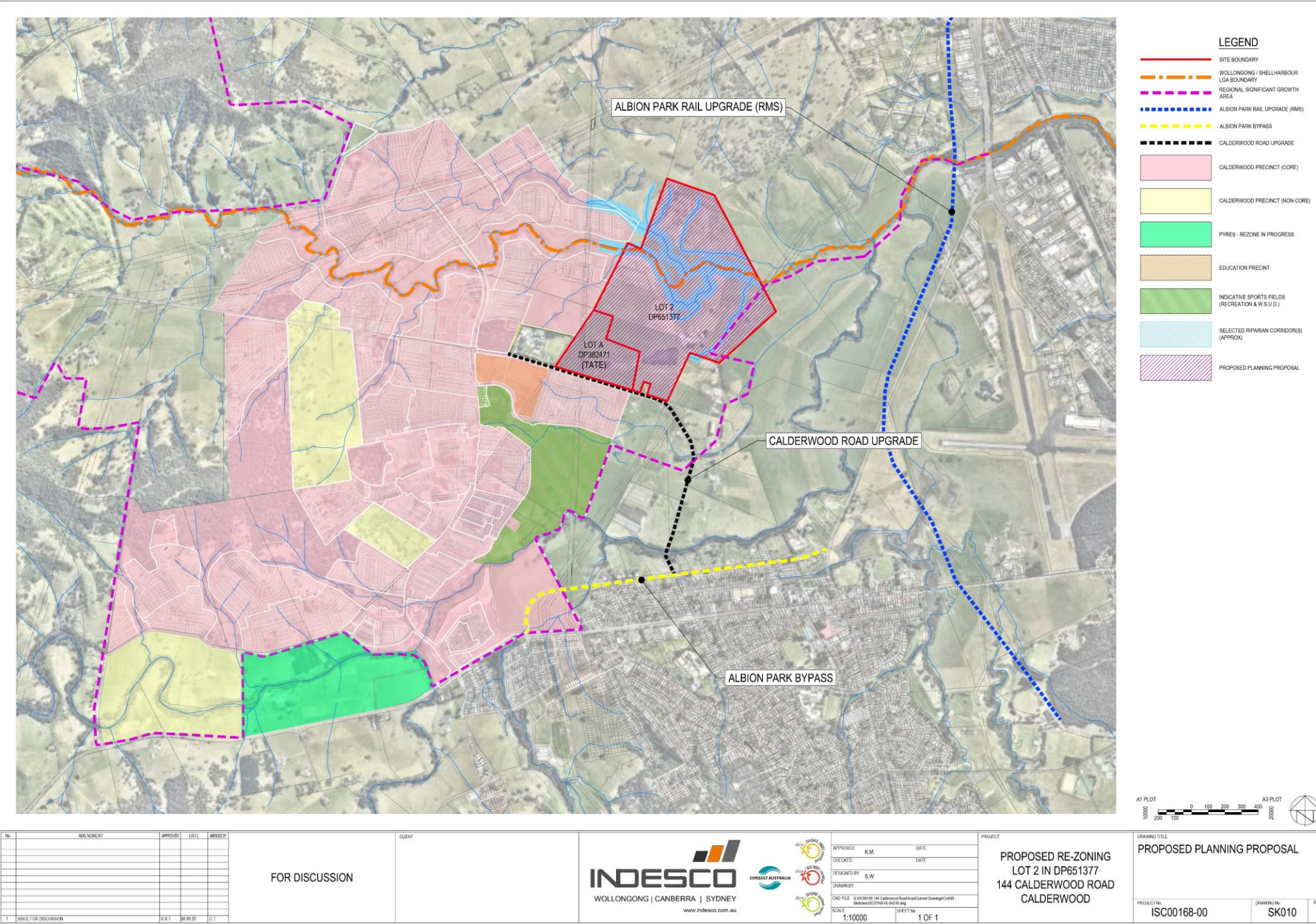
Strategic Context

Located within Calderwood Release Area under the Illawarra Shoalhaven Regional Plan

Forms part of the Calderwood Investigation Area under the Illawarra Urban Development Program

Directly adjoins existing zoned land within Lend Lease major project

Ability to provide contributions toward Albion Park By-pass and Calderwood Rd upgrade



No.	REVISION	DATE	BY	CHKD BY
1	ISSUE FOR DISCUSSION	18.09.20	C.T.	

FOR DISCUSSION

CLIENT

INDESCO
WOLLONGONG | CANBERRA | SYDNEY
www.indesco.com.au

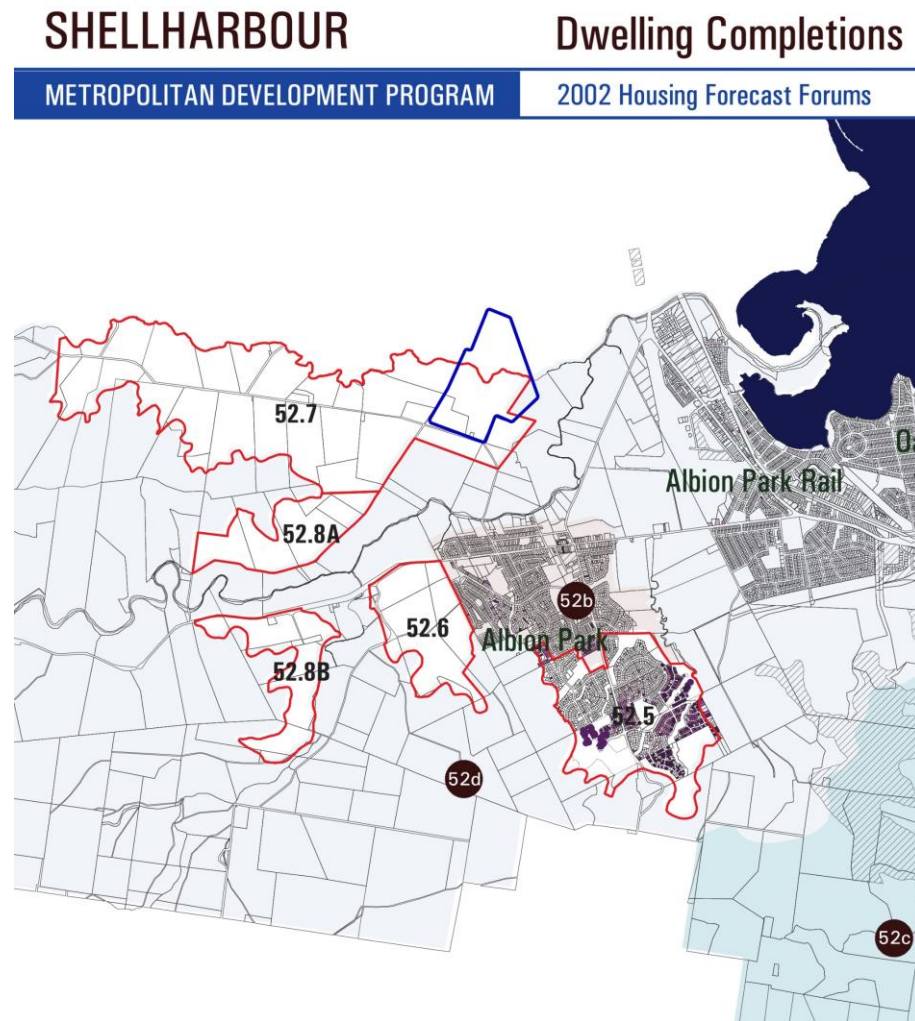
CONSULT AUSTRALIA

APPROVED	K.M.	DATE
CHECKED		DATE
DESIGNED BY	S.W.	
DRAWN BY		
CAD FILE	G:\150301018 144 Calderwood Road\Asset\Current Drawings\DWG\144 Calderwood Road\144 Calderwood Road.dwg	
SCALE	1:10000	SHEET No 1 OF 1

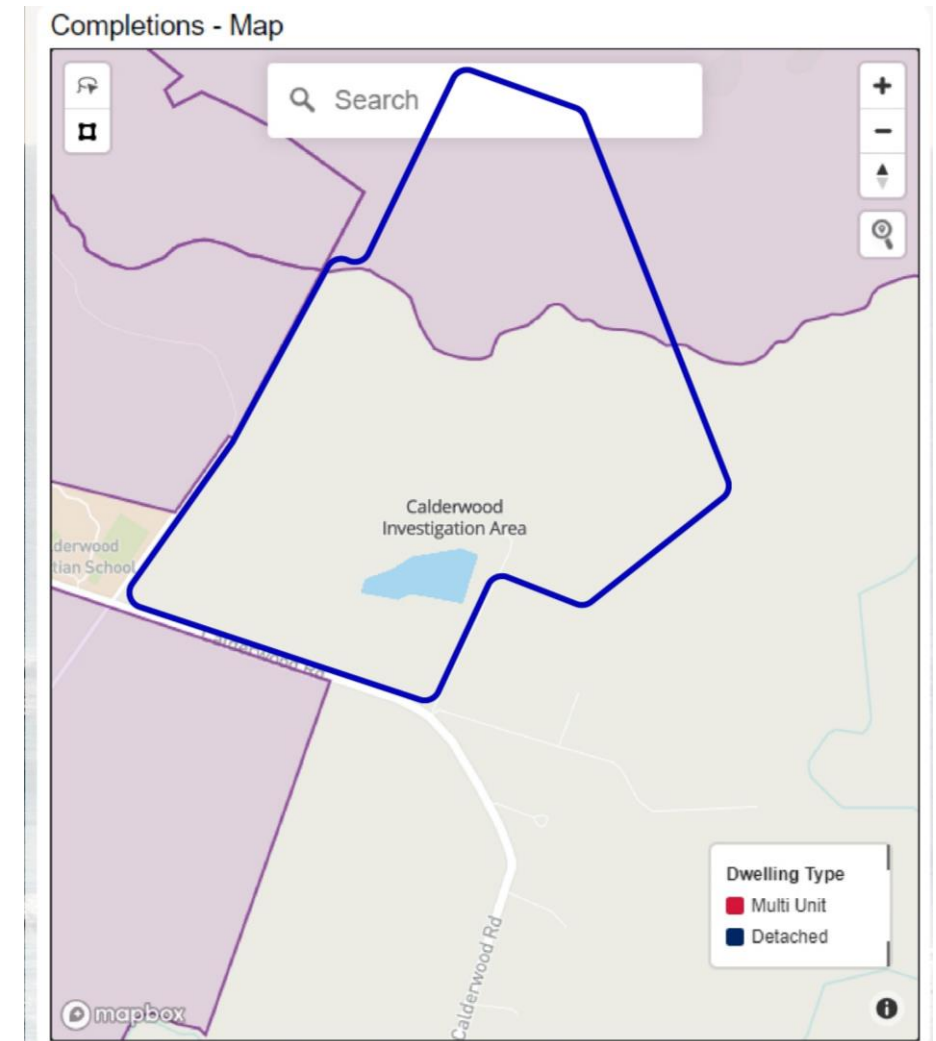
PROJECT	PROPOSED RE-ZONING LOT 2 IN DP651377 144 CALDERWOOD ROAD CALDERWOOD
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DRAWING TITLE	PROPOSED PLANNING PROPOSAL
PROJECT No.	ISC00168-00
DRAWING No.	SK010
SHEET	1

2002 IUDP – Part of Area 52.7



2010 to 2020 IUDP – Part of Calderwood Investigation Area



“Calderwood Release Area” IUDP Lot Yields

2002 IDUP (MDP) – Area 52.7 (8,700) & 52.8A (500) = 9,200 Dwellings

2010 IUDP – Lend Lease Project + balance = 8,000 dwellings

2014 IUDP – Lend Lease Project (4,000) + balance = 6,900 dwellings

2016 IUDP – Lend Lease Project (4,000) + balance = 6,900 dwellings

2020 IUDP – Lend Lease Project (4,000) + balance = 6,900 dwellings

IUDP Dwelling Yield Approx: 8,500

Balance land being the Calderwood Investigation Area to deliver 2,900 dwellings

MEADOW VIEWS

Planning Proposal

The Proposal

Approximately 600 lots

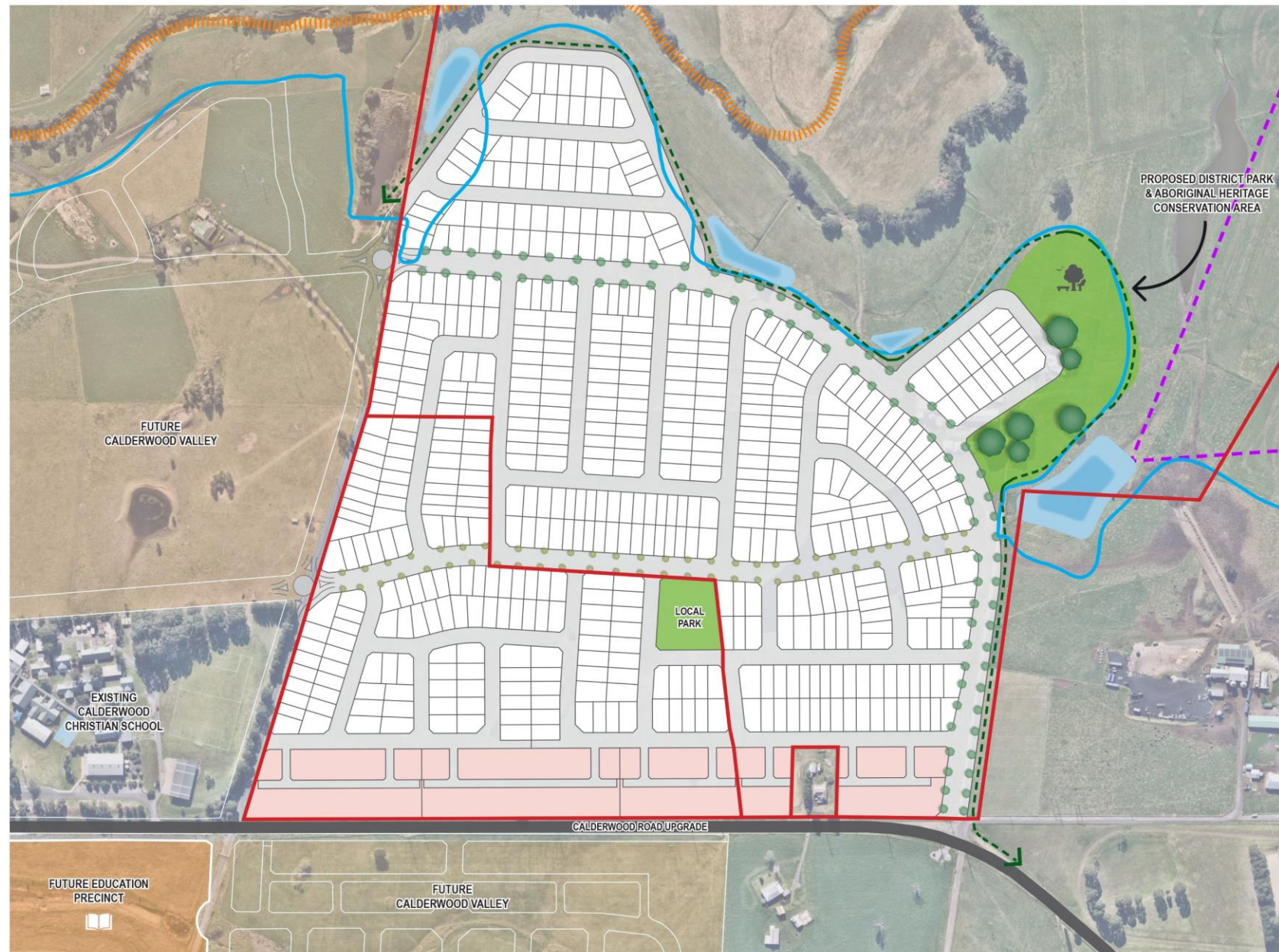
Housing variety and transition in density consistent with Lend Lease project

Extensive Indigenous Heritage investigations completed.

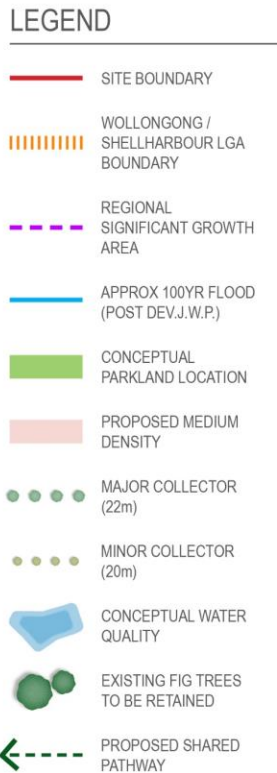
No development in flood zone.

Site Studies undertaken:

- Indigenous Heritage
- Traffic
- Water Management
- Flora & Fauna
- Servicing



144 CALDERWOOD ROAD,
CALDERWOOD
CONCEPT LAYOUT PLAN



Shellharbour LHS Context and Review

Shellharbour LHS

Adopted December 2019

Utilised dwelling / population estimates from Population ID

Population ID data from 2016

New “Greenfield” dwellings predominantly contained within “Rural Balance” land

Total of 4,900 new dwellings in Rural Balance land - 2016 to 2041

Council have advised they will not support any new rezoning's as LHS demonstrated there is enough zoned land

Project	ID Projection 2016 to 2041	Actual Potential 2016 to 2041	2020 Actual Potential Dwellings 2020 to 2041	2022 Actual Potential Dwellings 2022 to 2041
Yellow Rock Road	175	159	167	65
Tullimbar (Dahua)	733	383	330	270
Ravenswood (Allam)	500	375	200	34
Shell Heights	366	366	326	270
Infill	250	0	0	0
Calderwood Valley	2905	2864	1440	495
Total Zoned Lots Remaining	4929	4147	2,463	1134
Deficit		782	1,666	2,595

RURAL BALANCE 2016
DWELLINGS DELIVERED AT 2016



RURAL BALANCE 2016 - EARLY DEVELOPMENT IN TULLIMBAR ONLY

RURAL BALANCE 2018 DWELLINGS DELIVERED AT 2018



RURAL BALANCE 2018 - DEVELOPMENT PROGRESSED IN WEST TULLIMBAR, YELLOW ROCK RD AND CALDERWOOD STAGES 1A, 1B, 1C, 1D AND 2A

RURAL BALANCE 2020 CURRENT DWELLING STATUS



RURAL BALANCE 2020 - CURRENT DEVELOPMENT EXTENTS. DEVELOPMENT SUBSTANTIALLY COMPLETE IN CALDERWOOD STAGES 1, 2, 3A, 3B. RAVENSWOOD SUBSTANTIALLY PROGRESSED. CONSTRUCTION WELL UNDERWAY TULLIMBAR.

RURAL BALANCE 2022

PREDICTED BASED ON CURRENT CONSTRUCTION & APPROVED DA's

C'wood Heights ongoing.
Forecast 250 dwellings
delivered by 2022.

C'wood 2C complete.
Forecast

Clover Hill complete.
Forecast 127 dwellings
delivered by 2022.

C'wood 3B Sth complete.
Forecast 166 dwellings
delivered by 2022.

YRR - ADW Properties.
DA Approved.
Forecast 65 dwellings
delivered by 2022

Cnr YRR & Cooby Rd -
REALTA
DA Lodged.
Forecast 37 (all) dwellings
delivered by 2022

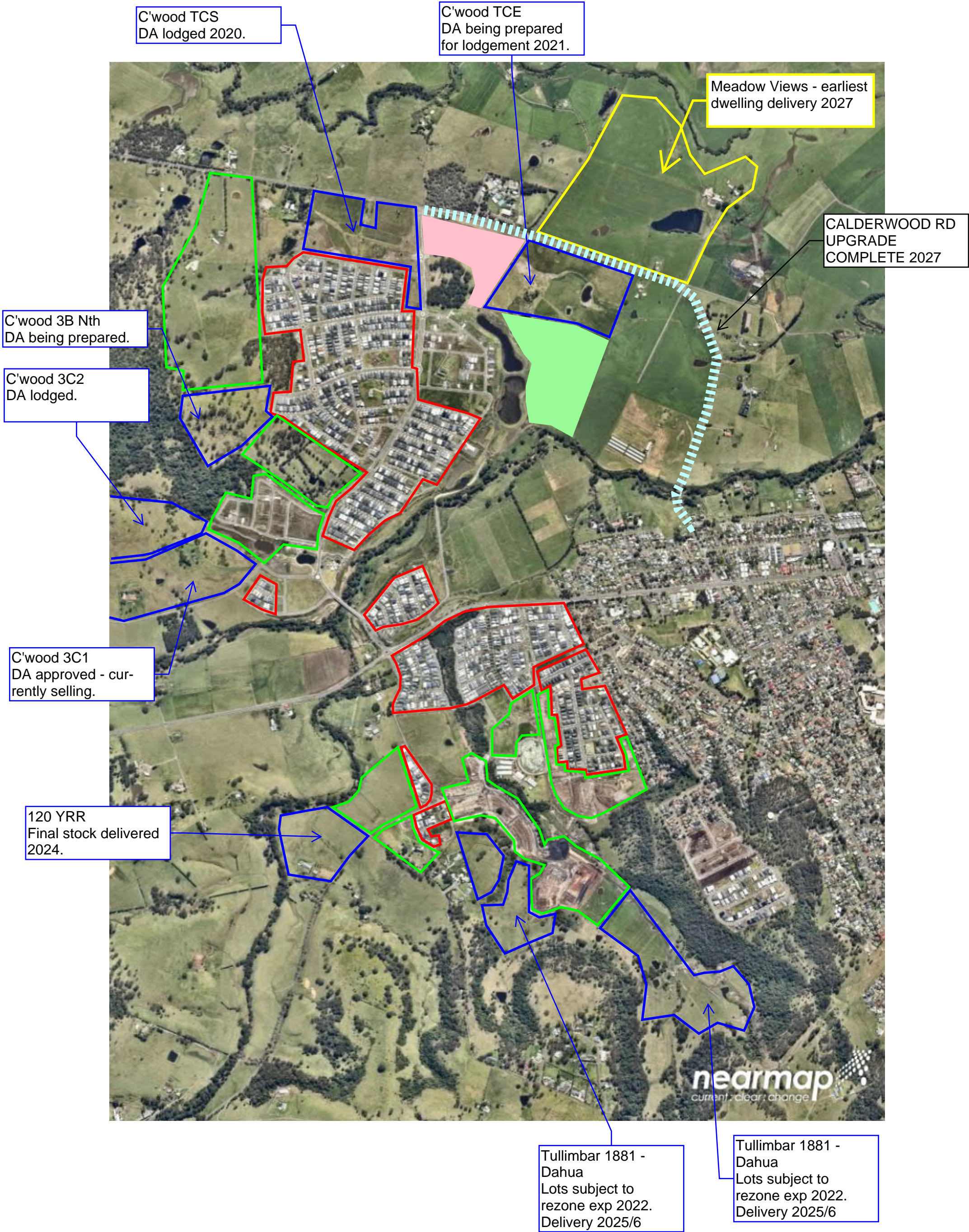
Tullimbar 1881 - Dahua
Construction underway.
Forecast 287 (all) dwellings
delivered by 2022 consider-
ing 80% sold to date.

Tullimbar 1881 - Dahua
DA Mod in for approval.
Forecast 37 (all) dwellings
delivered by 2022.

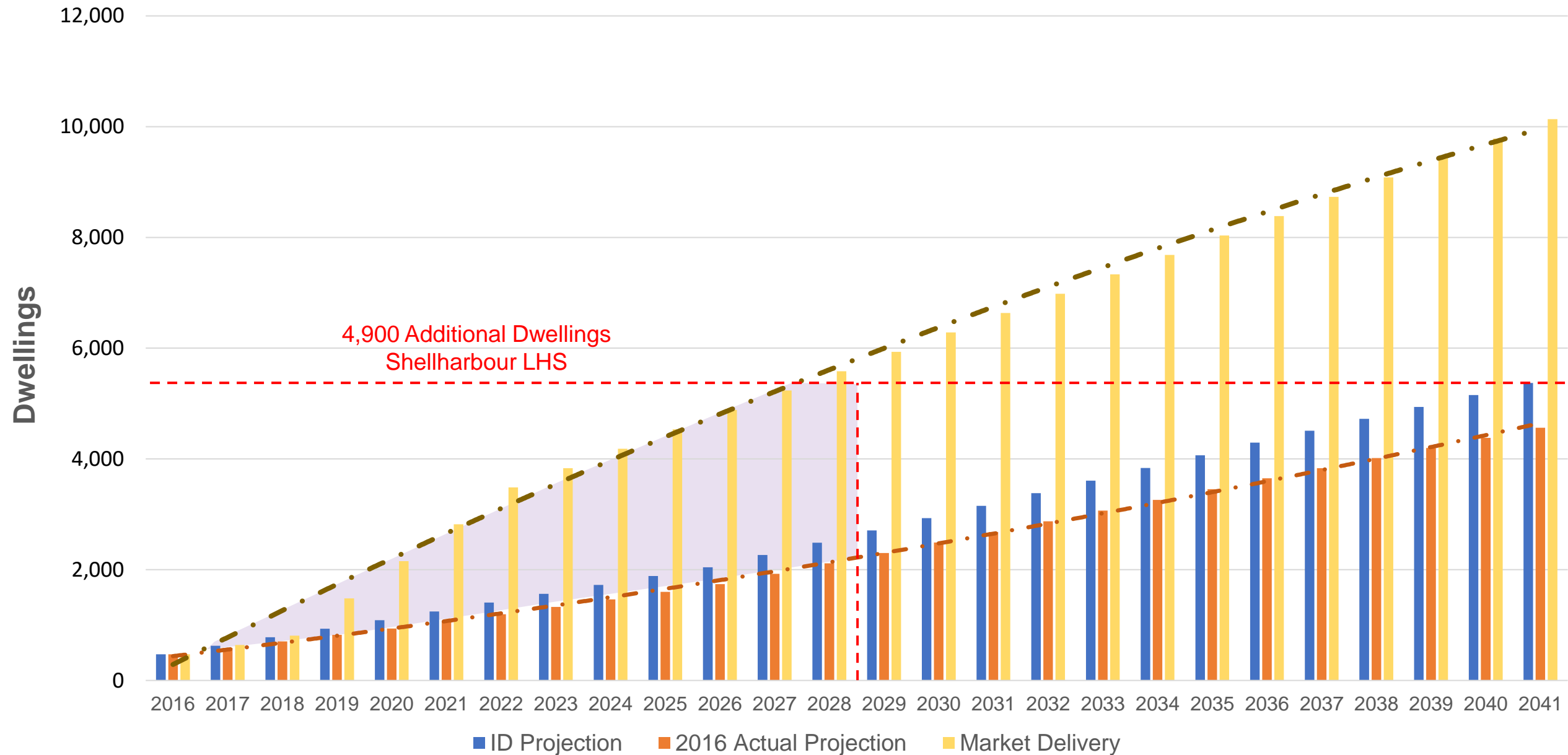
Ravenswood - Allam
Construction complete/underway
for all remaining lots excl 34.
Forecast 166 (approx) dwellings
delivered by 2022 considering
rate of construction.

nearmap
current · clear · change

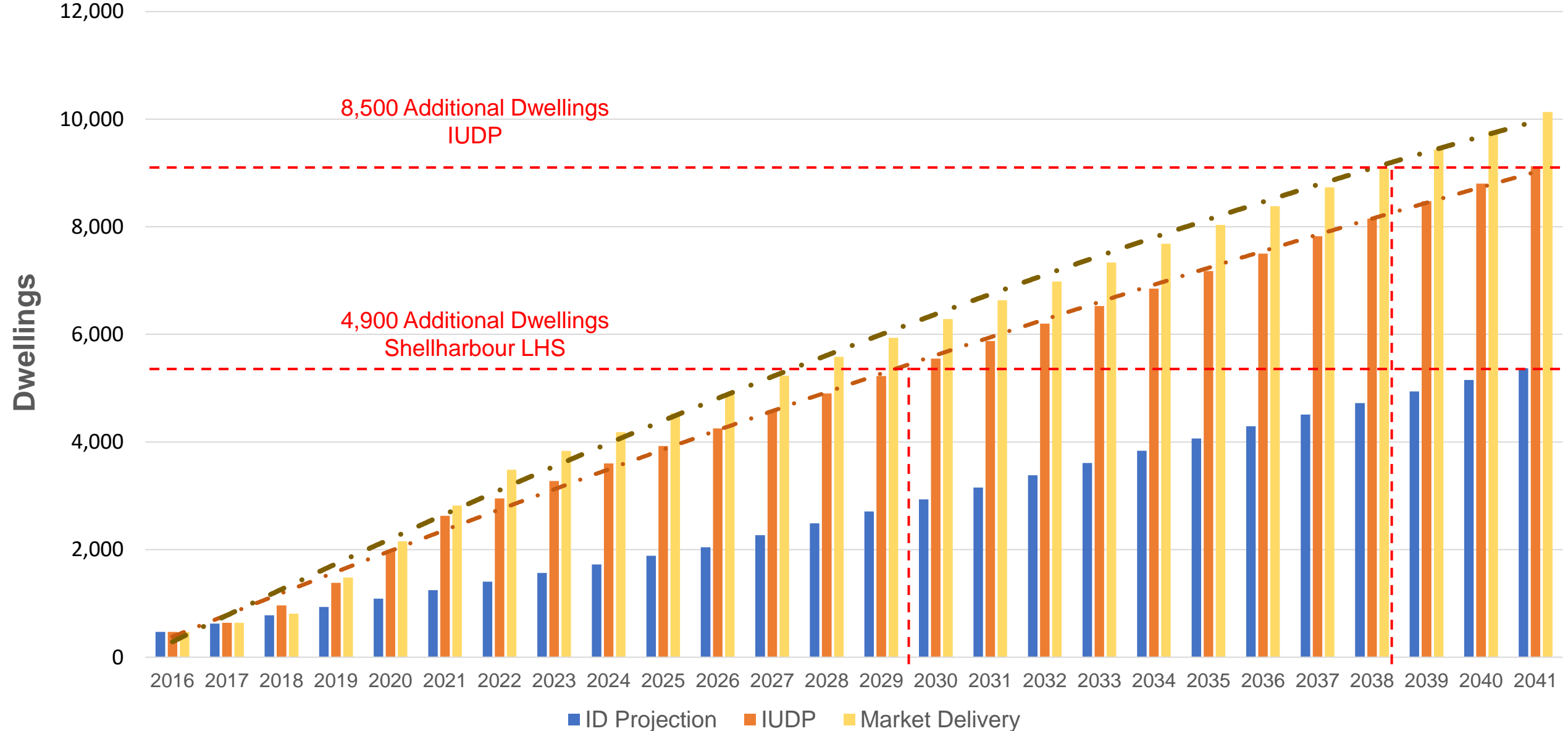
RURAL BALANCE 2024+
FORECAST BEYOND CURRENT CONSTRUCTION AND DA's



Dwelling Projection Comparison



Dwelling Projection Comparison



Key Issues - 2016

Actual Dwellings Yields in 2016 shown

Significant variation in dwelling yield potential

“Infill” development within new greenfield release areas inappropriate

Estimated Deficit at time of preparation approx: 780 dwellings

Key Issues - 2020

Actual Dwellings Yields in 2020 shown

Continuing increase in deficit due to higher delivery rates

LHS assumes 197 dwellings / year

Average over 2016 to 2020 = 421 dwellings / year

**Estimated Current Deficit
Approx: 1,660 dwellings**

Key Issues 2022 - 2041

Estimated dwelling yields in 2022 based on known DA's lodged and under preparation

Continuing and worsening deficit due to higher delivery rates

LHS assumes 197 dwellings / year

Average over 2016 to 2022 = 502 dwellings / year

**Estimated Deficit
Approx: 2,600 dwellings**

Estimated timeframes for land supply to be exhausted

@ 350 / year = 2028

@ 400 / year = 2025

@ 500 / year = 2024

Dwelling Yield Projections

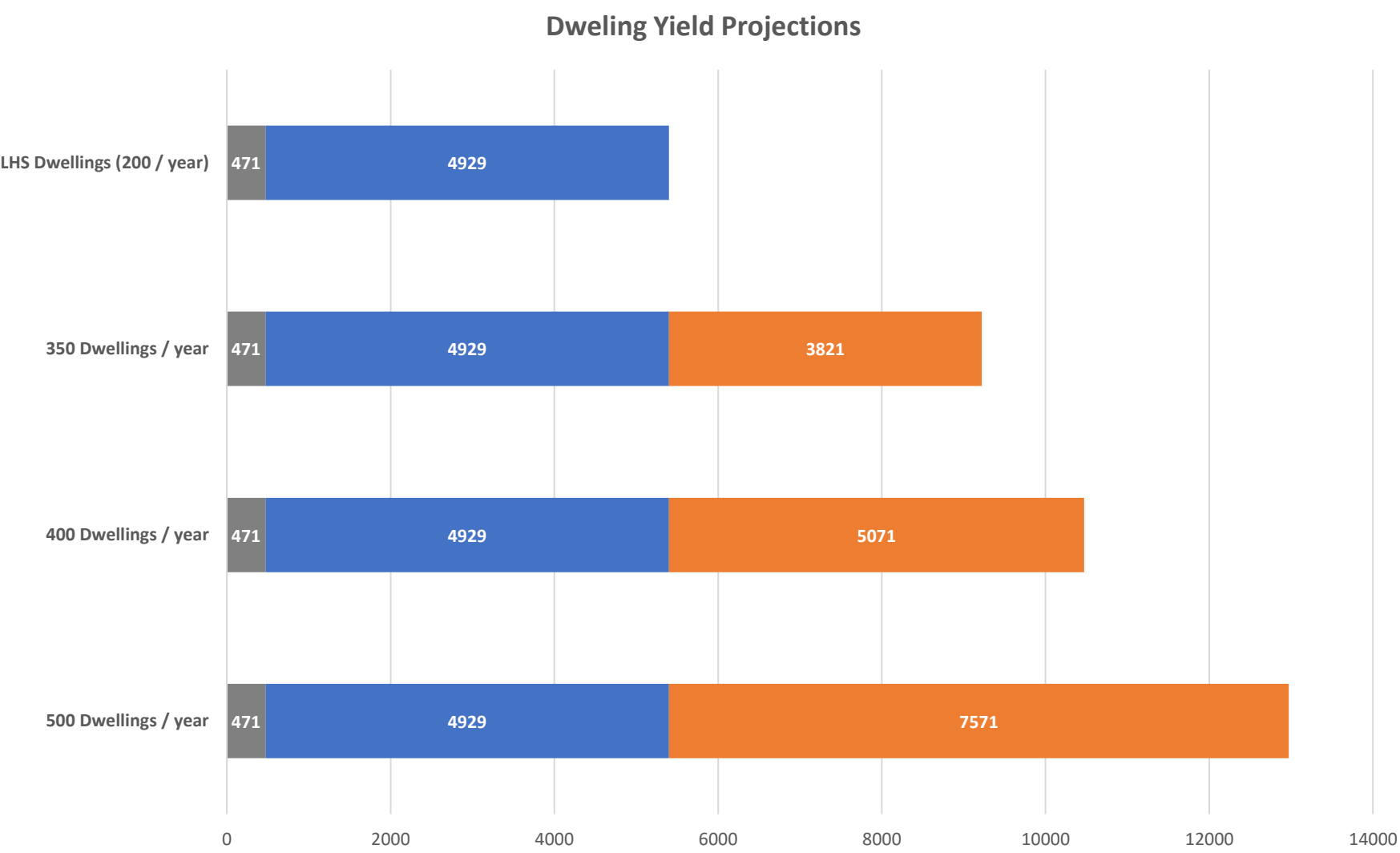
Comparison of LHS dwelling yield projections against real world delivery outcomes

LHS @ 200 / year = 4,929 new dwellings

Average 350 / year = 8,750 new dwellings

Average 400 / year = 10,000 new dwellings

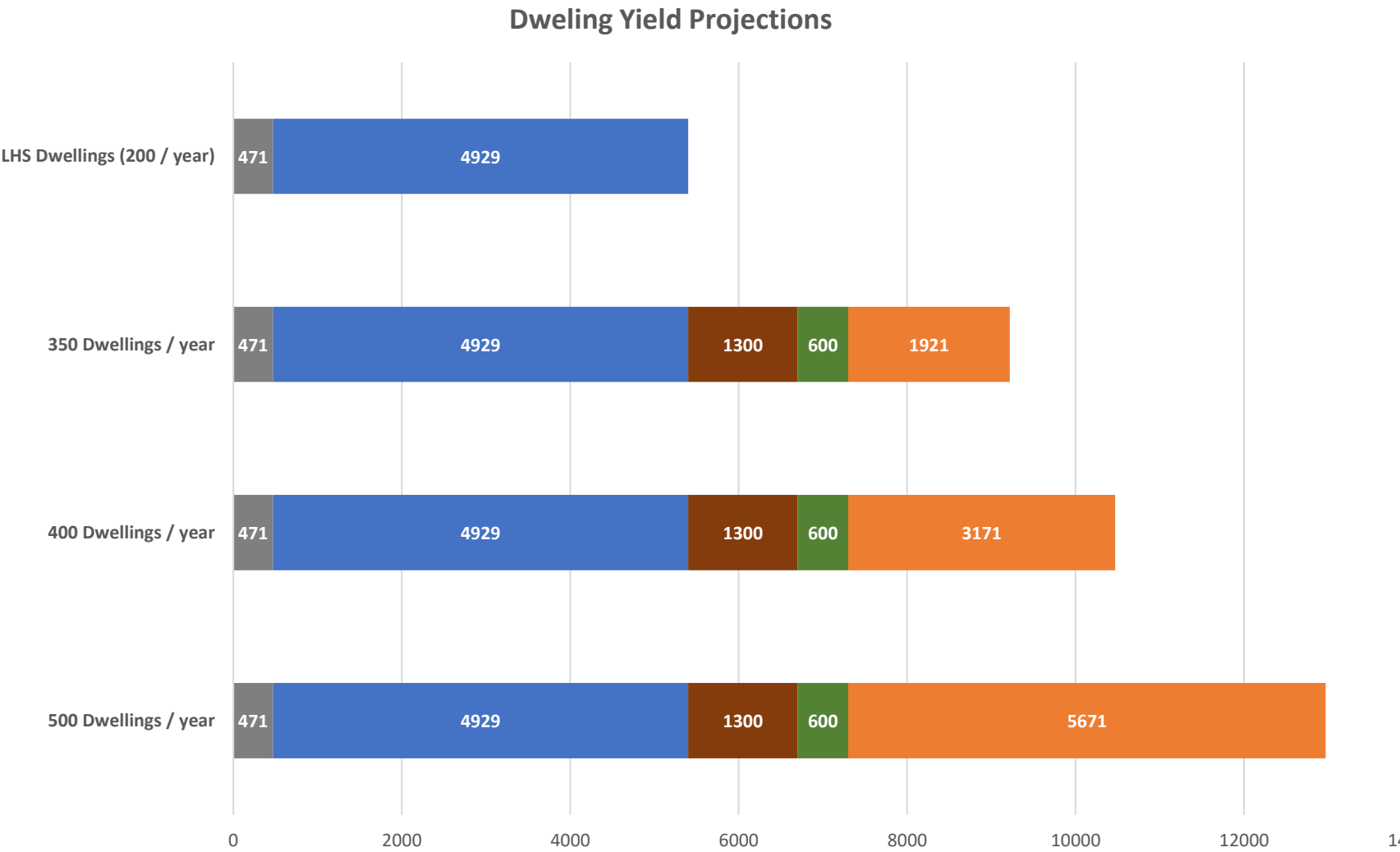
Average 500 / year = 12,500 new dwellings



Dwelling Yield Projections

Calderwood Balance + Mod 4 = 1,300 dwellings

Meadow Views = 600 dwellings



KEY ISSUES

- a) Shellharbour LHS deficit of approximately 780 dwellings in 2016
- b) No review of current dwelling yields undertaken as part of the LHS
- c) No review of delivery rates or timeframes undertaken as part of LHS
- d) Estimated Deficit of 2,600 dwellings in 2022
- e) Without significant intervention / additional supply – greenfield dwelling supply under LHS exhausted as early as 2024
- f) Lend Lease Project = opportunity to “fast track” 1,100 dwellings not included in LHS
- g) Resulting Shortfall of at least 1,500 dwellings in the short term (2024 to 2028)
- h) Potential short fall of dwellings 3,800 to 7,500 dwellings to 2041