



**144 CALDERWOOD ROAD  
CALDERWOOD  
PLANNING PROPOSAL**

February 2021

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## CONTENTS

Executive Summary .....	1
SECTION 1 – SITE REVIEW .....	4
The Subject Land .....	5
The Site .....	5
Natural Features .....	9
DA 344/2019 – Adjacent Dairy Expansion .....	17
Pre-lodgement Review .....	19
Pre-lodgement Meeting – Council Staff .....	19
Pre-lodgement Briefing – Mayor and General Manager .....	22
Pre-lodgement IUDP Briefing – Department of Planning & Shellharbour Council .....	24
SECTION 2 – PLANNING PROPOSAL MERIT TEST .....	25
Strategic Merit Test .....	26
Site Merit Test .....	29
SECTION 3 – STRATEGIC PLANNING CONTEXT .....	31
Illawarra Shoalhaven Regional Plan .....	32
Illawarra Urban Development Program .....	37
Shellharbour Local Housing Strategy .....	42
Shellharbour Local Strategic Planning Statement .....	46
SECTION 4 – SITE INVESTIGATIONS .....	49
Indigenous Heritage Assessment .....	50
Stage 1 Contamination Review .....	53
Traffic Review .....	55
Stormwater .....	56
Flooding Review .....	57
Infrastructure Review .....	60
Bushfire .....	62
Ecological Review .....	63
European Heritage Review .....	68
SECTION 5 – DESIGN RESPONSE .....	69
The Concept Plan .....	70
Housing Diversity .....	72
Housing Affordability .....	72
Local Parks .....	74
Rural Land Values and Interface .....	74

SECTION 6 – THE PLANNING PROPOSAL.....	76
Part 1 – Objectives and Intended Outcomes .....	77
Planning Proposal Objectives .....	77
Part 2 – Explanation of Provisions.....	78
Zoning Amendments.....	78
Lot Size Amendments.....	79
Floor Space Ratio Amendments .....	79
Height of Buildings Mapping .....	79
Part 3 – Justification .....	80
Section A— Need for the Planning Proposal.....	80
Section B — Relationship to Strategic Planning Framework .....	81
Section C — Environmental, Social and Economic Impact.....	86
Section D — State and Commonwealth Interests .....	88
Part 4 – Mapping .....	89
Zoning Amendments.....	89
Lot Size Mapping .....	91
Floor Space Ratio Mapping.....	91
Height of Buildings Mapping .....	91
Part 5 – Community Consultation .....	95
Part 6 – Project Timeline .....	96
Summary .....	97

## **Appendices**

Appendix 1	Consistency with Local Planning Directions
Appendix 2	Consistency with Applicable SEPPs
Appendix 3	Site Concept Plan – Maker Engineering
Appendix 4	LEP Amendment Plans
Appendix 5	Services Review – Maker Engineering
Appendix 6	Bushfire Review – Peterson Bushfire
Appendix 7	Aboriginal Cultural Heritage Assessment – Austral Archaeology
Appendix 8	Traffic Report – Bitzios Consulting
Appendix 9	Preliminary Site Investigation – ENRS
Appendix 10	Flood Modelling – Rienco
Appendix 11	Ecological Review – Lodge Environmental
Appendix 12	IUDP / SLHS Dwelling Yield Presentation
Appendix 13	Infrastructure Schedule
Appendix 14	Possible Future LEP Amendments – Adjoining Properties

## EXECUTIVE SUMMARY

This Planning Proposal relates to the subject site, being 142 Calderwood Road, Calderwood. The proposal has adopted the project title of “Meadow Views”, referencing the localised view scapes across pastoral meadows to the north and east.

The land forms part of the Calderwood Urban Release Area, mapped as a Regionally Significant Release Area under the current Illawarra Shoalhaven Regional Plan. The land holdings have been nominated as a future urban development area under the Illawarra Urban Development Program for over 30 years.

The land is flat, with access to trunk services and infrastructure. The land is within walking distance of the planned Calderwood Town Centre, existing and planned schools and major recreational facilities, representing a logical and orderly development outcome in the delivery of housing to meet the dwelling yield targets in the Illawarra Urban Development Program.

Due to its location, topography and existing / planned trunk services, the subject land is able to provide more affordable and diverse housing options than other residential areas which are impacted by steeply sloping land and significant infrastructure costs.

The land holdings incorporate land within both the Shellharbour and Wollongong Local Government Areas, however this proposal relates only to land within Shellharbour.

The Planning Proposal will retain a significant portion of the land as rural zoned agricultural land, which is contiguous and able to be consolidated with agricultural land holdings to the east and north. This will ensure that the balance rural land is retained, protected and enhanced, and is able to form part of a viable agricultural operation.

The proposal has the capability to deliver a large scale Community Farm / Garden area which will be constructed and dedicated to Council for community use. This area will enable future and existing residents to engage in small scale agricultural production and gardening activities in a community owned space. There is opportunity for this Community Farm / Garden to be the largest such facility in NSW.

A number of detailed site investigations have been prepared which have informed the proposed land use and zoning outcomes for the land. The specialist investigations have demonstrated that the land subject to the rezoning is unconstrained and is suitable to accommodate residential development.

Specialist site investigations undertaken have included:

- Aboriginal Heritage;
- Ecological Review;
- Traffic Study;
- Flooding;
- Contamination; and
- Servicing.

The site investigations and associated Concept Plan demonstrate land areas suitable to accommodate residential development, which has been adopted as the basis for the proposed zone boundaries.

We note that detailed Aboriginal Heritage investigations have been undertaken and an Aboriginal Cultural Heritage Assessment is included in this submission. Areas of archaeological sensitivity have been retained as open space within a large scale parkland area, which will ensure there is no disturbance of artefacts in these areas. This is viewed as a positive outcome by the Office of Environment & Heritage and Local Aboriginal Land Council, particularly given the artefact clustering found on the adjoining Tate Dairy site (DA0344/2019).

The parkland would be able to incorporate walking trails and information boards which provide historical reference to the local Aboriginal people and lifestyle prior to European occupation. During consultation with Aboriginal Parties positive feedback was received on the potential linkage of conservation outcomes with the Tate Dairy archaeological area, including the possibility of storing artefacts from the Tate site within the proposed Public Park/Conservation Area.

The Planning and associated Concept Plan have been prepared to deliver a coordinated residential development outcome with the existing zoned land and approved Concept Plan along the western boundary of the site.

The Concept Plan demonstrates that the site is likely to deliver up to 400 new dwellings across the land holding.

The Planning Proposal and Concept Plan have also considered and demonstrated how the adjoining land holdings, being 142 and 154 Calderwood Road are able to be rezoned and developed in the future in a seamless manner as part of a single future community.

The rezoning of the land could be progressed through an amendment of the Major Projects SEPP or the Shellharbour LEP. In this instance, the proposal will adopt contiguous lot size and planning controls, through an amendment to the Shellharbour LEP.

In this regard, the Planning Proposal seeks support to adopt the following land use arrangements under the Shellharbour LEP 2013:

- Adopt an R2 Low Density Residential zone for the majority of the land suitable to accommodate residential development, with an associated minimum lot size of 300m<sup>2</sup>,
- Adopt an R3 Medium Density zone along the southern boundary adjoining Calderwood Road, with an associated minimum lot size of 0m<sup>2</sup> consistent with the surrounding Calderwood Valley project.

Progression of a Planning Proposal for the subject land will allow a coordinated approach to the resolution of the eastern edge of the urban release area, identified to accommodate residential housing for over 30 years.

***The key community benefits encompassed in this rezoning proposal include:***

- ***Delivery of more affordable and diverse housing options for the community within walking distance of a planned major Town Centre, schools and open space areas.***
- ***Delivery of significant community facilities including a large scale indigenous heritage themed parkland and the largest community farm / garden in NSW.***
- ***Ability to contribute to funding local road upgrades of Calderwood Road and the Albion Park by-pass (Refer Appendix 13).***
- ***Resolution on the eastern edge of the Regionally Significant Release Area as defined under the Illawarra Shoalhaven Regional Plan.***
- ***Protection of large areas of agricultural land and opportunity for these lands to be amalgamated with existing agricultural land to the east.***



## SECTION 1 – SITE REVIEW

# THE SUBJECT LAND

## The Site

The subject site land holdings are located on the northern side of Calderwood Road and form a large irregular shaped land area which extends to land on the northern side of Marshall Mount Creek.

The site encompasses land within both Shellharbour Local Government Area (LGA) on the southern side of the creek line, and Wollongong Council on the northern side of the creek line.

This proposal seeks to rezone land within the Shellharbour LGA only. There is no change proposed to the land use zoning and controls on the northern side of the creek line within the Wollongong LGA.

The site encompasses a total land area of approximately 78.61 hectares (with the land to be rezoned occupying an area of approximately 25 hectares) and is formally identified as Lot 2, DP 651377, being 144 Calderwood Road, Calderwood.

Historically, the land was used for low intensive agricultural activities primarily being dairy farming and cropping.

The site has been extensively cleared in association with historic agricultural activities. There are some remnant paddock trees adjoining an existing homestead and farm buildings in the site, which will be retained as part of this proposal.

Consistent with its identification as an urban release area for over 30 years, the site is ideally located to accommodate residential housing as part of a walkable neighbourhood community.

The land directly adjoins the existing zoned Lendlease “Calderwood” project, with the zoned land forming the western boundary of the site and is able to be delivered as a seamless extension to the existing zoned land which will be indiscernible upon full development.

The land has no identified rural scenic value, however it is surrounded by either approved or planned residential development to the south, west and north. Due to the topography, the site sits on the valley floor where the prevailing viewscales will be residential in nature.

As shown on the locality pan below, the subject site is situated within close proximity of the following key services and facilities:

- Calderwood Christian School (K-12) abuts the south-western boundary.
- Planned Calderwood Public School adjacent to the site on the south-western side of Calderwood Road.
- 550m to the Calderwood Town Centre.
- Planned Major Regional sporting fields adjacent to the site on the south-eastern side of Calderwood Road.

The subject site is highly accessible to existing and planned educational, employment, retail and recreational facilities, all within walking distance of the site, promoting a healthy walkable neighbourhood planning outcome.

Figures 1 & 2 below provide a view of the site and its context.

### Figure 1: Context Plan

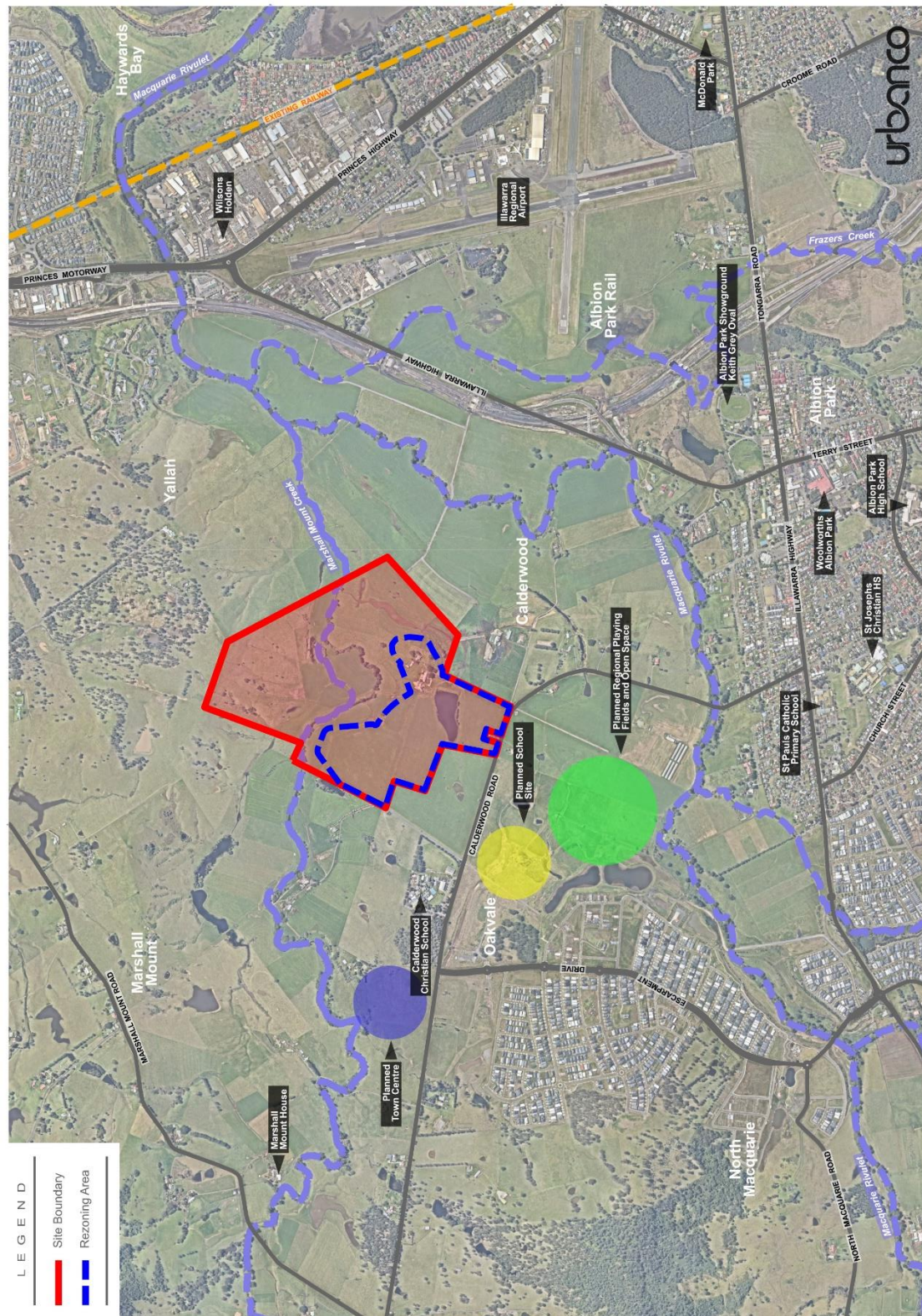
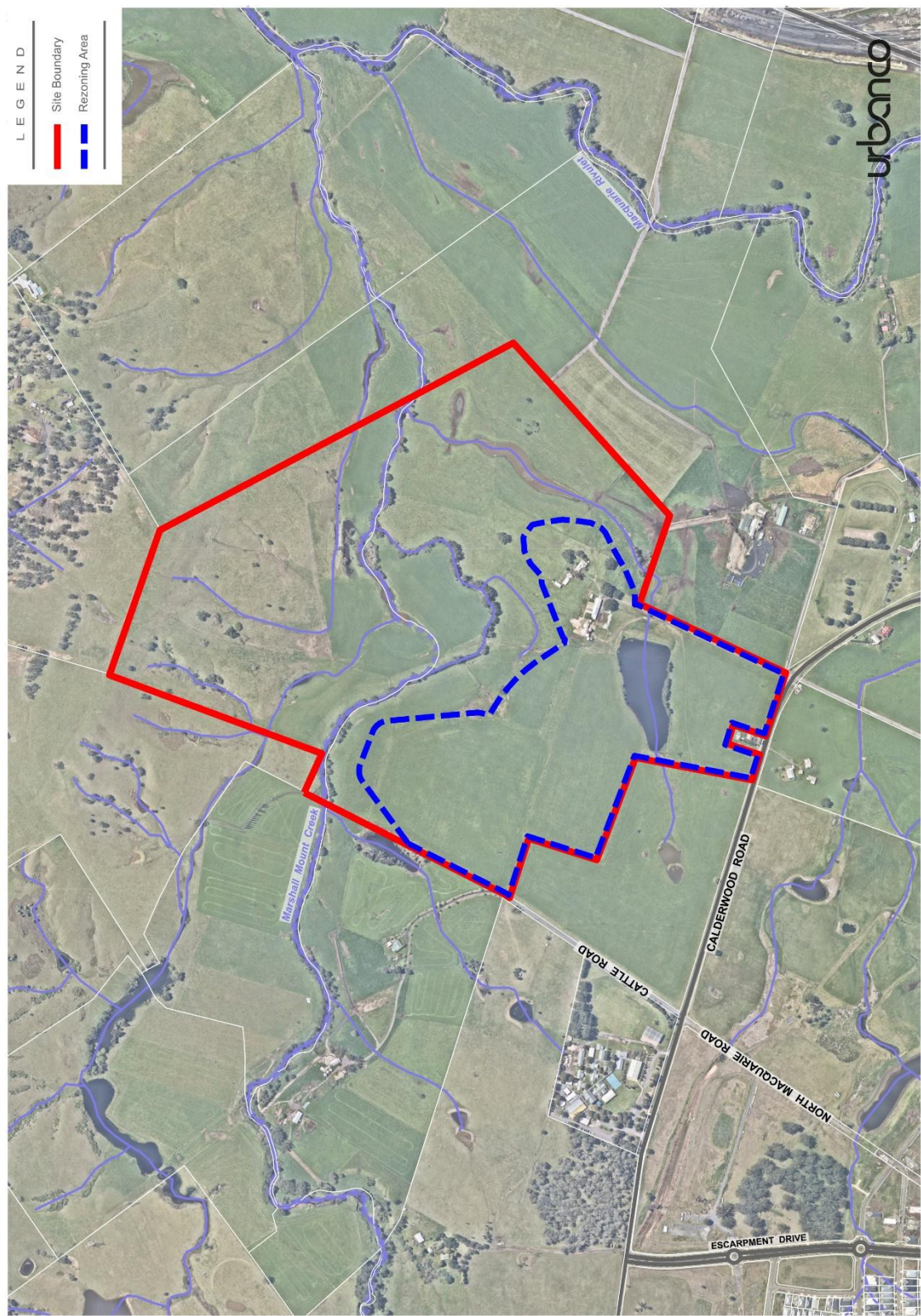




Figure 2: Site Plan



## Natural Features

### Landform

The subject site incorporates two distinct land form areas and characteristics (refer Figure 3).

The land on the southern side of Marshall Mount Creek forms part of the Calderwood Urban Release Area and proposed to be rezoned under this application is described as being flat, with very slight grades.

The land falls gently to Marshall Mount Creek and is considered to be highly suitable landform to accommodate residential housing, with minimal earthworks and no retaining walls envisaged to be required.

The land on the northern side of Marshall Mount Creek, within the West Dapto Release Area is more steeply sloping, rising from the creek line to a local ridge line which sits along the northern boundary of the site.

Surrounding the site in the local area, land to the south and north accommodates locally significant ridgelines, which are planned or approved to accommodate residential development.

The flood plain areas to the south-east and north-east are generally situated outside of the mapped release areas and will be retained as an agricultural and visual buffer to development. There is a small area of localised filling in the north-western corner of the residential land to address site specific flood outcomes. This is addressed in detail in the Floodplain Management Report submitted with this rezoning.

### Creek Catchments

The site drains to Marshall Mount Creek, which transects the centre of the site, flowing in a west to east direction.

The creek line extends to the west through of the Lendlease Calderwood Project, providing opportunities for off-road cycle and pedestrian connections which access to the Town Centre 550m to the west.

Marshall Mount Creek line flows to the east traversing existing agricultural properties, before connecting with the Macquarie Rivulet on the flood plain to the east before flowing into Lake Illawarra.

There is a drainage line / paleochannel which traverses the centre of the site, flowing in a north-east direction into Marshall Mount Creek, with a large farm dam forming part of the drainage channel. The drainage channel and associated dam will be removed as part of the future development of the site.

An ecological and riparian corridor assessment has been undertaken by Lodge Environmental and is discussed further below.

## **Vegetation**

The subject land has been extensively cleared in association with low intensity grazing and agricultural operations over an extended period of time (Refer Figure 4).

Vegetation across the site predominantly comprises exotic pasture grasses associated with stock grazing and cropping areas.

Existing remnant vegetation is predominantly limited some isolated paddock trees which are located around the existing dwelling and shed structures.

There are also a number of existing scattered trees situated within the creek bed along Marshall Mount Creek.

It is anticipated that the majority of existing trees on site will be retained as part of the development project.

## **Soil stability, landslip assessment and subsidence**

As described above the land to be rezoned for residential housing is generally flat, with minimal grade sloping from Calderwood Road to Macquarie Creek.

The land is not identified as being subject to landslip / landslide risk under Shellharbour LEP 2013.

Given the site grades and development outcomes in the surrounding area, the land is not expected to be subject to adverse soil stability conditions.

The subject land is not mapped as being within a Mine Subsidence area.



Figure 3: Landform Plan

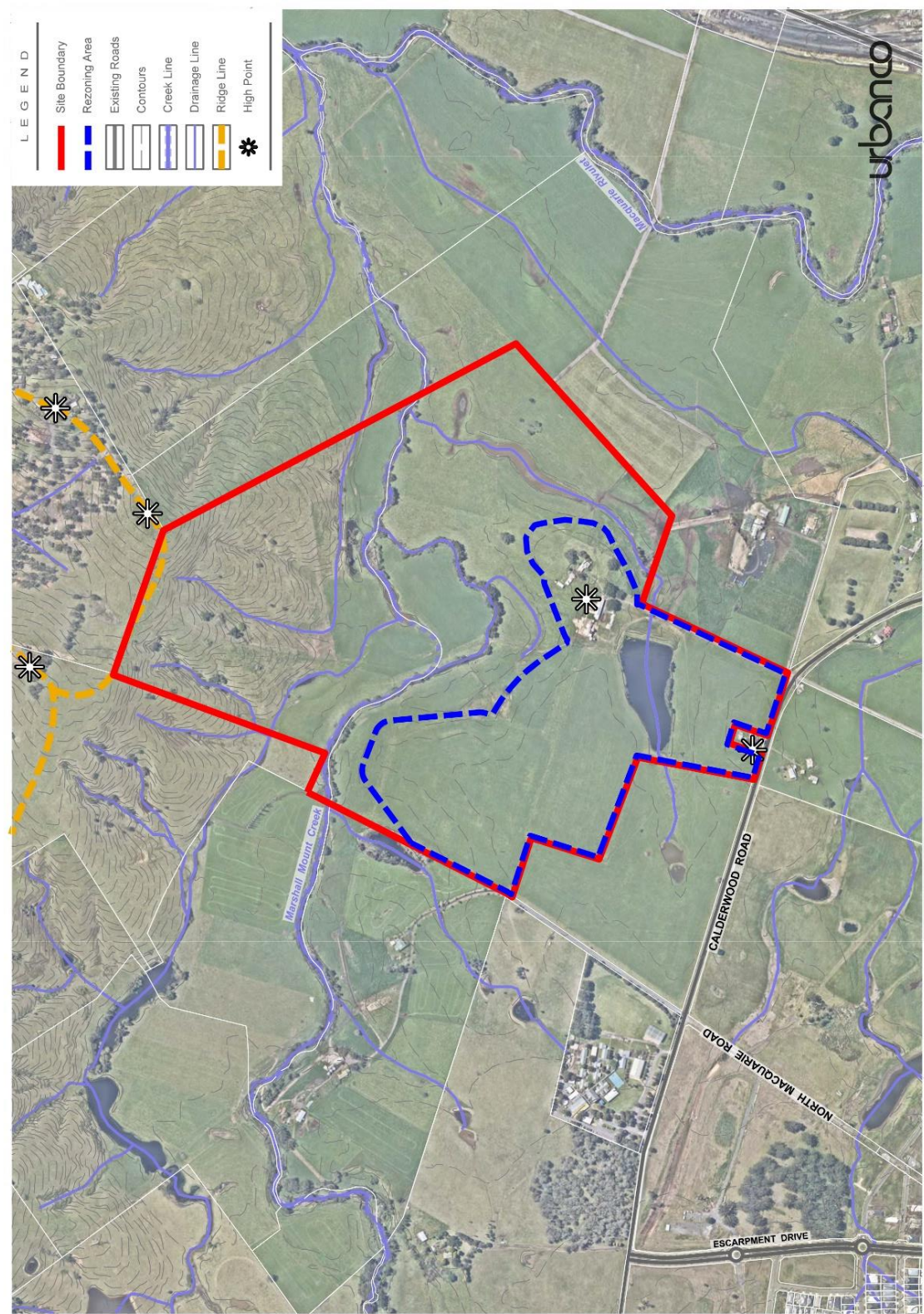
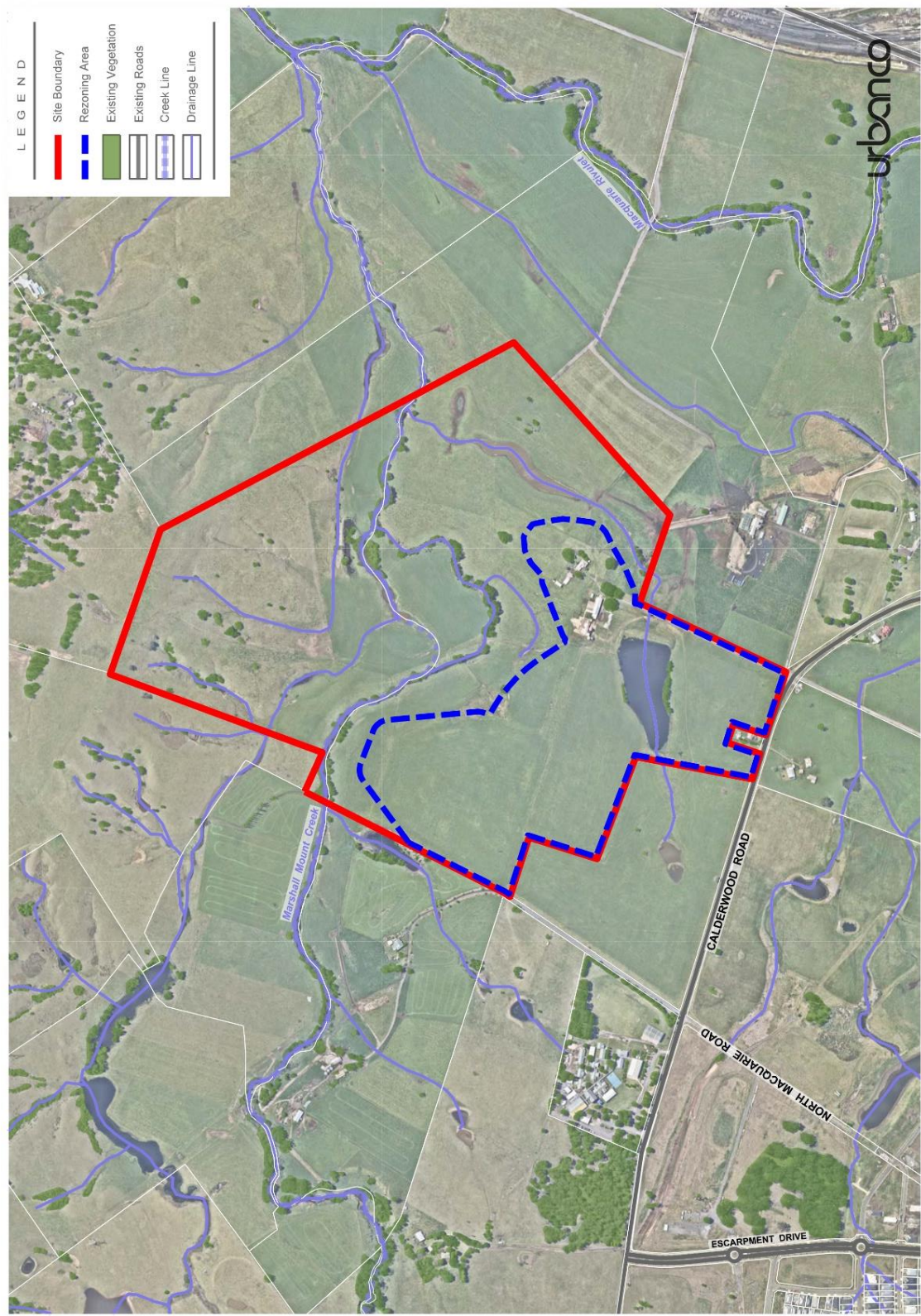




Figure 4: Vegetation Plan



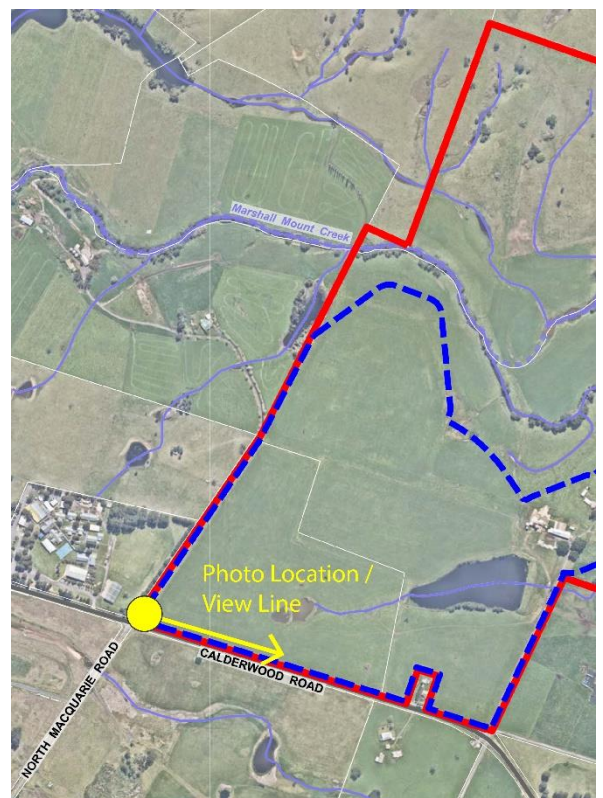
**Site Image 1:**

Site View looking east along Calderwood Road.



This site view shows the subject site on the northern side of Calderwood Road, with the existing residential zoned land on the southern side of Calderwood Road.

Calderwood Road will be upgraded to a higher order urban roadway as part of future infrastructure upgrades.





**Site Image 2:**

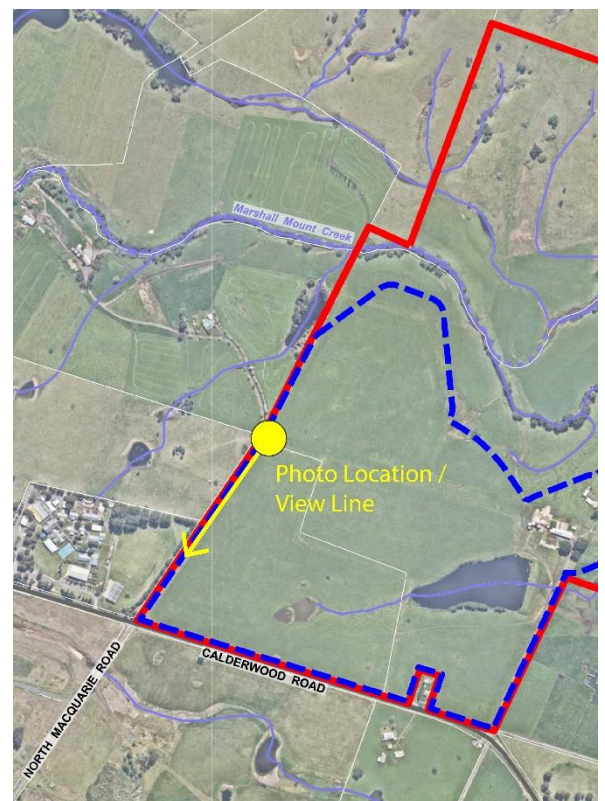
Site View looking south along Cattle Road.



This site view shows the subject site on the eastern side of Cattle Road, with the existing residential zoned land on the western side of Calderwood Road.

Cattle Road will be reconstructed as part of the development providing a common access road for the site and adjoining development areas.

This image demonstrates the logical and orderly nature of the proposal in providing a seamless neighbourhood planning outcome.



### **Site Image 3:**

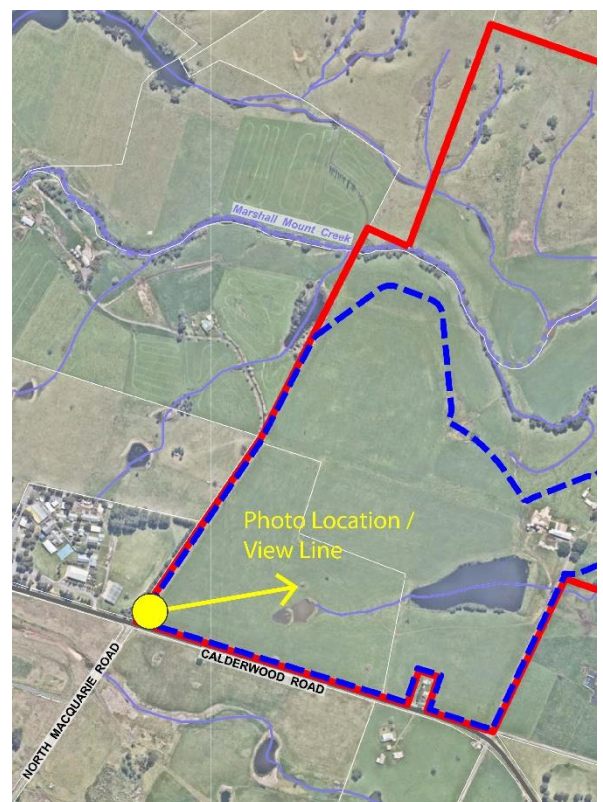
Site View looking north-east over the subject site.



This site view shows the southern portion of the site at the corner of Calderwood Road and Cattle Road. As shown in the image, the land has been cleared and is ideally suited to accommodate residential housing.

As the majority of the footprint of the proposed residential lots is above the 1% AEP flood level, the site will require minimal earthworks as part of the delivery works. No imported fill is required.

Currently available zoned land within the locality is primarily steeply sloping land which requires significant earthworks and retaining structures, resulting in high building costs for owners and minimal opportunities for housing diversity.





**Site Image 4:**

Site View looking east over the central portion of the site.

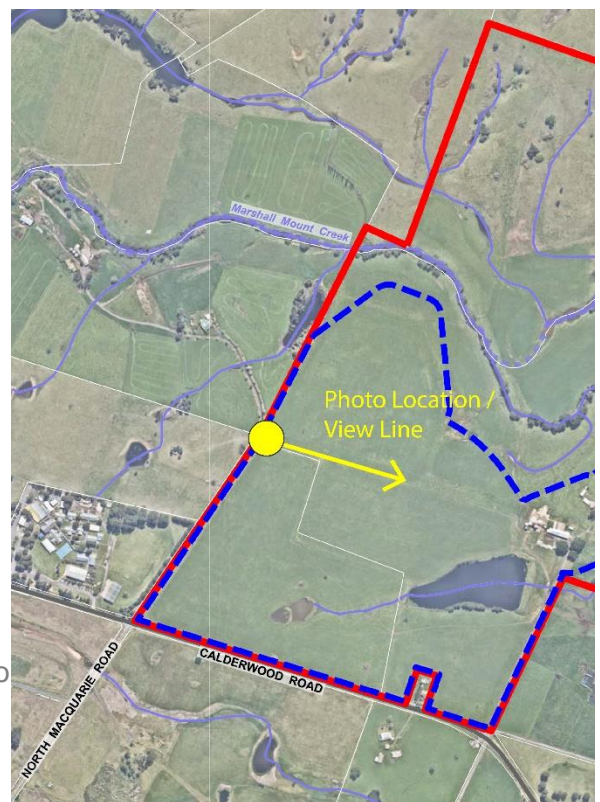


This site view shows the central portion of the site from Cattle Road.

The existing farm buildings and silos within the site are visible in the distance at the end of the fence line in the centre of the photograph. The other farm buildings visible in the distance on the right-hand side of the photograph comprise the existing Tate Dairy on the adjoining property.

Lot A DP382471 is on the right-hand side of the fence and Lot 2 DP651377 on the left-hand side.

The trees in the middle ground line on the left-hand side of the photograph are creek bank trees of Marshall Mount Creek. In recognition of and consistent with the rural values identified in Council's Local Strategic Planning Statement, the river flats and other remaining land north of Marshall Mount Creek will be made available for dairy use (by transfer or long-term lease), to facilitate long term sustainability of dairy industry.



## DA 344/2019 – Adjacent Dairy Expansion

Development Application 344/2019 was lodged with Shellharbour June 2019 and seeks approval for the following works on the adjoining land to the east, being 142 Calderwood Road:

*Construction of 60 a Cow Rotary Dairy, Stock Holding Yards, Loafing Shed (50m x 144m), Two Effluent Dams And Ancillary Farm Buildings Including Shed (21m x 72m), Six Silos And Four Rainwater Tanks.*

The works are related to an existing dairying operation, with the dairy facilities situated approximately 200m to the east of the subject site.

Detailed environmental assessment reports were submitted with the application including an Odour study.

We have undertaken a review of the Odour Study lodged with the application as it relates to the subject site and proposed rezoning, which is summarised below.

The Odour Review submitted demonstrates that there are no impacts on the subject land which would prevent rezoning for residential development.

Todoroski Air Services prepared the Odour Report in relation to the Dairy expansion.

The report notes that the use is not an intensive dairy farm with generally high odour emissions, rather it is a typical dairy where the cows are able to freely graze in the nearby paddocks and as such would produce relatively low levels of odour. The existing facilities would be replaced with new facilities and additional facilities would also be installed including sedimentation pond, storage pond and manure bunks.

The Dairy and Yard, Feed and Loafing shed, and the manure bunks would be roofed to minimise the amount of nutrient run-off into the pond, limiting the scope to generate odour emissions from the Ponds.

By definition, odours less than one odour unit would not be detectable to most people. The NSW EPA criteria for acceptable levels of odour range from 2 to 7 odour units, with the 2 odour unit criteria applicable to densely populated urban areas and the 7 odour unit criteria applicable to sparsely populated rural areas.

The report outlines assessment criteria from the NSW EPA document on approved method for modelling and assessment (2005) is as follows:

- population >2000 and schools 2OU
- population >500 3OU
- population >125 4OU
- population >30 5OU
- population >10 6OU
- Single residence 7OU

The report notes that a combination of TAPM 'The Air Pollution Model' (a prognostic air pollution model) and CALPUFF (a meteorological model) were used in preparation of the odour mapping.

Model assumptions adopted for the proposed scenario included: *This scenario models the feeding and loafing pad, sedimentation pond, storage pond, and the manure storage bunkers.*

The dispersion modelling predictions for existing and proposed scenarios are presented as separate diagrams showing the 99th percentile 'no response' ground level odour concentrations.

The diagrams indicate that the majority of the land to be rezoned falls outside of the 4 odour unit contours and would be considered as having no odour impacts.

There are potentially seven single dwellings which fall within the four & five odour unit contour areas.

These dwellings would achieve a population of approximately 21 persons (based on 3 persons per household). In this scenario, the proposed rezoning would meet the specified NSW EPA odour criteria.

While the Development Application has not yet been determined, the Odour Report submitted in support of the development indicates that the subject site is able to be rezoned and is appropriate in consideration of relevant odour criteria.

# PRE-LODGE MENT REVIEW

## Pre-lodgement Meeting – Council Staff

A pre-lodgement briefing was held with Council staff on the 8<sup>th</sup> September 2020.

Maker Engineering and Urbanco provided an overview of the site and project vision.

Council provided written feedback in correspondence dated 21 September 2020. We have provided below a summary of the matters outlined in the correspondence, and a response to addressing each matter.

### *1. Illawarra Shoalhaven Regional Plan (ISRP)*

*Direction 2.2 of the ISRP is to “Support housing opportunities close to existing services, jobs and infrastructure in the region’s centres”. This Direction includes Figure 10 which contains a map which identifies the subject site as part of a Regionally Significant Release Area.*

*Consultation with the Department of Planning, Industry and Environment (DPIE) has informed Council that investigation areas and release areas identified in the ISRP are not intended to be applied a Lot and DP scale and that not all land within a release area will be suitable for residential development.*

*These lands can be investigated to further identify which parts are suitable for development, but any proposal for development will be required to be assessed on its merits.*

### **Response:**

We note Council’s acknowledgement that the land forms part of the Regionally Significant Release Area as mapped under the ISRP. We confirm that the land also forms part of the Illawarra State Infrastructure Contribution (SIC) area.

Detailed site investigations have been undertaken to determine the extent of unconstrained land within the subject site which is suitable to accommodate residential housing.

This Planning Proposal and supporting site investigations have demonstrated that the proposal is able to be supported on merit.

### *2. Illawarra Urban Development Program*

*The IUDP provides forecasts for development within Calderwood. The IUDP 2018 Report acknowledges the dwelling potential for Calderwood, however, these forecasts only relate to existing residentially zoned land and does not provide forecasts for this site. This site*



*has not been included in the dwelling potential for Calderwood and is not required to be rezoned to meet dwelling requirements for this area of Shellharbour LGA.*

**Response:**

Detailed review of the IUDP has confirmed that the subject site is included in the dwellings yields for the Calderwood Release Area.

Furthermore, detailed review of current and projected dwelling delivery confirms that the proposal is wholly consistent with the IUDP. The IUDP requires a total of 8,500 dwellings across the release area by 2041.

*3. Local Strategic Planning*

*Planning Proposal must include justification of how the proposal will give effect to the Shellharbour Local Strategic Planning Statement (LSPS).*

*Any Planning Proposal will need to demonstrate how it will give effect to the Shellharbour City LSPS. In particular for the subject site, consideration of Planning Priorities 1 and 14 will need to be addressed:*

*Planning Priority 1 reflects the outcome of the Shellharbour Local Housing Strategy (SLHS) acknowledging that there is enough capacity within Council's existing residential zoned land to meet our dwelling demand forecasts over the next 10 years. Rather than creating more residential zoned land, Council will need to focus on delivering greater housing affordability and diversity.*

*Planning Priority 14 reflects the community's desire to protect and enhance our rural lands. It is also acknowledged that as there is enough capacity within our existing residential zoned land to meet our projected dwelling demands, so there is no pressure for Council to rezone for residential purposes, particularly in areas zoned for rural purposes. The LSPS does acknowledge that further work will be required to be undertaken to identify the future of rural zoned land in the LGA.*

*As stated in our meeting, any proposed provision of open space would need to be consistent with the requirements of Council's Open Space and Recreation Needs Study and Strategy. It should also be noted that Council does not currently have any Aboriginal Heritage Conservation Areas, but rather Significant Sites.*

**Response:**

The Shellharbour LSPS and LHS have been addressed in detail in Part 3 of this Planning Proposal.

This Planning Proposal has demonstrated that the rezoning of the land is wholly consistent with the principles and objectives of the LSPS and LHS and is able to be supported.

The Planning Principles referenced above are:

*Priority 1 Deliver greater housing diversity and affordability to meet the changing needs of the community*

*Priority 14: Protect and enhance our rural lands*

The Planning Proposal seeks support to rezone land which forms part of an identified Regionally Significant release area and is incorporated in the dwelling delivery targets under the IUDP.

Detailed investigation completed in preparation of this Planning Proposal have identified that the dwelling data utilised in the SLHS overestimated the number of residential allotments which were zoned and able to deliver housing in 2016.

Further, the dwelling delivery data in the SLHS has significantly underestimated the market delivery of residential land between 2016 and 2020.

The net result is that, based on current allotment delivery, the 4,900 dwelling capacity (predicted to meet housing demand to 2041) specified in the SLHS will be exhausted by 2024.

The proposal is able to contribute to the dwelling yield targets specified under the IUDP and address shortfall in housing delivery under the LHS.

The Proposal also seeks to retain a large portion of the site as rural land, consistent with the LSPS.

Open space provision will be consistent with Council's Open Space and Recreation Needs Study and Strategy as required by Council and will be subject to future negotiation.

#### *4. Surrounding development*

*The sites included for discussion have not been identified as required to meet the development forecasts for Calderwood. Furthermore, the proposed residential development is not identified as required in Council's LSPS or SLHS.*

Detailed investigation has demonstrated that the site is included in the dwelling yield calculations for the Calderwood Urban Release Area.

Dwelling yield forecasts under the LSPS and LHS have been addressed in detail as part of this Planning Proposal.

These investigations have demonstrated that the LHS projections have not accurately accounted for the actual number of zoned allotments or taken into consideration actual development delivery between 2016 & 2020.

## 5. Calderwood Road

*The Calderwood Concept Plan Approval has requirements for the upgrade of Calderwood Road (Condition C12(d)), including along the frontage of the subject site. If a Planning Proposal is lodged it should address how the proposal, in and of itself, will upgrade Calderwood Road.*

Response:

Upgrading of Calderwood Road can be addressed during preparation of detailed DA engineering design.

Upgrades to the roadway and road widening are able to be accommodated within the subject site and on the adjoining land to the south if necessary.

## Pre-lodgement Briefing – Mayor and General Manager

A pre-lodgement Mayoral briefing was held with the Shellharbour Mayor and General manager on the 12<sup>th</sup> October 2020.

Maker Engineering and Urbanco provided an overview of the site and project vision.

Key items / points for consideration raised by Council at this briefing included:

- Contribution to the upgrade of Calderwood Rd and Tripoli Way would likely be expected as a consequence of development of the site.
- Planning proposal to address infrastructure delivery as part of orderly development inclusive of local road upgrades. Preference for Calderwood Road upgrade to be in place prior to development proceeding.
- Council noted that land inundated in the 1% AEP has been filled and developed on other projects. Future use of flood prone land to be addressed.
- Council is not responsible for competition in the market or addressing housing affordability.
- Planning Proposal to address long term use of balance rural and environmental lands.

**Table 1: Council's Pre-lodgement Advice Checklist**

<b>Planning Matters/Issues raised in Council's Pre-lodgement Advice Checklist PR0036/2020</b>	<b>Where Addressed in the Planning Proposal</b>
<b>Strategic Planning Context</b>	
Consistent with the relevant regional plan, district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment	See Section 3
Consistent with a relevant local council strategy that has been endorsed by the Department	See Section 3
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls	See Section 3
Seeking to update the current planning controls if they have not been amended in the last 5 years.	See Section 3
<b>Site Description/Context</b>	
Aerial photographs	See Figures 1 & 2 in Section 3
<b>Traffic and Transport Considerations</b>	
Local traffic and transport	See Section 4 (2nd sub-section) & Appendix 8
TMAP	See Appendix 8 (§1.2 and §4)
Public transport	See Section 3 (4th sub-section)
Cycle and pedestrian movement	See Section 3 (4th sub-section)
<b>Environmental Considerations</b>	
Bushfire hazard	See Section 4 (6th sub-section) and Appendix 6
Acid Sulphate Soil	See Section 4 (2nd sub-section) & Appendix 9
Flora and/or fauna	See Section 4 (7th sub-section) & Appendix 11
Soil stability, erosion, sediment, landslip assessment, and subsidence	See Section 1 (2nd sub-section)
Water quality	See Section 4 (4th sub-section)
Stormwater management	See Section 4 (4th sub-section)
Flooding	See Section 4 (4th sub-section) & Appendix 10
Land/site contamination (SEPP55)	See Section 4 (2nd sub-section) & Appendix 9
Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	See Section 3 (4th sub-section) with respect to agricultural land
<b>Urban Design Considerations</b>	
Existing site plan (buildings vegetation, roads, etc)	See Figures 1 & 2 in Section 3
Development yield analysis (potential yield of lots, houses, employment generation)	See Section 5 (1 <sup>st</sup> & 2 <sup>nd</sup> sub-section)
<b>Economic Considerations</b>	
Economic impact assessment	See Section 6 – Part 3 – Q9.
<b>Social and Cultural Considerations</b>	
Heritage impact	See Section 4 (1st sub-section) & Appendix 7
Aboriginal archaeology	See Section 4 (1st sub-section) & Appendix 7
Open space management	See Section 3 (4th sub-section) & Section 5
European archaeology	See Section 4 (9th sub-section)
Social and cultural impacts	See Section 3 and Section 6 Part C
Stakeholder engagement	See Section 4 (1st sub-section) & Appendix 7
<b>Infrastructure Considerations</b>	
Infrastructure servicing and potential funding arrangements	See Section 4 (5th sub-section) & Appendix 13

\* Items marked as "N/A" in Council's list are not included in the above table.

## **Pre-lodgement IUDP Briefing – Department of Planning & Shellharbour Council**

A pre-lodgement briefing was held with the Department of Planning and Shellharbour Council on the 5<sup>th</sup> November 2020 to present a detailed review of current dwelling yield targets, delivery and capability within Shellharbour LGA.

The presentation provides a detailed review and comparison of dwelling yield estimates and delivery under both the Shellharbour Local Housing Strategy and Illawarra Urban Development Program.

The presentation is included in Appendix 12 of this Planning Proposal and discussed further in Section 3 of this report which addresses the Shellharbour Local Housing Strategy (SLHS).

The detailed investigations identified that the dwelling data utilised in the SLHS overestimated the number of residential allotments which were zoned and able to deliver housing in 2016.

Further, the dwelling delivery data in the SLHS has significantly underestimated the market delivery of residential land between 2016 and 2020.

The net result is that, based on current allotment delivery, the 4,900 dwelling capacity (predicted to meet housing demand to 2041) specified in the SLHS will be exhausted by 2024.

This is consistent with dwelling yield estimates and lot production tracking contained in the Illawarra Urban Development Program.

## SECTION 2 – PLANNING PROPOSAL MERIT TEST

## Strategic Merit Test

The NSW Department of Planning and Environment has established a Strategic Merit Test for consideration when preparing and determining Planning Proposals.

The Strategic Merit Test includes 3 criteria to be considered in determining whether a proposal has merit to proceed. The proposal is not required to meet all the strategic merit test criteria, rather the proposal is deemed to have strategic merit if it meets one, or more of the criteria.

A review of the proposal under each of the tests is provided below.

1. *Is the Proposal consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment*

The relevant regional plans which apply to the locality include the Illawarra Shoalhaven Regional Plan (ISRP), released by the Department of Planning in November 2015.

We note that the subject land is mapped as forming part of the West Lake Illawarra Regionally Significant Release Area to accommodate future residential housing under the ISRP. As stated in the ISRP, *West Lake Illawarra and Nowra-Bomaderry will continue to be the long term focus for greenfield housing in the region.*

In this regard, the proposal represents the intent and objectives of the ISRP.

We have provided a detailed review of this planning proposal under the ISRP in Section 3 below. This review has demonstrated that the proposal is entirely consistent with the regional plan as follows:

- a) The proposal will assist in job creation in the region during the construction of the development and residential housing.
- b) The proposal will deliver housing supply within the West Lake Illawarra Release Area.
- c) The proposal will deliver a variety of housing choices that meet the needs and lifestyles of future residents.
- d) The proposal will enhance local connectivity outcomes through the introduction of new local roadways which complete local road connections and pedestrian pathway networks.
- e) The subject land area does not include any mapped Biophysical Strategic Agricultural Lands or strategic resource lands and is not required to be retained agricultural use under the ISRP.

The proposal will allow for retention of balance agricultural land, which would be able to be amalgamated with existing agricultural land to the east, outside of the mapped release area boundary.

- f) The Planning Proposal protects and enhances the natural environment through retention and protection of the Marshall Mount Creek Corridor.

2. *Is the Proposal consistent with a relevant local strategy that has been endorsed by the Department;*

The proposal is situated within the Calderwood Urban Release Area identified to accommodate residential housing under the Illawarra Regional Plan and Urban Development Program.

We have addressed all relevant Council local strategies in Section 3 below, and demonstrated that the proposal is consistent with the Shellharbour Local Housing Strategy and Local Strategic Planning Statement.

3. *Is the Proposal responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.*

Yes, the subject land directly adjoins existing zoned land which is part of the Lendlease Calderwood project.

Rezoned in 2010, the Lendlease project has delivered significant amounts of housing in the surrounding suburb, along with associated services and infrastructure upgrades.

Infrastructure, including, sewer, water, electrical and road upgrades is scheduled to be delivered to the site as part of the development of the broader infrastructure supply works.

As such, the land is now able to be serviced and developed in an economically feasible manner, with connections / extension of existing services and infrastructure. It is now an appropriate time to commence rezoning of the land.

In addition, development of the land will enable significant contribution to local infrastructure upgrades where there are known shortfalls in current funding and delivery costs.



Further, with the ongoing delivery of the Lendlease project, there has been significant change in the locality in recent years including large scale visual integration of residential housing and significant changes in population and demography.

This planning proposal responds to and respects the changing community and visual amenity. The land is no longer isolated farming land, but rather forms part of a growing urban community.

With economists predicting that freestanding houses are going to be a key driver in the post covid recovery, demand for more residential development at Calderwood at an affordable price is a further demographic trend supporting the proposal.

## Site Merit Test

The NSW Department of Planning Industry and Environment has also established a Site Merit Test for consideration when preparing and determining Planning Proposals.

The Site Merit Test includes 3 further criteria to be considered in determining whether a proposal has merit to proceed.

A review of the proposal under each of the tests is provided below.

1. *the natural environment (including known significant environmental values, resources or hazards);*

This report and the associated detailed site investigations have addressed all natural environmental values, resources and hazards and demonstrated that the land is suitable to accommodate residential housing as proposed.

As discussed in this report the subject land has been extensively cleared in association with agricultural grazing and cropping over an extended period.

Existing vegetation on site is limited to paddock trees around the existing dwelling and farm buildings, and scattered trees along the creek bed.

- A detailed Flora and Fauna review has been completed by Eco Planning.

The report provides an assessment of the ecological values and constraints in the study area to inform possible future development. It assesses threatened species that may use the study area and are found in the area, the native vegetation communities and conservation value of the study area.

The report demonstrates there are no areas of significant vegetation.

- A preliminary site investigation has also been undertaken which demonstrates there are no areas of contamination which would render the site unsuitable for residential development.
- A detailed Aboriginal Cultural Heritage Assessment has also been completed over the site. Areas of archaeological value will be retained within open space, which has been supported by the Office of Environment and Heritage and local Aboriginal stakeholders.
- Rienco, have prepared a Floodplain Management Study (Appendix 10) which demonstrates that there is no impact on the adjoining properties or flood levels and the proposal is able to be supported from a flood management perspective.

As such, this proposal and associated supporting detailed site investigations have demonstrated that the site is suitable to accommodate the proposed development outcomes.

2. *the existing uses, approved uses and likely future uses of land in the vicinity of the land subject to the proposal; and*

The subject site is surrounded to the north, east and south by land which has development consents issued for delivery of residential housing, is zoned for urban development or forms part of an identified urban release area.

This Planning Proposal adopts land use zonings, lot size and development controls which reflect the existing outcomes for the zoned land adjoining the site. In this regard, the proposal is wholly consistent with the future character of the area and planned future uses.

The site is also situated within walking distance of a number of existing and planned schools, major Town Centre and significant recreational facilities.

It also balances lop-sided development surrounding CUDP District Centre and increases 'walkable' and 'cyclable' catchments of proposed school sites. It also affords an opportunity to continue the creekside walking trail along the rural land interface and complete the missing part of walkway loop around the CUDP.

3. *the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.*

A detailed servicing report has been submitted with this proposal prepared by Maker Engineers.

The report has demonstrated that the site is able to be immediately serviced through augmentation / extension of existing water, sewer, electrical and telecommunications infrastructure within the locality.

There are no infrastructure impediments to the rezoning.

As noted above, development of the land will also enable significant contribution to local infrastructure upgrades where there are known shortfalls in current funding and delivery costs. It also provides increased efficiency in bus operation.

There are bus stops planned in proximity to the site on Cattle Road and Calderwood Road as shown in Appendix C09 of the CUDP.

## SECTION 3 – STRATEGIC PLANNING CONTEXT

## Illawarra Shoalhaven Regional Plan

The Illawarra Shoalhaven Regional Plan (ISRP) was released by the Department of Planning in November 2015.

As detailed in the ISRP 2015, the vision for the region is:

*for a sustainable future and a resilient community, capable of adapting to changing economic, social and environmental circumstances. Residents will be able to access a range of lifestyle choices; connect with the stunning landscapes and biodiversity; access well-established and emerging work opportunities; enjoy a strong network of centres; and experience high quality education and health facilities.*

The ISRP states that the region will need at least 35,400 new homes between 2016 and 2036 to meet the demands of population growth and change. Of these, 9,350 dwellings are required to be provided within the Shellharbour LGA.

This is consistent with the dwelling yield figures in the Illawarra Urban Development Program (IUDP) which is discussed further below. We note that the subject site forms part of a release area included in the IUDP which contributes to the required dwelling yields.

ISRP Figure 3: Illawarra – Shoalhaven Regional Plan Strategy Map and ISRP Figure 10: Illawarra Shoalhaven's Key Housing Locations identify areas of housing delivery and associated release areas.

As shown below in Figure 5 below, the land is situated within and forms part of a Regionally Significant Release Area as identified in Figures 3 and 10 of the ISRP.

Goal 2 of the ISRP addresses housing supply across the region. Goal 2 is to deliver **A variety of housing choices, with homes that meet needs and lifestyles.**

The land also forms part of the draft Illawarra State Infrastructure Contribution lands as shown in Figure 6 below.

As noted above, Goal 2 of the ISRP addresses housing supply across the region. We have provided below a review of the Directions of Section 2 (Goal 2) of the ISRP. This review demonstrates that the proposal is entirely consistent with the Goals and Directions of the ISRP and is able to be supported.

***Direction 2.1: Provide sufficient housing to suit the changing demands of the region.***

This direction relates to the delivery of new homes to meet ongoing demand and changing needs within the region.

The ISRP, prepared in 2015, noted that at that time, there was predicted to be enough potential for the market to supply housing within the new release areas identified under the IUDP.

As discussed above, the subject land forms part of the Calderwood Release Area - Calderwood (Remainder) in the IUDP, shown as the West Lake Illawarra Release Area in the ISRP. This Planning Proposal does not seek to create any new Greenfield Release Areas.

The Planning Proposal delivers opportunity for a variety of housing typologies on flat land located within walking distance of a planned Town Centre and extensive local facilities.

At present, the majority of land remaining within adjoining estates is steeply sloping, with limited opportunity for lower cost housing construction.

In this regard, the proposal is entirely consistent with and supported by Direction 2.1 as it provides for housing within an identified release area which is responding to changing housing demands and opportunities.

***Direction 2.2: Support housing opportunities close to existing services, jobs and infrastructure in the region's centres***

This Direction primarily relates to the delivery of additional housing opportunities within existing centres identified in the regional plan.

Notwithstanding, the proposal is consistent with the intent and objective of this Direction as it provides for a variety of housing typologies within close proximity of the planned Calderwood Town Centre.

The subject site is situated within 550m of the Calderwood major Town Centre and represents one of the last remaining opportunities to provide flat building allotments for residents in this proximity.

***Direction 2.3: Deliver housing in new release areas best suited to build new communities, provide housing choice and avoid environmental impact***

As discussed above, the subject land forms part of an identified new release area.

The ISRP confirms that not all land within the Calderwood Release area has been rezoned stating “a majority of Calderwood, with capacity for 4,800 lots” was rezoned in 2010.

The ISRP requires that a detailed *land use planning process will identify and protect natural corridors and waterways; provide walking and cycling paths; and offer diverse housing types focused around local centres.*

In this regard, the proposed zoning boundaries and residential housing area has been determined following detailed site investigations including heritage, flooding, stormwater, contamination and servicing.

The Planning Proposal is consistent with this Direction as the land forms part of an identified release area and detailed site investigations have demonstrated the land is suitable to accommodate residential housing.

***Direction 2.4: Identify and conserve Biodiversity values when planning new communities***

This Direction relates to the preparation of detailed biodiversity reporting and offsetting arrangements in conjunction with the West Dapto Biodiversity Certification.

The land has been extensively cleared in association with historic agricultural and grazing activities, with limited remnant vegetation remaining on site.

Remnant vegetation within creek lines and large fig trees surrounding the existing home will be retained under this proposal.

Furthermore, a detailed Flora and Fauna review has been undertaken which demonstrates that the proposal will have minimal environmental impact and is able to be supported.

***Direction 2.5: Monitor the delivery of housing to match supply with demand***

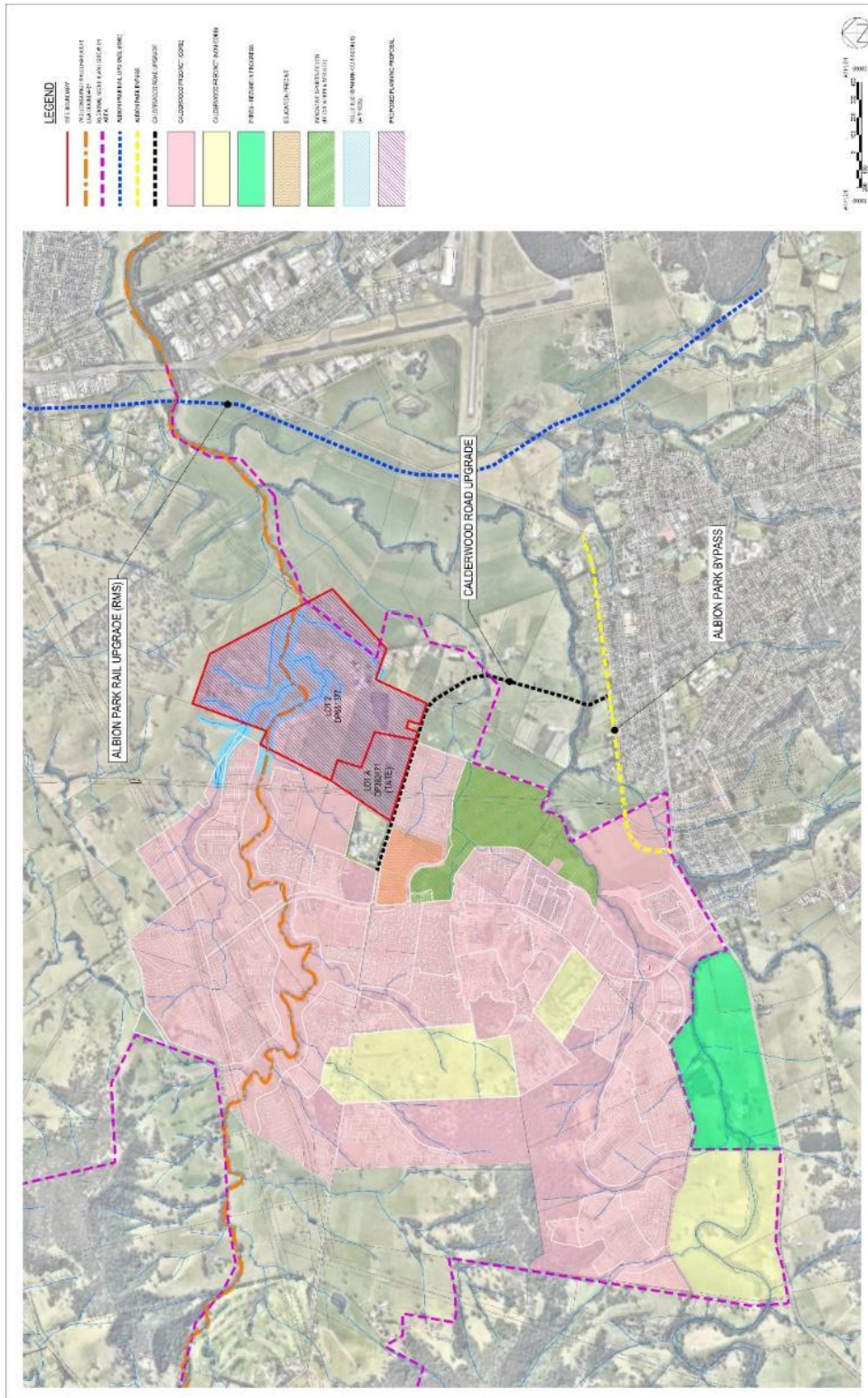
This direction refers to the continued monitoring of dwelling supply within the region by the Department of Planning through the Illawarra Urban Development Program.

We have provided detailed analysis of the current housing supply in the IUDP section above which demonstrates that the proposal is able to be supported.

The land forms part of an urban release area under the regional plan, and is able to contribute to ongoing dwelling supply within the region.



### Figure 5: Locality / Release Area Boundaries







## Illawarra Urban Development Program

The Illawarra Urban Development Program (IUDP) prepared by the NSW Department of Planning Industry and Environment, is the State Government's program for managing land and housing supply in the Illawarra.

The IUDP monitors the planning, servicing and development for new urban areas in Wollongong, Shellharbour and Kiama, as well as the provision of housing in existing urban areas.

The land has formed part of a release area under the IUDP for over 20 years, previously identified as IUDP Area 6 and subsequently as IUDP Area 52.7 – Calderwood.

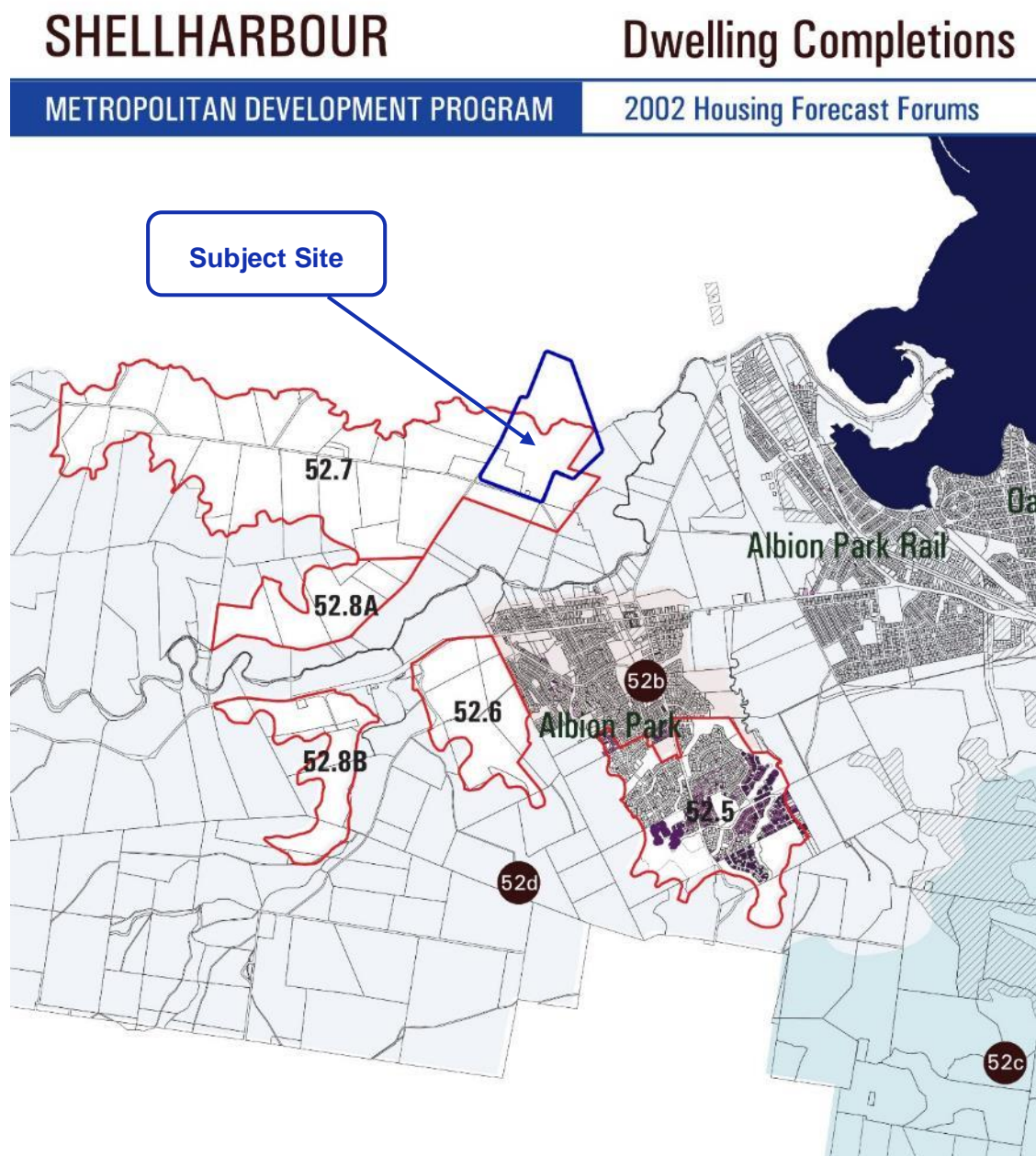
We have provided below a summary of the historic lot yield estimates for the Calderwood Release Area:

### ***2002 IUDP***

Under the 2002 IUDP update, the historic Calderwood Release Area 6 was renamed Area 52.7.

The subject land holding formed the eastern edge of IUDP Area 52.7 as demonstrated in Figure 7 below. Area 52.7 was listed as having a total long term land availability of 8,700 dwellings in 2002.

Figure 7: Illawarra Urban Development Program Areas 2002 IUDP



### **2010 IUDP Update**

The boundary of IUDP Area 52.7 was subsequently removed from the IUDP as part of a review in 2010 and replaced with the notation of the Calderwood Urban Investigation Area when the Lendlease Calderwood Development Project was being considered for rezoning.

Under the 2010 IUDP update, the Calderwood Release Area is listed as having a dwelling yield of 8,000 dwellings within the Shellharbour LGA.

The 2010 IUDP update explanation document states that the Lendlease Part 3A Major Project encompasses “**a significant proportion of the potential Calderwood release area.**” This demonstrates that the Lendlease project does not accommodate the entire release area.

The Lendlease Calderwood Project achieved rezoning in 2010. The Lendlease project includes part of Area 52.7 and 52.8A.

### **2014 IUDP Update**

The 2014 IUDP update retains Calderwood as a broad urban release area, with a dwelling yield estimate of 6,900 dwellings within Shellharbour LGA.

The Lendlease Major Project Concept Plan granted approval for a total of 4,800 dwellings, comprising 4,000 within the Shellharbour LGA and 800 within Wollongong LGA.

The remaining balance of 2,900 in Shellharbour dwellings are to be delivered outside of the Lendlease project.

### **2016 IUDP Update**

The 2016 IUDP update retains the Calderwood urban release area, with a dwelling yield estimate of 6,900 dwellings within Shellharbour LGA.

The 2016 IDUP update confirms a dwelling yield of 4,000 dwellings within the Shellharbour LGA and 800 within Wollongong LGA.

Consistent with the 2014 IUDP update, the remaining balance of 2,900 dwellings are to be delivered outside of the Lendlease project.

### ***2020 IUDP Dashboard***

These figures have been reviewed and refined with recent updates to the IUDP.

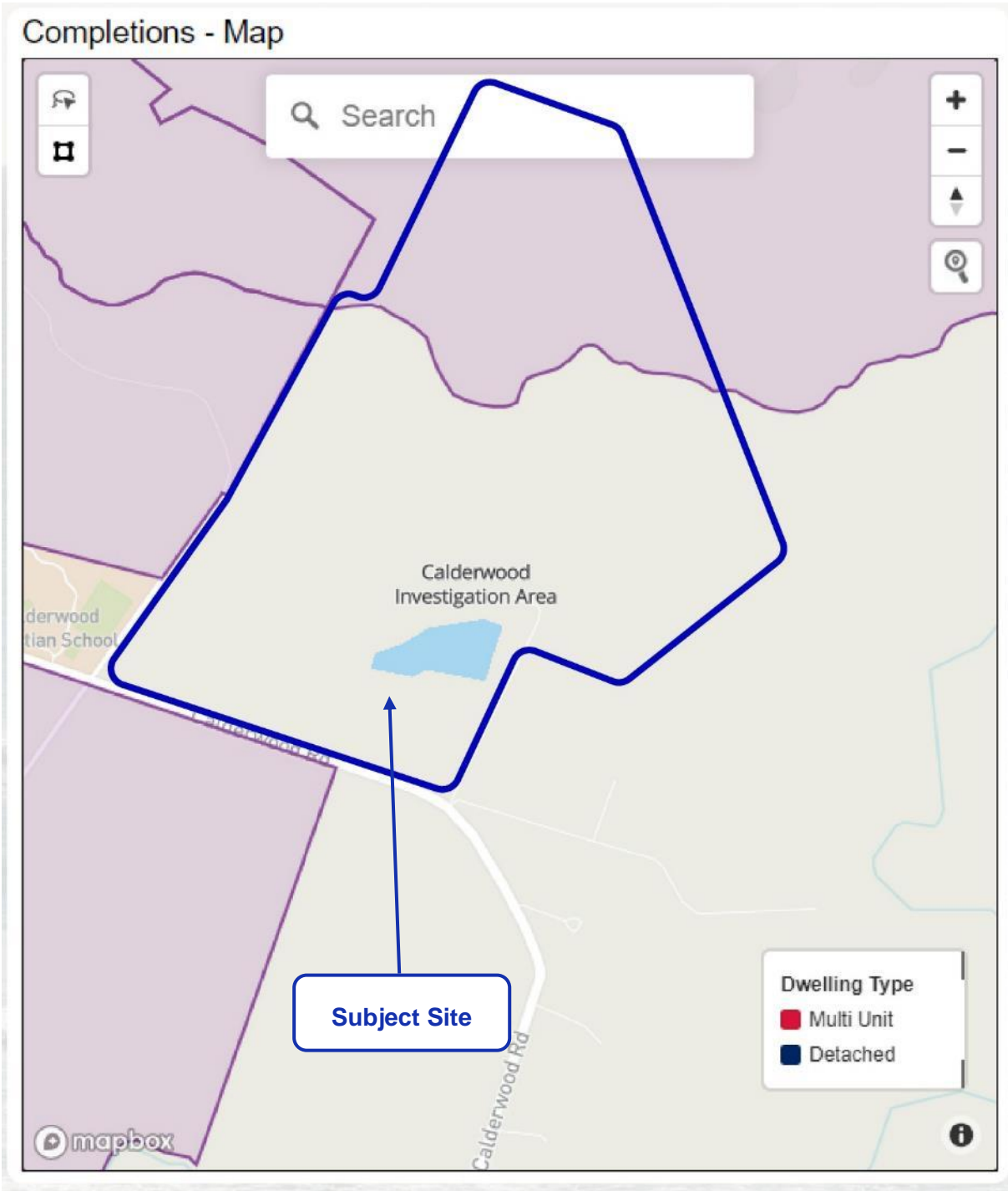
As outlined in the 2020 IUDP dashboard, delivery of residential dwellings within the Calderwood Release Area is addressed in three separate components under the IUDP which deliver a total of 6,900 dwellings. These areas include:

- Calderwood (Lendlease project area) = 4,455 dwellings
- Calderwood (North Macquarie Road) = 300 dwellings
- Calderwood (Remainder) = 2,145 dwellings.

The subject land forms part of the Calderwood (Remainder) dwelling delivery area, which is identified to provide a minimum of 2,145 dwellings from 2023 onwards in order to achieve dwelling yield targets under the IUDP and ISRP.

We note that the 2020 IUDP dashboard includes plan and figures which identify the subject land holding as forming part of the Calderwood Investigation Area as shown in Figure 8 below.

Figure 8: 2020 IUDP Dashboard – Department of Planning





## Shellharbour Local Housing Strategy

Shellharbour Council adopted the Shellharbour City Council Draft Local Housing Strategy at their meeting of 17 December 2019.

The Shellharbour Local Housing Strategy (LHS) has been developed to address the appropriate provision of all forms of housing for Shellharbour, by broadly addressing and responding to housing demand/supply issues and their policy implications.

The LHS will be used to inform potential changes to the Shellharbour Local Environmental Plan 2013 (LEP) for controls that may influence the location of where the Low Rise Medium Density Housing Code (LRMDH Code) can be applied within the City.

The subject site forms part of the *Rural Balance* statistical areas under the Shellharbour LHS.

The Rural Balance land is identified to accommodate the delivery of 4,900 new dwellings and approximately 12,500 new residents between 2016 and 2041.

The LHS dwelling yield demand and estimates are noted as being based on information provided in the Informed Decisions 2018, Shellharbour City Council Community Profile by Profile ID.

In preparation of this Planning Proposal, we have undertaken a detailed review of the dwelling yields for each project accounted for by Profile ID and prepared a detailed analysis of actual known on ground dwelling yields.

As outlined above, a detailed presentation to Council and the Department of Planning was provided on 5<sup>th</sup> November 2020. A copy of the presentation is provided in Appendix 12.

Table 1 below provides a summary of the dwelling yields for each area in the Rural Balance land as contained on the Profile ID website which informed the LHS, and the actual on ground development outcomes.

As demonstrated in the table below, the dwelling yield figures relied upon in the LHS overestimated the number of zoned available lots for development in 2016 by approximately 780 dwellings / lots.

Furthermore, development projects in the area have consistently delivered a significantly greater number of dwellings than anticipated under the LHS. This has compounded the anticipated dwelling shortfall.

The LHS estimated an average delivery of 197 dwellings per year between 2016 and 2041.

For the period 2016 to 2022, the existing development projects will have delivered an average of 500 dwellings per year.

**Table 1: Dwelling Yield Comparison**

<b>Project</b>	<b>ID Projection 2016 to 2041 (a)</b>	<b>Actual Potential 2016 to 2041 (b)</b>	<b>2020 Actual Potential Dwellings 2020 to 2041 (c)</b>	<b>2022 Actual Potential Dwellings 2022 to 2041 (d)</b>
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
<b>Total Zoned Lots Remaining</b>	<b>4929</b>	<b>4147</b>	<b>2,463</b>	<b>1134</b>
<b>Deficit</b>		<b>782</b>	<b>1,666</b>	<b>2,595</b>

(a) Source = <https://forecast.id.com.au/shellharbour/residential-development?thetype=ChangeY1Y3&WebID=180>

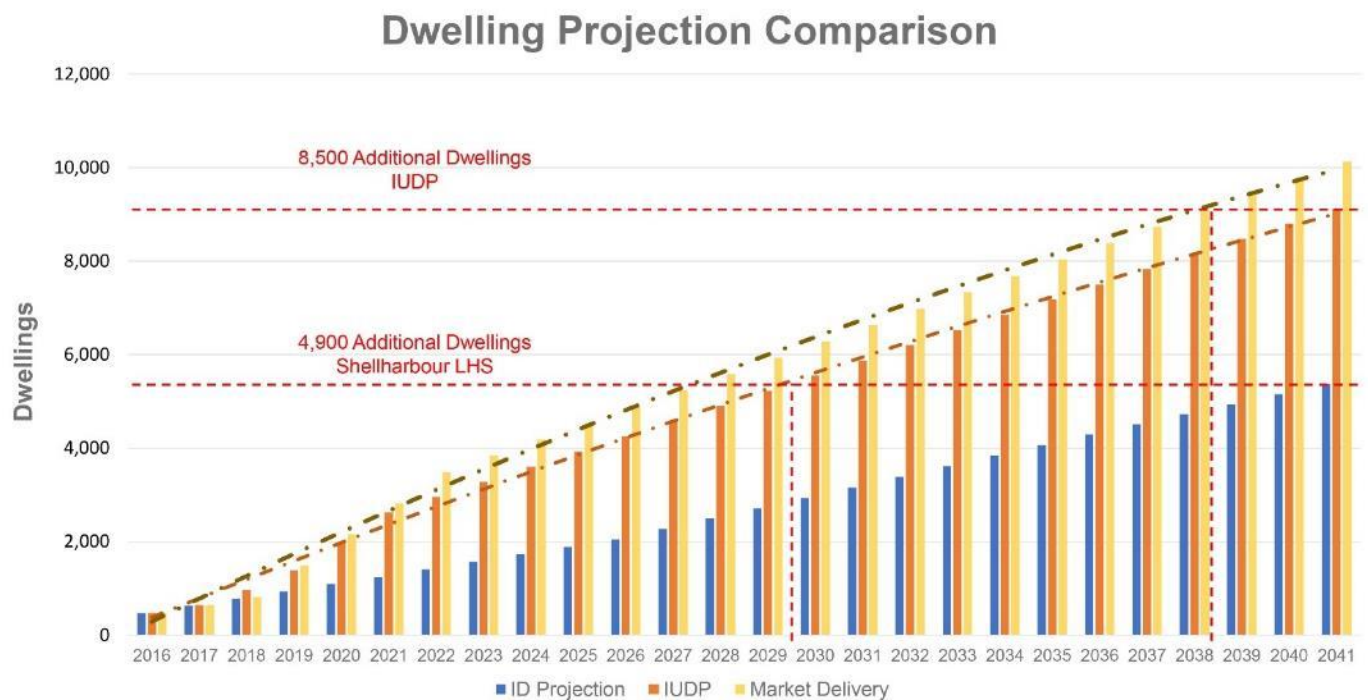
(b) Urbanco estimate of actual dwelling yields for period 2016-2041, based on remaining dwelling yield after taking into account dwellings actually constructed as of 2016 and adjustment of what is considered inappropriate assumptions for infill development within new greenfield release areas

(c) As for [b] above, but recalculating remaining dwelling yield taking into account dwellings already constructed as of 2020.

(d) As for [c] above, but recalculating remaining dwelling yield taking into account dwellings assessed to be completed by 2022.

The graph below provides a graph which compares the LHS dwelling forecasts, the actual project delivery outcomes and the Illawarra IUDP estimates.

### Dwelling Yield / Delivery Comparison Graph



The graph above adopts a conservative dwelling delivery post 2022 of 350 dwellings per year. Based on this delivery rate, the 4,900 dwellings identified in the LHS will be exhausted in 2029.

Should the development projects in the locality continue delivery at the current average rate of 500 dwellings per year, the 4,900 dwellings identified in the SLHS will be exhausted in 2024.

It can be observed from the graph above that the on ground dwelling delivery outcomes are more closely aligned to the Illawarra IUDP estimates than the SLHS.

Given that the SLHS dwelling yield provision will be exhausted significantly earlier than 2041, support for this Planning Proposal is considered appropriate, and is not inconsistent with the SLHS.

When considering relevant timeframes for processing of a Planning Proposal and subsequent subdivision applications, support for this Planning Proposal will likely facilitate delivery of residential dwellings from 2025 onwards.

This is entirely consistent with the estimated timeframes for the finalisation of the 4,900 dwellings identified under the SLHS.

As such, the proposal is considered complementary to the SLHS.

Notwithstanding, we note that in relation to the SLHS and applications for rezoning of land, the Department of Planning Infrastructure and Environment advised Council as follows:

*“while it is noted that additional land is not required to meet projected housing demand, **the Department remains open to receiving applications to rezone land for residential development**”*

In this regard, the proposal is able to be supported as consistent with delivering the dwelling yields outlined in the LHS and is consistent with advice from the Department of Planning Infrastructure and Environment to allow rezoning of land.

## Shellharbour Local Strategic Planning Statement

The Shellharbour Local Strategic Planning Statement (LSPS) was adopted in May 2020.

This document sets out a vision for Shellharbour City and provides local planning priorities and actions for the next 20 to achieve this vision.

The LSPS provides a clear framework of how Council will manage the growth and change that will occur in Shellharbour City over the next 20 years.

The LSPS notes that by 2040, the projected increase in population will require an additional 10,625 dwellings. The housing must meet the demand for choice and diversity in the type of homes available, but also that residential areas are appropriately serviced to encourage connectivity throughout our LGA.

The Planning Proposal is consistent with the Planning Priorities of the LSPS as follows:

*P1 Deliver greater housing diversity and affordability to meet the changing needs of the community*

A key benefit of the site's natural topography is the ability to deliver a variety of housing product in a more affordable manner than can be achieved on surrounding steeply sloped residential land.

The site is typically flat, with minimal grade, requiring only minor earthworks associated with the development of the site.

The flatter land also provides enhanced opportunity to deliver a variety of housing types including attached dwellings, small lot housing and more standard residential allotments, while also significantly reducing dwelling construction costs for future residents.

The project will incorporate a range of housing including attached dwellings along the Calderwood Road and residential lots from 200m<sup>2</sup> to 600m<sup>2</sup> in walking distance of local retail, commercial, educational and open space facilities.

*P2 Quality urban design enhances our local character and delivers liveable places*

The Concept Plan demonstrates that the proposal will deliver a high quality urban design outcome creating a walkable neighbourhood, with pedestrian friendly pathways and significant areas of open space.

The Concept Plan incorporates the following urban design principles:

- Delivery of a modified grid pattern which facilitates pedestrian and vehicle movements.
- A variety of open space areas within walkable distance of all dwellings

- Inclusion of a large open space area which protects and celebrates local indigenous culture and history.
- Inclusion of a transition in dwelling densities from smaller lots along Calderwood Road to standard residential lots over the balance of the site

*Priority 3: Deliver high quality, well-connected and integrated green spaces*

The Concept Plan demonstrates that the proposal will deliver high quality well connected green spaces which also provide linkages to the adjoining development projects.

The Local Park is centrally located within the project, providing walkable access to all future residents.

A planned pedestrian / cycle path along the edge of the rural interface will provide high levels of connectivity between the planned Town Centre and the heritage park in the north-eastern corner.

Support for the rezoning will also afford an opportunity to complete the missing portion of the pedestrian loop around the CUDP.

*Priority 4: Provide high quality and fit-for-purpose community services and social infrastructure aligned with growth*

In addition to the recreational facilities discussed above, there is opportunity for the project to include delivery and dedication to Council of a significant large scale community garden within the balance rural land adjoining the northern edge of the residential development.

This could potentially encompass the largest community garden in NSW.

*Priority 6: Provide accessible and connected suburbs with a range of transport options*

The proposal will provide for new housing in an area which is well connected to public transport options, pedestrian and cycle links and vehicle connections.

The planned Town Centre is situated only 550m to the west of the site.

Calderwood Road provides access to public transport connections.

*Priority 11: Manage water, energy and waste efficiently to ensure a sustainable environment*

Maker Engineering have provided commentary on Water Quality and Stormwater Management which demonstrates that all stormwater and water quality targets are able to be achieved as part of the project (Refer to Section 4 of this report).



The proposal delivers residential housing within an identified greenfield release area, ensuring sustainable and efficient use of services and infrastructure being delivered.

*Priority 12: Respect, protect and enhance our natural assets and significant areas of biodiversity*

The land has been substantially cleared in association with historic grazing and cropping activities.

There are some remnant paddock trees adjoining an existing homestead and farm buildings in the site, which will be retained within the heritage park as part of this proposal.

*Priority 13: Healthy and valued coast and waterways*

The current proposed layout avoids encroachment into the 40m Vegetated Riparian Zone (VRZ) as identified in the riparian assessment carried out by Lodge Environmental. Nevertheless, weed removal and revegetation of the creek line of Marshall Mount Creek is proposed (cognisant of its ongoing use as a dairy farm).

The ecological and water health of the waterway will be further enhanced by through the establishment of environmentally-friendly stock crossings.

*Priority 14: Protect and enhance our rural lands*

The Planning Proposal will retain a significant portion of the land as rural zoned agricultural land, which is contiguous and able to be consolidated with agricultural land holdings to the east and north. This will ensure that the balance of the rural lands is protected and enhanced, and are able to form part of a viable agricultural operation.

The proposal also seeks to deliver a large scale Community Farm / Garden area which will be constructed and dedicated to Council for community use. This area will enable future and existing residents to engage in small scale agricultural production and gardening activities in a community owned space. There is opportunity for this Community Farm / Garden to be the largest such facility in NSW.

## SECTION 4 – SITE INVESTIGATIONS

## Indigenous Heritage Assessment

Austral Archaeology have completed an Aboriginal Cultural Heritage Assessment (ACHA) and Archaeological Report pertaining the subject site. The report details the Aboriginal archaeological and cultural heritage assessment of the site.

This ACHA was completed to assess the archaeological potential for Aboriginal material on the land proposed to be rezoned under this Planning Proposal.

The ACHA was undertaken in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (Department of Environment Climate Change and Water NSW 2010), the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (Office of Environment and Heritage 2011) and the Aboriginal Cultural Heritage Consultation Requirements for Proponents (Department of Environment Climate Change and Water NSW 2010) [Consultation Requirements].

An ACHA was undertaken due to the presence of a registered site WDRA\_AX\_37 (AHIMS # 52-5-0493), located in the northern portion of the study area, in addition to a significant Aboriginal artefact scatter YTOF\_AS\_9 (AHIMS #52-5-0848), located in the eastern adjacent Lot 3 DP24143.

These sites were identified during a search of the Aboriginal Heritage Information Management System (AHIMS) on 1 April 2020 [Client service ID: 494864].

The archaeological survey, undertaken as part of the assessment identified an isolated find, located on the upper slope associated with YTOF\_AS\_9 (AHIMS # 52-5-0848), which was determined to likely represent a continuation of the surface representation of this site.

The survey relocated WDRA\_AX\_37 (AHIMS # 52-5-0493). This was an isolated artefact located as part of a test excavation. No additional cultural material was identified. The archaeological survey also identified four areas of high archaeological potential associated with flat elevated terraces overlooking Marshall Mount Creek.

To establish the presence of Aboriginal objects in these areas of potential, a testing program was undertaken; this identified a total of 146 artefacts recovered from 133 test pits. A total of four artefact scatters were identified; these are referred to within this report as Calderwood Area 1, 2, 3 and 4 (AHIMS # 52-5-0967, 52-5-0966, 52-5-0965 and 52-5-0964). Their locations are shown on Figure 9 below.

The Aboriginal sites identified during this ACHAR are described, along with their significance in the ACHA report.

The ACHA report includes the following recommendations resources:

- 1. No further archaeological investigation is required for YTOF\_AS\_9 (AHIMS # 52-5-0848), WDRA\_AX\_37 (AHIMS #52-5-0493), Calderwood Area 2 (AHIMS # 52-5-0966), Calderwood Area 3 (AHIMS # 52-5-0965), and Calderwood Area 4 (AHIMS # 52-5-0964) as part of any subsequent Development Applications.*

*2. Calderwood Area 1 (AHIMS # 52-5-0967) should be preserved within an open space. The open space associated with Calderwood Area 1 (AHIMS # 52-5-0967), should include interpretive media that identifies the Aboriginal cultural values related to the landscape, including by not limited to Marshall Mount Creek, Calderwood Area 1, and YTOF\_AS\_9 (AHIMS # 52-5-0848).*

*3. Should ground disturbance be required within Calderwood Area 1 (AHIMS # 52-5-0967) additional archaeological testing and/or salvage excavation may be necessary. Additional testing would be needed for works that would have the potential to significantly impact upon the sub-surface archaeological deposits (i.e. extensive landscaping, bulk earthworks, planting and infrastructure). As the nature of the site has been quantified to a certain degree, additional testing may not be required where minimal works are proposed that are considered to have a minimal impact to sub-surface archaeological deposits (i.e. spreading topsoil, minor services and infrastructure). The extent of any salvage excavation, if required, would need to be determined based on the extent of proposed harm to sub-surface archaeological deposits.*

*4. Development of an Aboriginal Cultural Heritage Management Plan (ACHMP) will be commenced at the Planning Proposal stage, and will consider measures to ensure artefacts are preserved as part of the construction phase of the development and in the longer term once the residential development is complete. Refer further to minutes of meeting and post-meeting actions documented in the minutes of meeting with Heritage NSW on 21 July 2020 (see Appendix B).*

*5. The consultation outlined as part of this ACHA is valid for six months and must be maintained by the proponent for it to remain continuous. If a gap of more than six months occurs, then the consultation will not be suitable to support an AHIP for the project.*

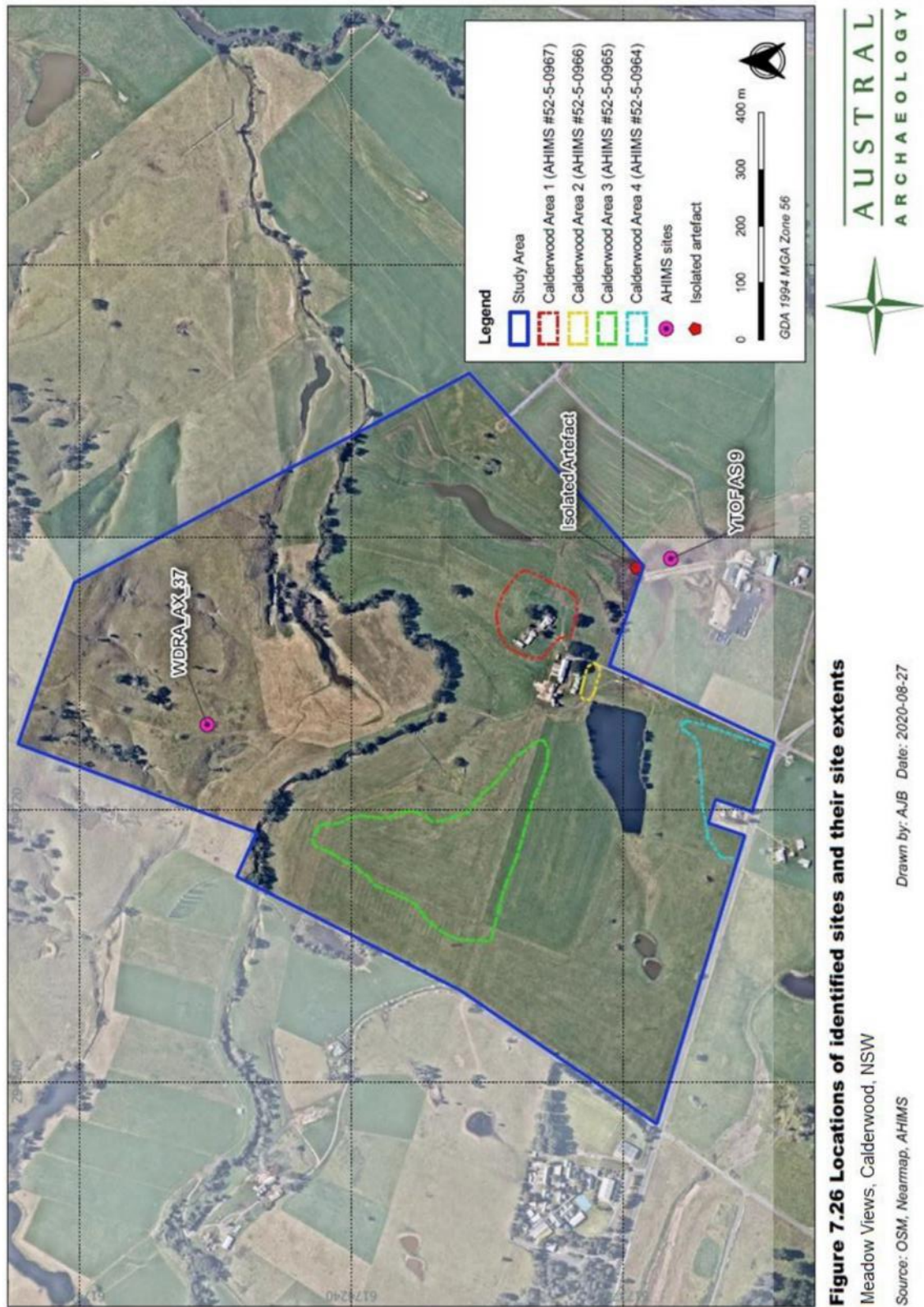
*6. Should harm be proposed to any of the Aboriginal sites identified within this report, the proponent should apply for an AHIP in accordance with Section 90 of the National Parks and Wildlife Act 1974, before works occur.*

*7. A copy of this report should be forwarded to all Aboriginal stakeholder groups who have registered an interest in the project.*

As a result of the detailed testing and excavations, and report recommendations it was determined that it was appropriate to retain the Calderwood Area 1 (AHIMS # 52-5-0967) artefact scatter within an area of open space.

This ensures that the artefacts are retained undisturbed on site, with the ability to deliver an open space area which responds to and celebrates local aboriginal history.

Figure 9: ACHA Investigation Mapping





## Stage 1 Contamination Review

A Stage 1 Preliminary Site Investigation (PSI) has been prepared by Environmental and Natural Resource Solutions (ENRS) which is included in Appendix 9.

The report documents the results of a Stage 1 site history review and site inspections in general accordance with the NSW Environment Protection Authority (EPA) Guidelines for Consultants Reporting on Contaminated Sites (OEHL2011), and the National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1).

Site history records indicated that the Site had been used for primary production dairy farming for an extended period of time with; three (3) water storage dams, one (1) residential house and large dairy facilities. All Site buildings were constructed prior to 1980.

A review of acid sulphate soil maps identified both Class 3 and Class 4 mapped areas adjacent to Marshall Mount Creek. ENRS understands that the proposed development aims to avoid the mapped PASS areas. The north-eastern corner of the development footprint covers a small portion of Class 3 PASS. Class 3 presents a low risk for PASS at depths >3 metres below ground level.

A site walkover and inspection was conducted on the 24th of July 2020 by ENRS. This confirmed that the site conditions are consistent with the documented site history and land use.

A number of Areas of Environmental Concern (AECs) were identified during this investigation are summarised below:

- *AEC01: Storage Dam Wall. The majority of material within the dam wall is expected to be natural, excavated from the centre of the dam during its construction. However, localised piles of crushed concrete were observed within small portions of the wall. It is considered that there may be a risk of further unknown building materials;*
- *AEC02: Stockpiles of soil & rubble. Estimated to total less than 25m3 of imported soil and building rubble;*
- *AEC03: Dairy. Historic extended use for cattle processing, dairy farm effluent, use and storage of farming machinery, and storage of fuels, oils chemicals for farming equipment.*
- *AEC04: Pumphouse. Storage of old oil drums;*
- *AEC05: Levelled Building Pads. Uncontrolled fill used beneath some of the buildings;*
- *AEC06: Above Ground Storage Tank (AST). Leaks and spills directly adjacent and below the AST may have caused shallow soil contamination;*

- *AEC07: Potential weathering of building materials. Potential heavy metal based paints and asbestos materials within shallow soils directly adjacent Site buildings; and*
- *AEC08: Acid Sulphate Soils. Associated with Marshall Mount Creek.*

Based on the results of the PSI, ENRS provides the following recommendations :

- *Conduct a Detailed Site Investigation (DSI) to assess the Areas of Environmental (AECs) identified within this PSI. The DSI should be conducted by a suitably licenced environmental professional in accordance with the NSW EPA Guidelines for Consultants Reporting on Contaminated Sites (OEH;2020) in support of a future Development Application;*
- *Prior to the demolition of Site infrastructure, conduct a Hazardous Materials Survey (HAZMAT). The HAZMAT should be conducted by a suitably licenced environmental consultant holding a current asbestos assessor's licence;*
- *If earth works are proposed within the mapped potential acid sulfate areas, conduct an Acid Sulfate Soil Assessment in accordance with Shellharbour City Council requirements, the NSW Acid Sulfate Soils Management Advisory Committee (ASSMAC;1998), NSW RTA (2005) Guidelines for the Management of Acid Sulfate Materials and where applicable WA Department of Environment and Conservation (DEC;2013) guidelines for Identification and Investigation of Acid Sulphate Soils and Acidic Landscapes;*
- *Should any change in Site conditions, proposed land use or incident occur which causes a potential environmental impact, a suitable environmental professional should be engaged to further assess the Site and consider requirements for any additional assessment*

The PSI concludes that *the site is considered suitable or capable of being made suitable for the proposed development in accordance with the NSW State Environmental Planning Policy No. 55 (SEPP55) pending further environmental investigations.*

## Traffic Review

A detailed TRACKS Modelling Technical Note has been prepared by Bitzios Consulting and is included in Appendix 8.

As part of the Calderwood Urban Development Project (CUDP) Cardno was engaged to prepare a Transport Management and Accessibility Plan (TMAP) (dated 18 February 2010). Transport modelling was undertaken using the Wollongong- Shellharbour (WOLSH) TRACKS strategic traffic model to assess the AM and PM peak operation of the road network under various 2031 with CUDP scenarios and identify future road upgrades.

Bitzios Consulting (Bitzios) has prepared traffic advice relating to the proposed rezoning taking into consideration previous traffic studies within the area (predominantly CUDP related).

The technical note includes:

- *a review summary of the current version of the WOLSH TRACKS models with respect to the proposed subdivision*
- *a review summary of related traffic and transport study documents available for CUDP with respect to the proposed subdivision*
- *a performance assessment of the section of Calderwood Road between the eastern boundary of CUDP and Tripoli Way*
- *updated WOLSH TRACKS model (2036+) outputs based on the proposed subdivision yield (which is less than what was included in the current version of the WOLSH model)*
- *a sensitivity test using the WOLSH TRACKS model (2036+) to include additional yields associated with further intensification of the CUDP.*

The subject site incorporates two zones within the WOLSH TRACKS model being zones 324 and 331. The WOLSH TRACKS model assumes a total dwelling yield of 1,000 dwellings within these zones.

The Technical Note indicates that the 2036 and 2036+ AM and PM peak one hour level of service along Calderwood Road between the CUDP and Tripoli achieves a level of service A.

The technical Note also reviews the operation of intersections along Calderwood Road which will form access to the site. The Technical Note indicates that both intersections will operate at Level B with average delays of 16 to 19 seconds.

Based on the detailed review of the WOLSH TRACKS model and the proposed rezoning of the site, the Technical Note concludes that:

- *The proposed sub-division associated with the subject site is consistent with the inclusions / allowances made for within the current WOLSH TRACKS models.*
- *No additional impact is expected from the subject site that would require any further transport infrastructure treatment to what has already been planned for within the area.*

## Stormwater

The stormwater and water quality strategy proposed for Meadow Views intends to provide consistency with the strategy adopted for the adjacent CUDP and comply with the requirements of Shellharbour City Council and its Development Control Plan relating to Floodplain Risk Management and Stormwater Management.

Further, the strategy for Meadow Views will consider and implement the recommendations contained within the Lake Illawarra Coastal Management Program (2020-2030) relating to future development and the actions to improve water quality in the receiving Lake Illawarra.

The strategy will consider the long-term sustainability of the development and its impact on the Macquarie Rivulet and Lake Illawarra catchments. A range of stormwater treatment trains will be investigated in order to achieve the new stormwater quality targets identified by the Lake Illawarra Coastal Management Program (LICMP) with a focus on best practice for integrated water cycle management. Considerations will also be given to life cycle costing and ensuring the treatment train adopted is efficient and manageable into the future.

The Concept Plan for Meadow Views proposes a series of preliminary measures that will contribute towards meeting the specified water quality targets. Measures included on the plan include water quality basins and wetlands, to manage water quality and detention. Other measures that will likely be implemented in order to meet the more stringent requirements proposed within the LICMP include swales, gross pollutant traps, filter pits, amongst other mitigation measures as required.

The proposal will integrate the proposed measures with the highly valuable aesthetic setting of the development and enhance its position as the north eastern interface between the floodplain and the CUDP. The Concept Plan proposes significant open space areas and retention of the rural lands to the north of the site which provides an abundant opportunity to provide WSUD treatment train processes as the development may require.

## Flooding Review

Rienco Consulting have prepared a Floodplain Risk Management Plan associated with the Planning Proposal which is included in Appendix 10.

### Catchment

The catchment of Macquarie Rivulet lies within the Lake Illawarra sub-basin of the Wollongong Coastal Basin (#214). It drains 107 km<sup>2</sup> of mostly forested and rural lands and is located some 100 km to the south of Sydney on a thin band of coastal land between the Illawarra escarpment and the Tasman Sea. Macquarie Rivulet has its headwaters on the escarpment near Robertson, flowing east over the escarpment, to ultimately discharge into Lake Illawarra.

The drainage network of Macquarie Rivulet comprises three main arms:

- Macquarie Rivulet (the main arm draining the central portion of the catchment)
- Frazers Creek (a secondary arm draining the south-eastern sector)
- Marshall Mount Creek (a major arm draining the northern sector and the arm that passes through the subject site).

All three arms combine on the floodplain above the Princes Highway, to the immediate west of Albion Park airport. The subject site lies within the sub-catchment of Marshall Mount Creek

### Flood Modelling

The report takes into consideration previous Flood Studies and Watercycle Management Studies prepared on the locality including:

- Flood Report on Macquarie Rivulet Below Sunnybank (Rienco, 2011)
- Albion Park Rail Bypass EIS Technical Paper 3 (Cardno/Hyder, 2015)
- Macquarie Rivulet Flood Study (WMA Water, 2017)
- Flooding and Scour Assessment, Albion Park Rail Bypass (SMEC, 2018)
- Watercycle and Flood Management Strategy Updates (JWP, 2018)

A WBNM model has been utilised for this study, to determine peak flows at the subject site for events up to and including the PMF.

The model was established consistent with Rienco (2011). The hydrologic model was developed by Rienco (2011) as part of a calibrated and validated hydrology and hydraulic model suite, which also carried out various design flood estimations.



As shown in Figure 10 below, the model has taken into consideration development of the subject site and the adjoining land holding, Lot A, 142 Calderwood Road. This land holding has been included to ensure that the flood modelling provides a thorough review of likely land from and cumulative development outcomes upon full development of the Calderwood Precinct.

The WBNM model was run for a full range of durations for the 1% AEP and PMF events.

Figure 4.2-1 of the flood report, shows the pre-development 1%AEP flood in relation to the site. The report notes that the peak 1% AEP flood depths vary across the site but are however relatively shallow in the vicinity of the proposed residential rezoning.

Flooding is confined to the watercourse and adjacent river flats constituting the floodplain, which is expected given the incised nature of the watercourses and valley flanks through the subject site. A large portion of the site earmarked for future residential development is already well above the PMF.

Figure 5.2-1 of the report, as shown in Figure 10 below shows the post-development flood outcomes.

The report notes that none of the proposed building envelopes are affected by mainstream flooding in the 1% AEP. All residential lots are above the Flood Planning Level.

A minor incursion of the PMF occurs in the NW corner of the site, which is acceptable under the provisions of SCC's DCP.

The report has concluded that:

- *None of the proposed building envelopes are affected by mainstream flooding for all events up to the 1% AEP, and all proposed lots are above the Flood Planning Level.*
- *The proposal meets the requirement of the NSW Governments Section 9.1 Direction Clause 4.3. Where the proposal is inconsistent with this Direction, as per Clause 9 of the Section 9.1 Direction these inconsistencies are supported by this Floodplain Risk Management Plan.*
- *The proposal meets the requirement of Shellharbour Council's LEP (2013) Clause 6.3.*
- *There is no climate change flood-related impediment to the rezoning of the land.*
- *The requirements of the NSW Government's Floodplain Development Manual (2005) have been considered. There are no specific additional requirements stemming from the application of the Floodplain Development Manual, as the S9.1 Directions and SCC's LEP (Clause 6.3) are consistent with the Floodplain Development Manual.*

Figure 10: 1% AEP Post Development Flood Mapping

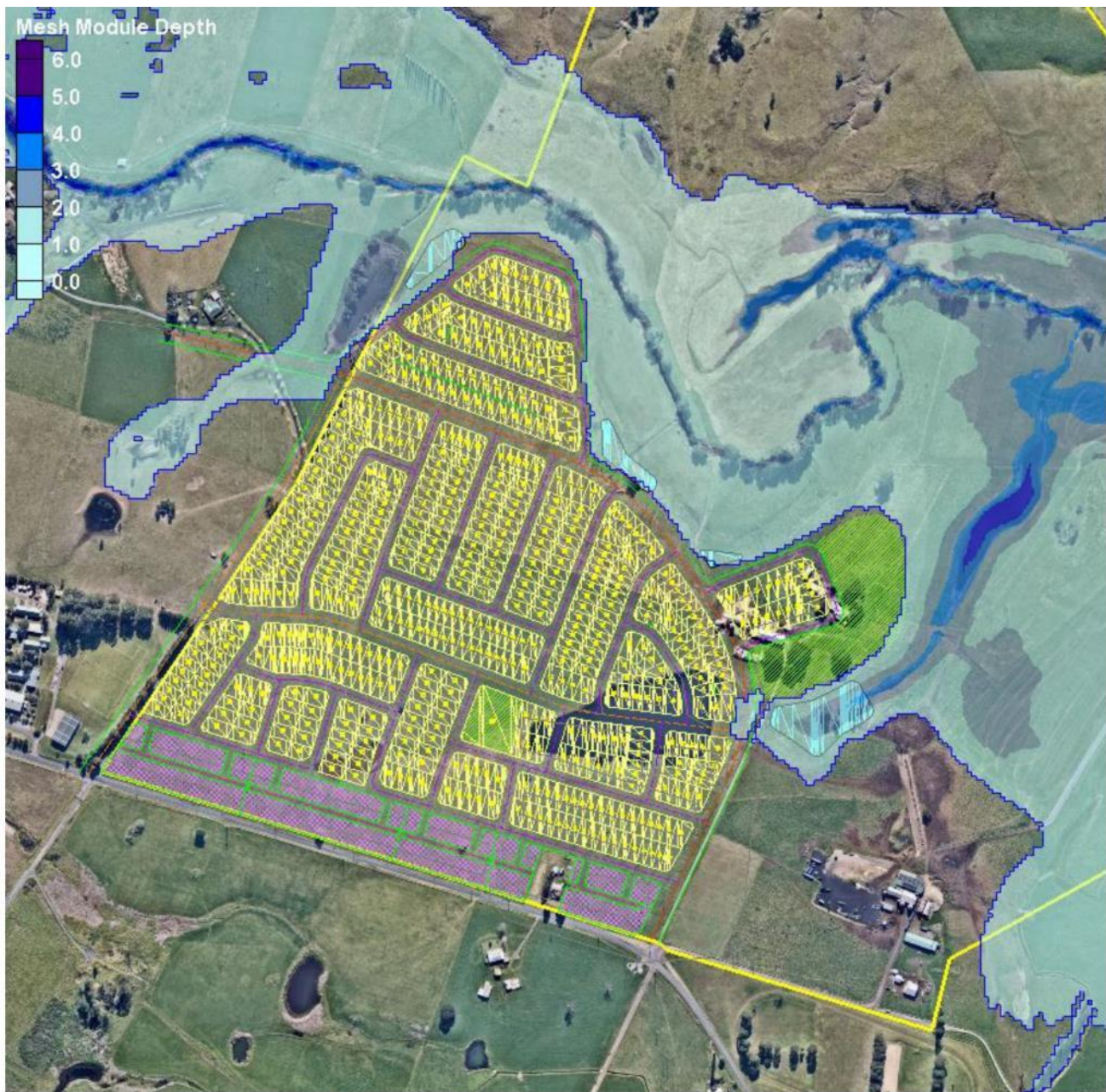


Figure C2.2: 1% AEP Flood Depths – Post-Development

*Note: Flood depths shaded from 0m (light blue) to 1.0m (dark blue). All depths over 1.0m shaded dark blue.*

## Infrastructure Review

Maker Engineering have prepared a preliminary servicing report in association with this Planning Proposal.

We have also reviewed infrastructure and servicing reports provided with the current CUDP Modification 4 application and provide the following summary.

### ***Water***

Sydney Water has indicated no consideration has been given to the servicing requirements of any potential developments outside of the Calderwood core precinct. Sydney Water were unable to provide insight into the capacity of existing services in the core Calderwood precinct and whether there is potential for connection to service the development.

However, Sydney Water have informally implied major lead in works would not be required for the development, suggesting that services currently servicing the core Calderwood Precinct have been designed to cater for future growth. Sydney Water have informed Maker Engineering that further consideration of the network and connection to services will be given further consideration once the planning proposal has progressed.

The Cardno 2018 Servicing report for the CUDP Modification 4 states that during the initial CUDP investigation works carried out by Sydney Water an array of master plans was produced by Sydney Water to service the rezoned development area. The purpose of the master plans was to guide the future designs of reticulation and trunk lead-in services. The master plans were prepared for a total development yield of 4,800 lots within the CUDP and a further 2,900 lots within the greater Calderwood investigation area which lies outside the current rezoned CUDP.

Major water supply infrastructure that was proposed for the CUDP included three new water boosting pump stations and trunk water lead-ins bringing the Sydney Water network to the CUDP. Sydney Water advised the increased lot yield of 6,500 lots will be used to determine the sizing and staging of the infrastructure.

We note that Lendlease has subsequently amended the Concept Plan approval Modification 4 application, which now only seeks approval for 6,000 lots, providing capacity for the proposal.

### ***Sewer***

As with potable water services, no sewer infrastructure was identified within the vicinity of the subject site. Sydney Water have provided limited information regarding sewer infrastructure in the area and the existing sewer infrastructure currently servicing the core Calderwood precinct.

The Cardno 2018 Servicing report for the CUDP Modification 4 states that major sewerage infrastructure that was proposed for the CUDP included two new sewage pump stations (SPS) SPS1192 and SPS1193, and wastewater lead-ins bringing the



Sydney Water network to the CUDP. SPS1192 is currently under construction to service the initial staging of the CUDP. Provisions have been allowed for the SPS to be upgraded in the future to cater for the full CUDP development, including the 2,900 lots located outside the CUDP that will eventually drain to this SPS. SPS1193 has commenced the detailed planning phase and Sydney Water have advised the increased lot yield of 6,500 lots will be used to determine the sizing and staging of the SPS and associated infrastructure.

As noted above, Lendlease have amended the Concept Plan approval Modification 4 application, which now only seeks approval for 6,000 lots, providing capacity for the proposal.

The subject site readily drains to SPS1193, which is located with 200m of the western boundary of the site.

### ***Electrical Services***

A DBYD investigation completed by Maker Engineering determined no electrical network exists within the vicinity of the subject site. A desktop investigation determined overhead powerlines front the development long Calderwood road.

The Cardno 2018 Servicing report for the CUDP Modification 4 states there currently exists a power distribution station located along Russell Street in Albion Park located approximately 2.5 km from the CUDP. This power distribution station provides electricity to the Albion Park area and has inadequate capacity to support the overall CUDP as proposed. Therefore, a new zone substation was proposed to service the entire CUDP area, comprising a new 132/ 11kV zone substation within a dedicated parcel of land on the eastern side of the site, in the north eastern corner of the Town Centre East immediately adjacent to the subject site.

### ***Gas Services***

A DBYD investigation completed by Maker Engineering determined no gas network is present in the immediate vicinity of the subject site.

The Cardno 2018 Servicing report for the CUDP Modification 4 advises that Jemena takes a whole of network approach when extending their gas assets into new developments and has identified the need for a secondary steel gas main to ensure sufficient natural gas capacity for later stages of the CUDP.

Maker Engineering has contacted Jemena and suggested the sizing of the secondary main be reviewed should the current Planning Proposal be supported.

### **Telecommunications**

Optus is the utility service authority responsible for the management of an existing major optic fibre network within the subject site. A DBYD investigation found a major optic fibre line lies within Lot A DP382471 and runs north-south throughout the centre of the lot.

Both Opticomm and NBN Co have rolled out broadband services to central parts of the adjoining Calderwood Development Project and it is understood they will be able to be readily extended to the subject site.

## **Bushfire**

Peterson Bushfire has prepared a bushfire impact review over the subject land holding which is included in Appendix 6 of this Planning Proposal.

The Bushfire Review has been prepared in accordance with the requirements of Planning for Bush Fire Protection (PBP) 2019.

The Bushfire Report identifies the surrounding vegetation as being Grassland under the Planning for Bushfire Protection guidelines.

The effective slope is predominantly the gentle downslopes surrounding the subject land. The gradient is within the PBP slope class of 'downslope 0-5°'.

Beyond the subject land, the bushfire threat is assessed to be low due to the lack of bushfire hazards and the predominance of cleared and managed land uses (grazing land and residential properties). The closest bushfire hazards are identified as being remnant patches of Illawarra Lowlands Grassy Woodland over 700 m to the north and 300 m to the west. The forests associated with Johnston Spur is located over 1.5 km to the south-west.

The report notes that the land is considered to be of low bushfire risk and threat.

The report concludes the proposal is able to satisfy the Ministerial Direction No. 4.4 – 'Planning for Bush Fire Protection' and the requirements of Planning for Bush Fire Protection 2019 by providing compliant bushfire protection measures such as APZs and adequate access.

Bushfire protection measures for the proposed rezoning recommended within this report to achieve the requirements are listed below:

- *Provision of a minimum 12 m APZ to potential grassland hazards surrounding the proposed rezoning area.*
- *Compliant road widths and design including perimeter roads between future lots and potential grassland hazards as shown on the Concept Layout Plan.*
- *Adequate water supply to allow fire-fighting operations by fire authorities.*



## Ecological Review

Lodge Environmental have prepared an Ecological Constraints and Opportunities report for the subject land which provides a review of native vegetation, threatened species, populations and communities and associated habitat features recorded in the study area, and incorporates a Riparian Corridor assessment.

### ***Vegetation Review***

The report notes that subject site comprises predominately cleared land, used for cattle grazing, and contained a homestead with associated sheds and dam. The land appears to have a long history of agrarian use and clearing.

Notable features included habitat bearing trees, feed trees, artificial structures and the dams.

The field inspection recorded four vegetation types as shown in Figure 11 below, which included:

- *PCT 1105 - River Oak open forest of major streams, Sydney Basin Bioregion and South East Corner Bioregion (Poor Condition)*
- *PCT 1232 - Swamp Oak floodplain swamp forest, Sydney Basin Bioregion and South East Corner Bioregion (Poor Condition)*
- *PCT 1300 - Whalebone Tree - Native Quince dry subtropical rainforest on dry fertile slopes, southern Sydney Basin Bioregion (Poor Condition)*
- *No PCT Cleared / Exotic Pastures and Trees*
- *No PCT Planted Natives*

Two of these PCTs are associated with Endangered Ecological Communities (EEC) including;

- *Illawarra Subtropical Rainforest in the Sydney Basin Bioregion – PCT 1300*
- *Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions – PCT 1232*

Native vegetation patches exist along the creek-line of Marshall Mount Creek, as well as surrounding the homestead and associated sheds, which will be retained as part of the project.

A total of 56 species were recorded during the site inspection (18 natives and 38 exotic).

There were no threatened flora species identified within the site. Following site survey and observing the environmental conditions within the Study Area, it was determined that the proposed impact areas provide a very low likelihood that any threatened flora species previously mentioned would occur within the site.

### ***Fauna Review***

Targeted surveys were not conducted as part of this assessment. There were no threatened fauna species identified within the site.

There is potential for a number of mobile threatened fauna species to utilise the site for roosting and foraging purposes within the native canopy, artificial structures and habitat bearing trees. A total of 14 Habitat-bearing trees (HBTs) were recorded within the Study Area during survey.

A total of five off the 14 HBTs are currently proposed to be removed. Within these HBTs a total of 18 habitat features were identified. The remaining 9 HBTs and 24 habitat features will be marked for retention.

### ***Riparian Review***

The riparian assessment focused on the streams within the subject site including 4th order stream Marshall Mount Creek and two previously mapped 1st order streams running into Marshall Mount Creek

Marshall Mount Creek is a 4th order stream, requiring a 40m Vegetated Riparian Zone (VRZ). Its riparian corridor (VRZ + channel). The current proposed layout avoids encroachment into the VRZ zone therefore no further considerations are given to Marshall Mount Creek.

The two unnamed waterways running into Marshall Mount Creek within the south east of the Study Area were mapped as 1st order waterways. Inspection during field investigations confirmed the waterways do not exhibit any defined bed, channel, banks or geomorphic processes and are mostly indistinguishable from the surrounding exotic paddock.

For the purposes of the Water Management Act 2000 (WM Act), the 1st order streams assessed did not meet the definition of a 'river' under the WM Act. Land within 40m of the 1st order streams is therefore not considered waterfront.

Field validated riparian corridors are shown in Figure 12 below.

### **Recommendations**

The report provides the following recommendations to be taken into account during preparation of Development Applications to reduce the likelihood of significant impacts:

- *Retention of as much native vegetation as possible, with preference given to the hollow bearing trees and feed trees.*
- *If any HBTs are to be cleared it is recommended that nocturnal survey is undertaken to assess the usage of the tree by any threatened fauna prior to removal.*
- *If any HBTs are to be removed, they should be replaced with nest boxes and their clearance supervised by an appropriately qualified fauna spotter and catcher.*
- *A sediment and erosion control plan should be in place throughout construction.*
- *A detailed FFA is to be prepared to further inform appropriate mitigation measures at the DA stage.*

Figure 11: Validated Vegetation Mapping



ECOLOGICAL CONSTRAINTS & OPPORTUNITIES  
Meadow Views, Calderwood

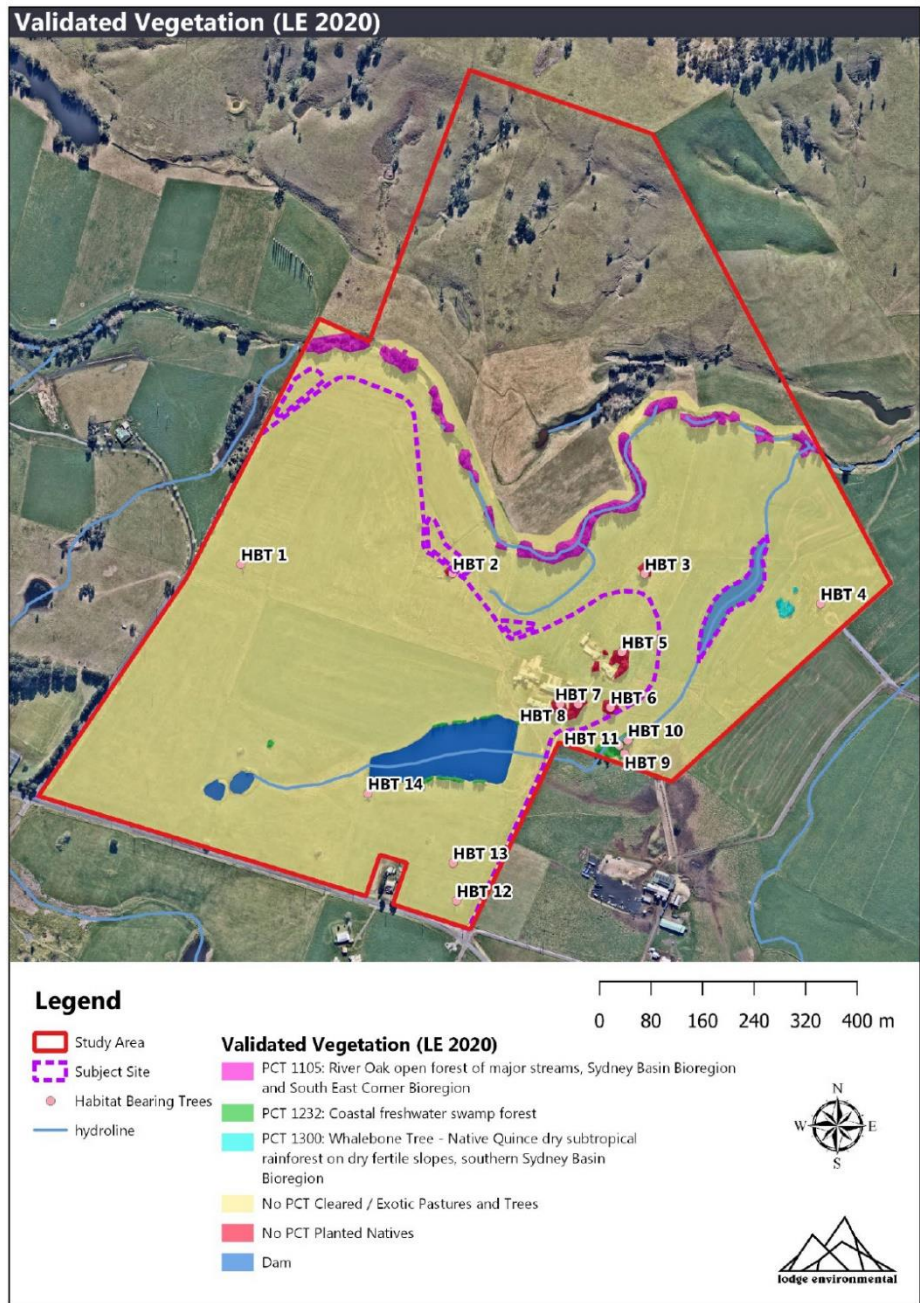


Figure 10: Validated vegetation communities and habitat features as mapped by Lodge Environmental (2020)



Figure 12: Validated Riparian Corridors



ECOLOGICAL CONSTRAINTS & OPPORTUNITIES  
Meadow Views, Calderwood

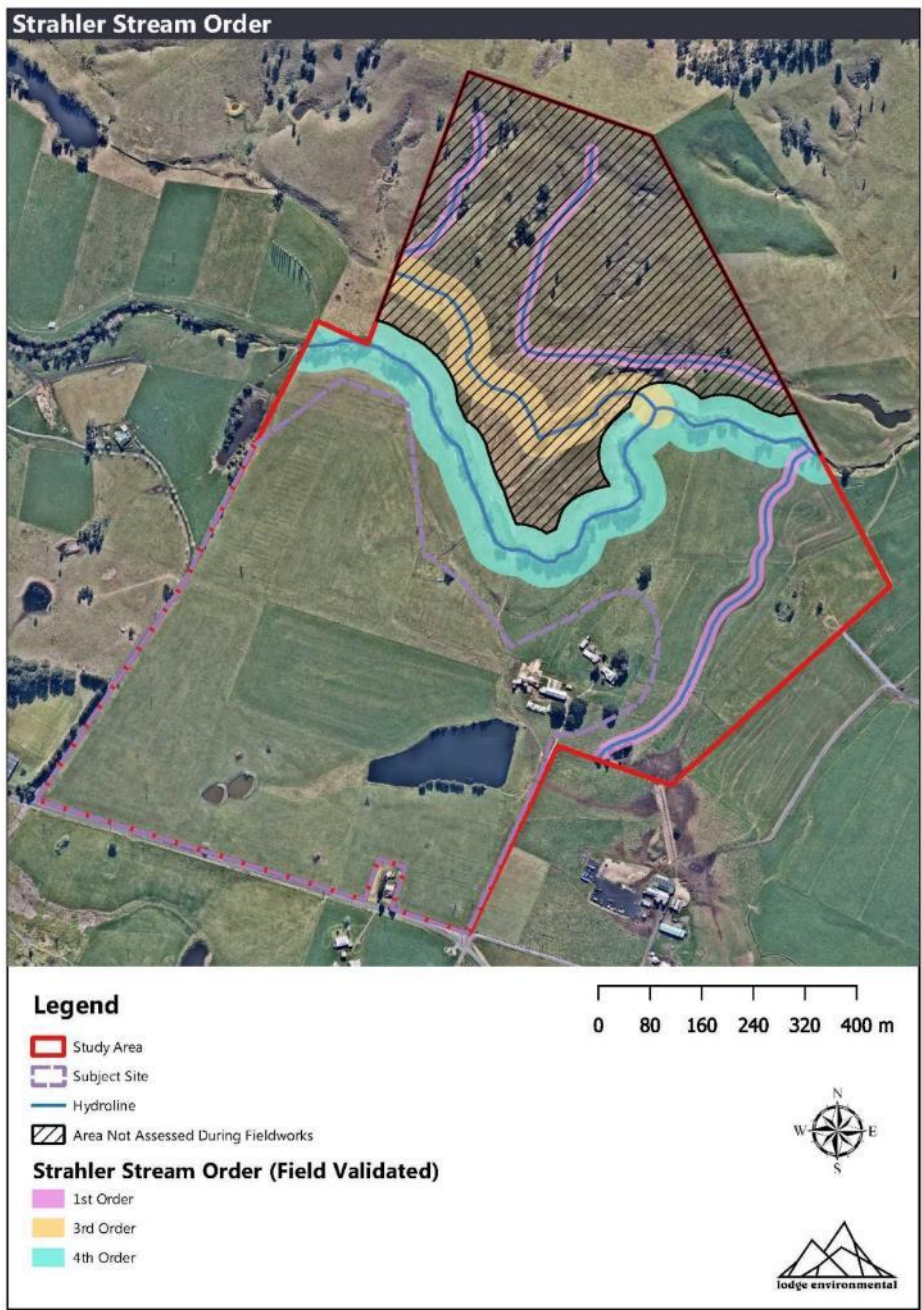


Figure 9: Validated Streams (LE 2020)



## European Heritage Review

Schedule 5 Environmental heritage of the Shellharbour LEP 2013 and associated Heritage Map Sheets identify properties which are identified as incorporating Items or landscapes of Local and State Heritage Significance within the Shellharbour LGA.

The LEP Heritage Mapping includes:

- Heritage Conservation Area – General;
- Heritage Conservation Area – Landscape;
- Heritage Item – General; and
- Heritage Item – Landscape.

As shown below in Figure 13, Shellharbour LEP 2013 Heritage Map - Sheet HER\_013 confirms that the site does not incorporate any Heritage Conservation Areas or Heritage Items. Furthermore, the land to be rezoned for residential housing is not situated within proximity of any mapped Heritage Conservation Areas or Heritage Items.

As such, a further detailed site investigation addressing European Heritage is not required for the subject land.

**Figure 13: Shellharbour LEP 2013 Heritage Map - Sheet HER\_013**



## SECTION 5 – DESIGN RESPONSE

## THE CONCEPT PLAN

In response to the detailed site investigations, Maker Engineering has prepared a preliminary Concept Plan for the site which is shown in Figure 14 on the following page.

The Concept Plan demonstrates the suitability of the land holding to deliver a range of housing types as a seamless extension of the planned residential communities adjoining the western and southern boundaries of the site.

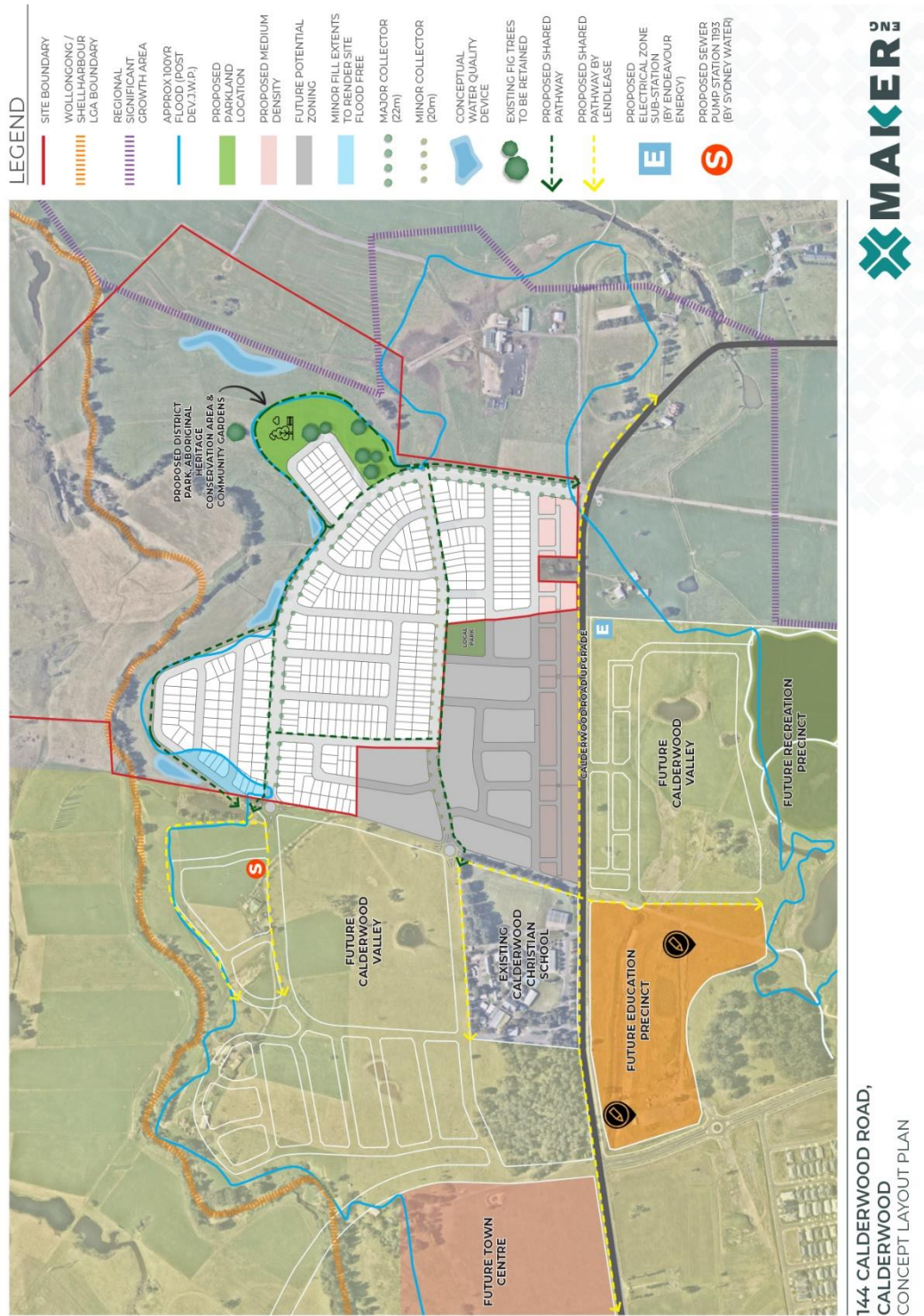
The Concept Plan provides for a variety of residential housing typologies as a key planning principle in the creation of new communities and demonstrates that the site is likely to deliver up to 400 new dwellings across the land holdings.

The Concept Plan provides for high levels of connectivity between the existing residential areas of Calderwood with integrated road, pathway and open space network.

The Concept Plan has adopted the following key urban design and place making principles:

- Deliver a seamless transition in the future community between the subject site and the existing / proposed Calderwood residential areas to the west and south.
- Provide for a variety of housing typologies which respond to community demand for housing within the region.
- Locate higher density housing along Calderwood Road consistent with the urban design principles of Calderwood Concept Plan and close to areas of high amenity.
- Delivery of a large scale local park which protects key areas of aboriginal heritage.
- Retention of the majority of Habitat Bearing Trees.
- Delivery of a centrally located local park.
- local parks and open space areas.
- Continuation of Creekside walking trail along the rural land interface and complete the CUDP walkway loop as shown on the Concept Plan.

Figure 14: Concept Plan



## Housing Diversity

The Concept Plan provides for a range of lot sizes to encourage diversity in housing typology across the site incorporating residential lots ranging from 200m<sup>2</sup> to 600m<sup>2</sup>.

The Concept Plan provides for smaller housing lots, which could accommodate small lot attached and detached housing options along the Calderwood Road edge. This reflects the urban design principles and lot delivery adopted for the Lendlease Calderwood project, delivering a consistent and unified streetscape presentation.

To the north of this area, the Concept Plan provides for a range of standard residential allotments which will accommodate a range of dwelling typologies.

The variety in housing will contribute to a vibrant neighbourhood community outcome and promote a mix of future residents. Consistency in lot size and dwelling types with the surrounding residential zoned land will ensure a long term seamless community outcome.

## Housing Affordability

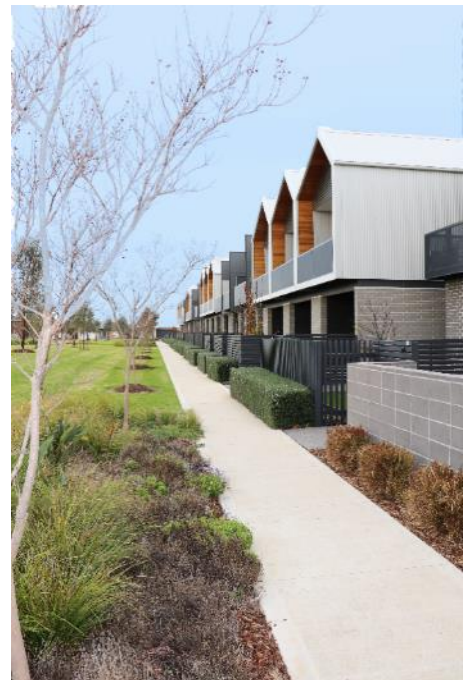
A key benefit of the site's natural topography is the ability to deliver a variety of housing product in a more affordable manner than can be achieved on surrounding steeply sloped residential land.

The site is typically flat, with minimal grade, requiring only minor earthworks associated with the development of the site.

The project will be able to deliver flat land allotments, which minimise both initial land costs and future construction costs of residential homes, ensuring housing is more affordable than surrounding steeply sloping land.

The flatter land also provides enhanced opportunity to deliver a variety of housing types including attached dwellings, small lot housing and more standard residential allotments.





## Local Parks

The Concept Plan provides for two open space areas which will accommodate both active and passive recreation opportunities.

A local Pocket Park is centrally located within the project, providing walkable accessibility for all future residents.

The Pocket Park is approximately 3,000m<sup>2</sup> in size, and is envisaged to accommodate a range of facilities including passive play areas and kick-a-bout spaces, children's playground, seating and landscaped garden beds.

The Pocket park will deliver a centralised meeting place for future residents and families as part of a walkable neighbourhood.

The larger open space area on the northern edge will be established as a "Heritage Parkland", protecting subsurface indigenous heritage artefacts as recommended in the ACHA.

This open space area will incorporate low impact facilities such as grassed recreation areas, walking trails and interpretive signage which provides historical references to indigenous heritage in the local area.

These facilities will minimize site disturbance to ensure no impacts on subsurface artefacts.

Any open Space areas are proposed to be dedicated to Council as part of the development of the site.

Future dedication and embellishment of the open space areas may be undertaken through either a Voluntary Planning Agreement or as Works In Kind Agreement to satisfy local Section 7.11 contributions relating to the delivery of new housing.

## Rural Land Values and Interface

As discussed in the Ecological Report, Marshall Mount Creek traverses the northern edge of the proposed residential zoned land and is classified as a 4th order stream.

The creek line forms a natural interface between the residential and rural zoned land.

The Concept Plan and associated land use zoning plans demonstrate only minimal encroachment into the floodplain of Marshall Mount Creek.

The creek line and associated river flats will be retained as part of the balance land rural land holding, being the most valuable land for dairying.

This land will be contiguous with the balance rural land on the northern side of the creek line providing opportunity for ongoing dairy farming in the future. The balance rural land is of sufficient scale to accommodate a range of agricultural land uses and maintain the sites agricultural heritage.





## SECTION 6 – THE PLANNING PROPOSAL

# PART 1 – OBJECTIVES AND INTENDED OUTCOMES

## Planning Proposal Objectives

The objective of this Planning Proposal is to amend the Shellharbour Local Environmental Plan 2013 (SLEP 2013) to rezone the land for residential development, replicating the planning controls and outcomes for the existing zoned land directly adjoining the western boundary of the site, zoned under the Major Projects SEPP.

In seeking to realise these objectives, the Planning Proposal aims to deliver the following outcomes:

- *Rezoning of the land under the Shellharbour LEP 2013 to resolve eastern edge of the Calderwood Regionally Significant Urban Release Area as identified under the Illawarra Regional Plan;*
- *Provide for a seamless integration and continuation of land use planning and development outcomes between the site and the adjoining Lendlease project, to deliver a single future neighbourhood and community planning outcome;*
- *Maintain and protect balance areas of agricultural land and enable consolidation with agricultural land parcels to the east;*
- *Provide for significant open space and community facilities on site, and allow contributions toward large scale local infrastructure.*



## PART 2 – EXPLANATION OF PROVISIONS

To achieve the outcomes embodied in the Concept Plan and resolve the land use arrangements for the site, the following LEP Maps will be amended under this proposal:

- Land Zoning Map: Sheet LZN\_013
- Lot Size Map: Sheet LSZ\_013
- Floor Space Ratio: Sheet FSR\_013
- Height of Buildings: Sheet HOB\_013

Further details regarding the proposed amendments are outlined below.

### Zoning Amendments

The land is currently zoned RU1 Primary Production under the Shellharbour Local Environmental Plan (LEP) 2013.

This proposal seeks to rezone the land to reflect the land use and zoning outcomes adopted for the adjoining Calderwood Project.

In this regard, the Planning Proposal adopts the following land use zone outcomes.

- Adoption of the R3 Medium Density Zone for higher density area adjoining Calderwood Road.
- Adoption of the R2 Low Density Zone for the majority of the balance / majority of the residential land.
- Adoption of an RE1 Public Recreation zone over the proposed open space area.
- The balance of the land will be retained as RU1 Primary Production zoned land.

The R3 Medium Density zone has been applied along the edge of Calderwood Road as a continuation of the planned medium density housing to the west and on the southern side of Calderwood Road.

The R2 Low Density Residential zone has been applied to the balance of the residential area as this is consistent with the current zoning application for residential areas under the Shellharbour LEP 2013.

Detailed plans showing the current and proposed Shellharbour LEP 2013 Land Use Zone mapping are included in Part 4 below.

## Lot Size Amendments

This Planning Proposal seeks to adopt minimum lot size provisions which are generally consistent with adjoining Lendlease Calderwood project to provide a consistent and seamless neighbourhood planning outcome.

In this regard, the Planning Proposal adopts the following lot size outcomes.

- R3 Medium Density Zoned land = 0m<sup>2</sup>.
- R2 Low Density Zoned land = 300m<sup>2</sup>.

These lot sizes are wholly consistent with the minimum lot size mapping for the Calderwood Project under the Major Projects SEPP.

## Floor Space Ratio Amendments

This Planning Proposal seeks to adopt Floor Space Ratio provisions which are generally consistent with surrounding new urban release areas within the Shellharbour Council LGA.

In this regard, the Planning Proposal adopts the following Floor Space Ratio (FSR) mapping outcomes.

- R3 Medium Density Zoned land = FSR of 0.7:1.
- R2 Low Density Zoned land = FSR of 0.5:1.

These FSR controls have been adopted from existing R3 and R2 zoned land areas as currently mapped under the Shellharbour LEP 2013.

## Height of Buildings Mapping

This Planning Proposal seeks to retain the current maximum building height of 9m over the majority of the property.

It is proposed to allow a maximum building height of 12m along the Calderwood Road frontage to allow flexibility in housing delivery for the smaller lot housing.

## PART 3 – JUSTIFICATION

### Section A— Need for the Planning Proposal

#### **Q1. Is the Planning Proposal a result of any strategic study or report?**

Yes, the land area has consistently been identified as part of an Urban Release Area for over 40 years.

The land has been listed for investigation and review to accommodate residential development in the Illawarra Urban Development Program, Metropolitan Development Program and Illawarra Shoalhaven Regional Plan.

As demonstrated above the land area forms part of the mapped Regionally Significant Release Area under the current Illawarra Shoalhaven Regional Plan.

This Planning Proposal and associated site investigations demonstrate that the land is suitable to accommodate residential development as proposed.

#### **Q2. Is the Planning Proposal the best way of achieving the objectives or intended outcomes, or is there a better way?**

The site is currently a zoned under the Shellharbour LEP 2013.

An amendment to Shellharbour LEP 2013 through a Planning Proposal to amend the land use zoning, provisions and minimum lot sizes is considered the most appropriate manner in which to achieve the intended outcomes.

A Planning Proposal could be lodged as part of the Calderwood Major Project area through amendment of the Major Project SEPP.

However, it is considered that amendment of the Shellharbour LEP 2013 is the most appropriate way in which to achieve the outcomes.

## Section B — Relationship to Strategic Planning Framework

### **Q3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft Strategies)?**

The Illawarra Shoalhaven Regional Plan (ISRP) was released by the Department of Planning in November 2015.

As detailed in the ISRP 2015, the vision for the region:

*for a sustainable future and a resilient community, capable of adapting to changing economic, social and environmental circumstances. Residents will be able to access a range of lifestyle choices; connect with the stunning landscapes and biodiversity; access well-established and emerging work opportunities; enjoy a strong network of centres; and experience high quality education and health facilities.*

We have provided below a review of the proposal under the Goals of the ISRP. The review demonstrates that the proposal is consistent with the ISRP.

The subject land forms part of the Calderwood Urban Release Area / Calderwood Investigation Area as identified in the ISRP and IUDP.

We have provided a detailed review of the proposal under the ISRP in Section 3 above, which demonstrates that the rezoning is fully consistent with the ISRP and associated IUDP.

**Q4. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The proposal is situated within the Calderwood Urban Release Area identified to accommodate residential housing under the Illawarra Regional Plan and Urban Development Program.

We have addressed all relevant Council local strategies in Section 3 above.

Council's strategic plans promote delivery of new residential housing within identified Greenfields release area.

The proposal is consistent with this objective, with the land forming part of a Regionally Significant Release Area.

**Q5. Is the Planning Proposal consistent with applicable state environmental planning policies?**

The NSW Government has gazetted a range of State Environmental Planning Policies (SEPPs) and Sydney Regional Environmental Plans (SREPs or Deemed SEPPs) which guide land use and planning outcomes across the State and Sydney Metropolitan Region.

We have provided a detailed review of the Planning Proposal and its intended outcomes and objectives against all relevant SEPPs in Appendix 2 of this report.

This review has demonstrated that the proposal is consistent with all relevant and applicable state environmental planning policies.

The Planning Proposal is not considered to be inconsistent with any adopted State Environmental Planning Policies.

**Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The Minister for Planning and Environment has issued Local Planning Directions that must be considered in the preparation of Planning Proposals. The directions cover a range of categories and land use considerations including:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making

A detailed review of the proposal against each Local Planning Direction is provided in Appendix 1. This review demonstrates that the Planning Proposal is wholly consistent with all applicable Local Planning Directions.



In relation to the Section 9.1 Directions, we have provided below a summary of Key Directions applicable to the subject land and Planning Proposal:

***Direction 1.2 – Rural Zones***

This direction applies when a planning proposal that will affect land within an existing or proposed rural zone.

The proposal seeks to rezone rural land to create residential, recreation and environmental zones. Part of the Rural Land will be retained as a rural zone.

The Direction notes that a planning proposal must:

- (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.*
- (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).*

Notwithstanding a planning proposal may be inconsistent with this direction where the planning proposal is:

- (a) justified by a strategy which:*
  - (i) gives consideration to the objectives of this direction,*
  - (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and*
  - (iii) is approved by the Director-General of the Department of Planning, or*
- (c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or*
- (d) is of minor significance.*

In this circumstance, the proposal is consistent with the adopted regional strategy and the land has been identified as part of the West Lake Illawarra Regionally Significant Release area.

The land has been identified to accommodate urban development for over 30 years on the Illawarra Urban Development Program and Metropolitan Development Program.

The land does not form part of any strategic key farming lands.

Significant areas of rural zoned land will be retained in a manner which allows amalgamation with adjoining rural land holdings at a later date if appropriate. Therefore, rezoning of the land would have minor significance.

As such, the proposal is able to be supported given the justification for the inconsistency with the direction.

## **2.3 Heritage Conservation**

This direction applies to all Planning Proposals. Under this Direction:

*(4) A planning proposal must contain provisions that facilitate the conservation of:*

*(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,*

*(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and*

*(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.*

The Planning Proposal is consistent with this direction as it includes the creation of a large scale open space area which will facilitate conservation and protection of Aboriginal objects as recommended in the Aboriginal Cultural Heritage Assessment submitted with the proposal.

## **2.6 Remediation of Contaminated Land**

This direction applies to Planning Proposals. Which rezone land on which potentially contaminated land uses have been undertaken.

Agricultural and farming activities are listed as potentially contaminating land uses, and therefore the direction applies to this Planning Proposal.

In this regard, the Direction requires that:

*(a) the planning proposal authority has considered whether the land is contaminated, and*

*(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*

*(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.*

*In order to satisfy itself as to paragraph (4)(c), the planning proposal authority may need to include certain provisions in the local environmental plan.*

*(5) Before including any land specified in paragraph (2) in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.*

A Stage 1 Preliminary Site Investigation (PSI) has been prepared by ENRS.

The PSI concluded that *the site is considered suitable or capable of being made suitable for the proposed development in accordance with the NSW State Environmental Planning Policy No. 55 (SEPP55) pending further environmental investigations.*

The Proposal is therefore consistent with the Direction.

#### **4.3 Flood Prone Land**

This direction applies to Planning Proposals which create, remove or alter a zone or a provision that affects flood prone land.

Part of the site is mapped as being flood Prone Land, and therefore the direction applies. IN relation to the rezoning of flood prone land, the direction states:

*(5) A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.*

*(6) A planning proposal must not contain provisions that apply to the flood planning areas which:*

- (a) permit development in floodway areas,*
- (b) permit development that will result in significant flood impacts to other properties,*
- (c) permit a significant increase in the development of that land,*
- (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or*
- (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.*

Notwithstanding a planning proposal may be inconsistent with this direction where:

- (a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or*
- (b) the provisions of the planning proposal that are inconsistent are of minor significance.*

We note that the vast majority of the proposed residential zoned land is not flood prone. There is a small area of proposed residential zoned land in the north-western corner, where localised following is required to address flood levels.

A detailed Floodplain Management Plan has been prepared and submitted with this Planning Proposal as required.

The plan demonstrates that there are no impacts on adjoining properties and that the proposed works are of a minor significance.

The Planning Proposal is therefore able to be supported.

## Section C — Environmental, Social and Economic Impact

### **Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

A detailed flora and fauna study have been undertaken for the subject site by Lodge Environmental.

The report identified that:

- Native vegetation patches exist primarily within the creek line of Marshall Mount Creek, as well as surrounding the homestead and associated sheds, which will be retained as part of the project.
- Targeted surveys were not conducted as part of this assessment. There were no threatened fauna species identified within the site.

The Concept Plan and land use zoning ensure that there is no adverse impacts on any critical habitat or threatened species.

Figure 13 of the Lodge Environmental Report identifies areas of vegetation to be retained and impacted.

All recommendations incorporated in the Ecological report will be addressed and implemented during development of the site.

### **Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are no other anticipated environmental impacts.

The Planning Proposal will have long term positive environmental impacts for the subject land.

Development of the site will provide for the delivery of Water Sensitive Urban Design treatment train which will enhance water quality entering creek lines.

The proposal seeks delivery of residential housing on land which is currently subject to farming and grazing activities with no environmentally significant vegetation affected.

The proposal will also ensure the long term protection of indigenous heritage artefacts.

A review of odour impacts associated with the proposed expansion of the existing Dairy to the east has demonstrated that the operation and expansion will not have an odour impact on the proposed residential development.

**Q9. Has the planning proposal adequately addressed any social and economic effects?**

Support for this Planning Proposal will deliver the following positive social and economic benefits:

- Enhance housing delivery within the local region;
- Deliver housing within an identified urban release area;
- Create employment opportunities through construction and delivery of the project;
- Deliver housing with access to existing educational and recreational facilities and a planned Town Centre;
- Provide for the long term protection of subsurface indigenous heritage artefacts.

In this regard, the proposal will deliver positive social and economic benefits for the local community and Shellharbour LGA.



## **Section D — State and Commonwealth Interests**

### **Q10. Is there adequate public infrastructure for the Planning Proposal?**

A preliminary infrastructure and servicing review have been undertaken for the proposal relating to electrical and sewer and water provision as detailed in this report above.

Based on the advice provided it is evident that the proposal can be serviced based on extension / augmentation of existing infrastructure.

A copy of the servicing review is included in Appendix 5.

### **Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

The Gateway Determination will outline the State and Commonwealth public authorities to be consulted.

## PART 4 – MAPPING

To achieve the rezoning of the subject land as outlined under this Planning Proposal, the following maps in the Shellharbour LEP 2013 will require amendment:

- Land Zoning Map: Sheet LZN\_013
- Lot Size Map: Sheet LSZ\_013
- Floor Space Ratio: Sheet FSR\_013
- Height of Buildings: Sheet HOB\_013

Further details describing the proposed amendments are outlined below.

We have also provided plans in Appendix 14 which demonstrate future possible amendments relating to zoning, lot size, FSR and building heights for the adjoining properties. These plans demonstrate that a future Planning Proposal is able to address these land holdings in a coordinated manner.

### Zoning Amendments

The land is currently zoned RU1 Primary Production under the Shellharbour Local Environmental Plan (LEP) 2013.

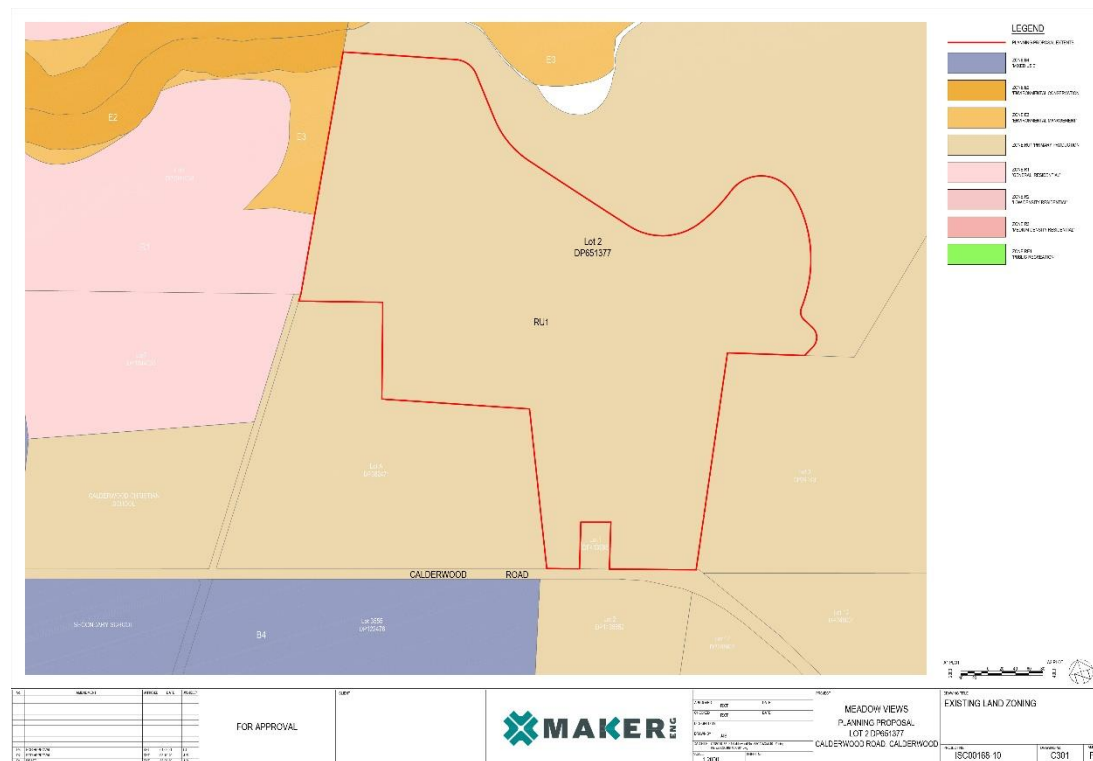
This proposal seeks to rezone the land to reflect the land use and zoning outcomes adopted for the adjoining Calderwood Project.

In this regard, the Planning Proposal adopts the following land use zone outcomes.

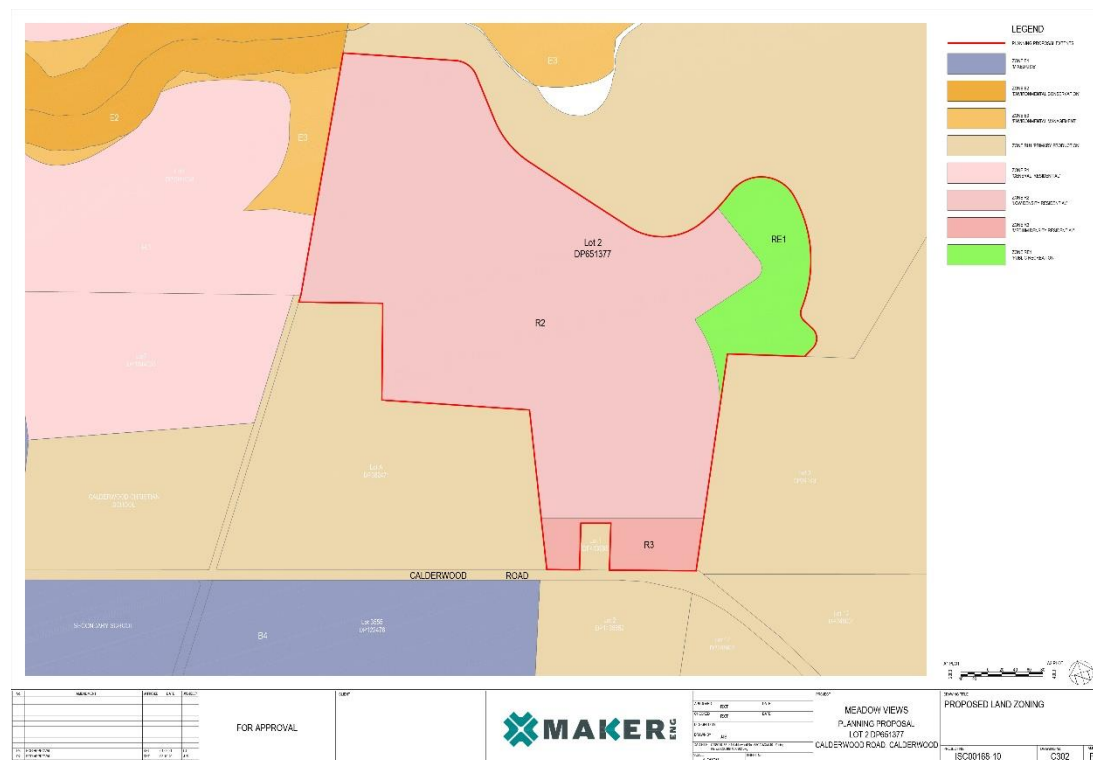
- Adoption of the R3 Medium Density Zone for higher density area adjoining Calderwood Road.
- Adoption of the R2 Low Density Zone for the majority of the balance / majority of the residential land.
- Adoption of an RE1 Public Recreation Zone for the proposed public open space area which encompasses areas of aboriginal artefacts.

The balance of the land will be retain the RU1 Primary

### Figure 15: Existing Zoning



### Figure 16: Proposed Zoning



## Lot Size Mapping

This Planning Proposal seeks to adopt minimum lot size provisions which are generally consistent with adjoining Lendlease Calderwood project to provide a consistent and seamless neighbourhood planning outcome.

In this regard, the Planning Proposal adopts the following lot size outcomes.

- R3 Medium Density Zoned land = 0m<sup>2</sup>.
- R2 Low Density Zoned land = 300m<sup>2</sup>.

## Floor Space Ratio Mapping

This Planning Proposal seeks to adopt Floor Space Ratio (FSR) provisions which are generally consistent with surrounding new urban release areas within the Shellharbour Council LGA.

In this regard, the Planning Proposal adopts the following outcomes.

- R3 Medium Density Zoned land = FSR of 0.7:1.
- R2 Low Density Zoned land = FSR of 0.5:1.

## Height of Buildings Mapping

This Planning Proposal seeks to retain the current maximum building height of 9m over the majority of the property.

It is proposed to allow a maximum building height of 12m along the Calderwood Road frontage to allow flexibility in housing delivery for the smaller lot housing in the R3 Medium Density zone.

Proposed amendments to building height mapping are shown in the following pages.

Figure 17: Existing Lot

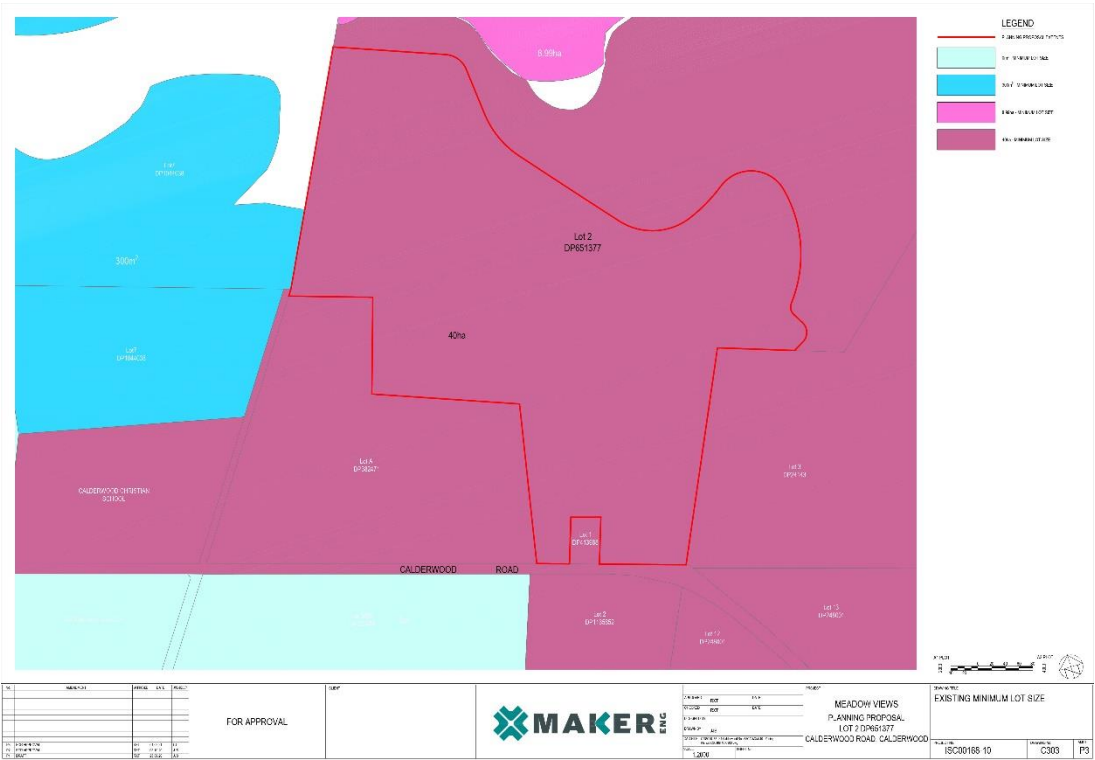


Figure 18: Proposed Lot Size

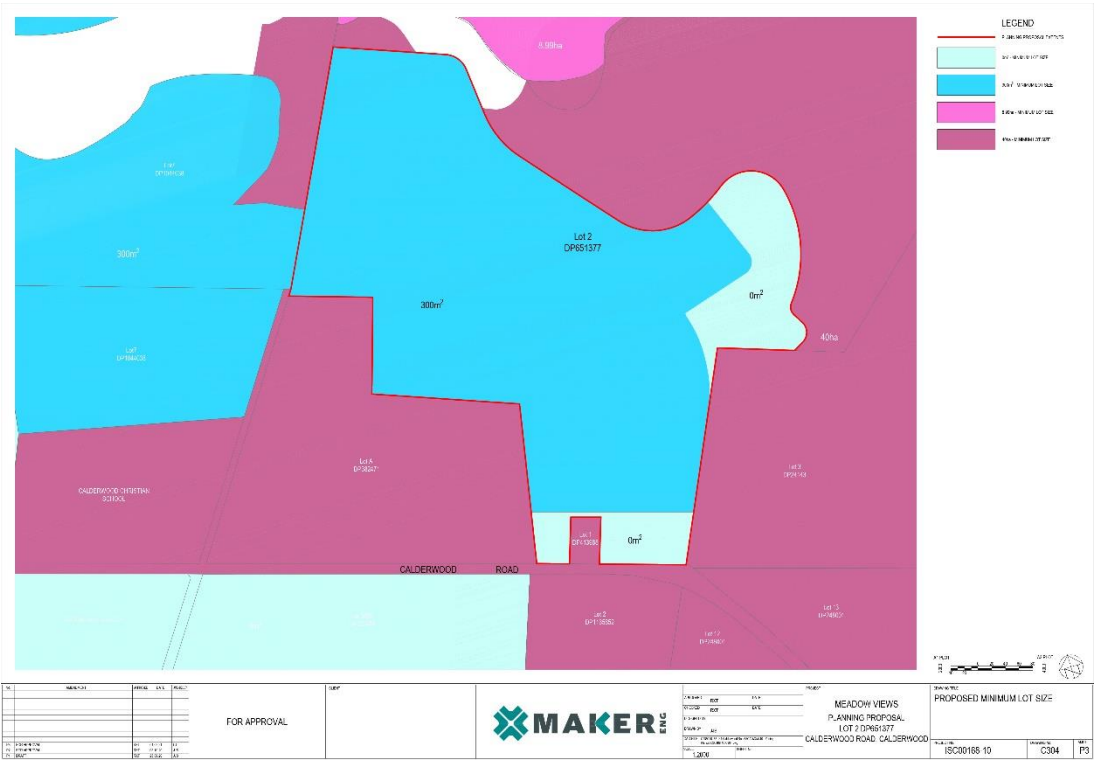




Figure 19: Existing FSR

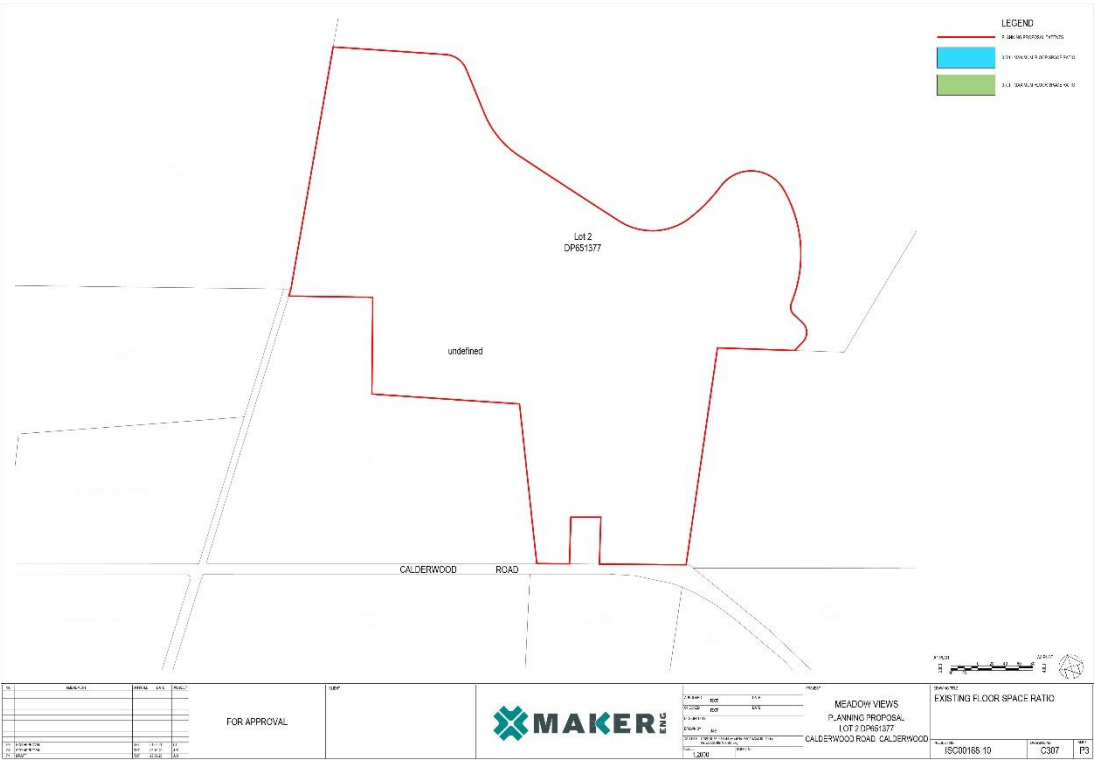
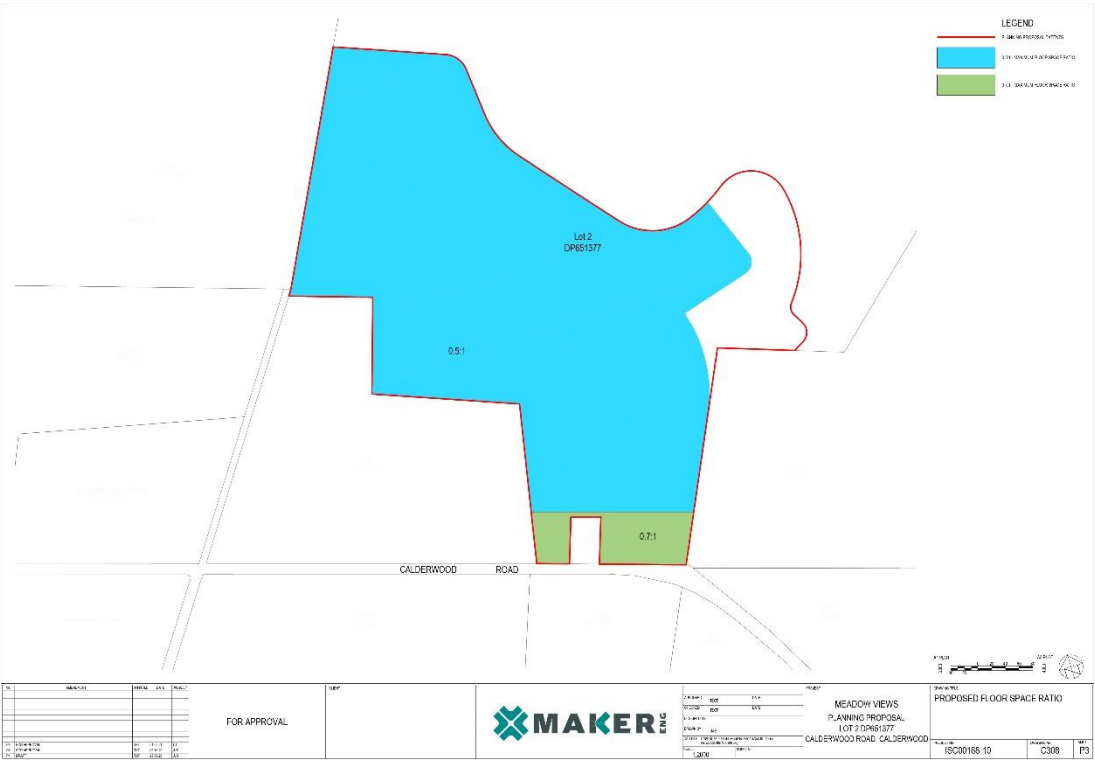
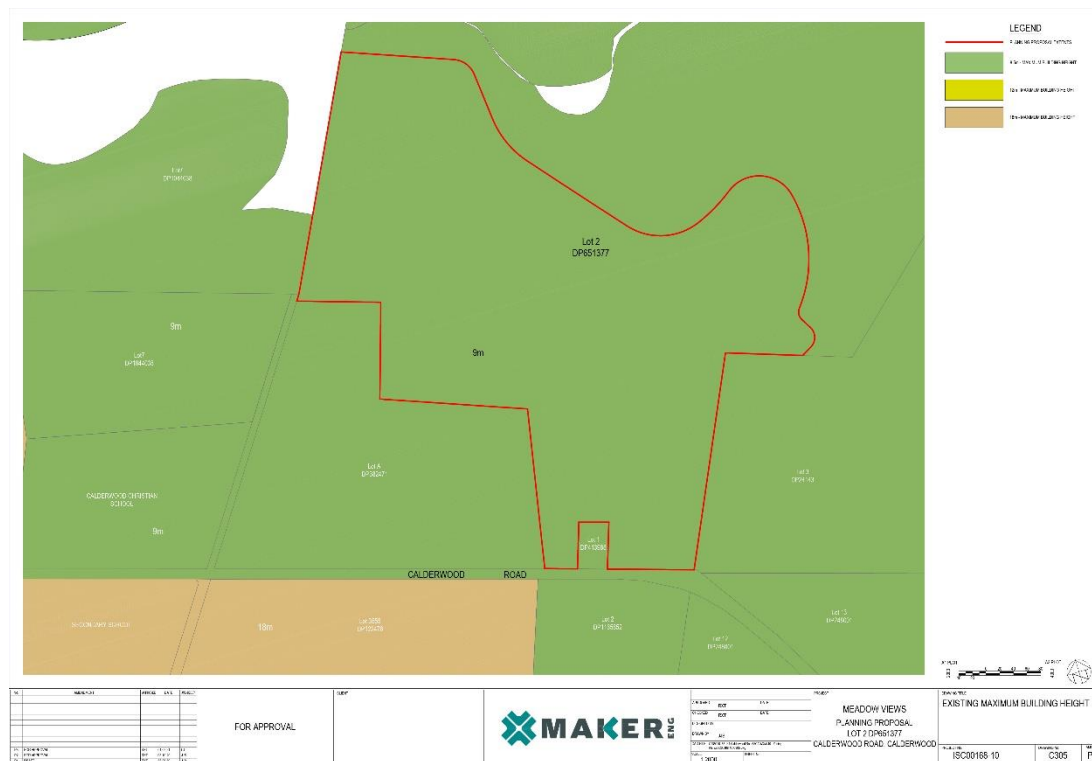


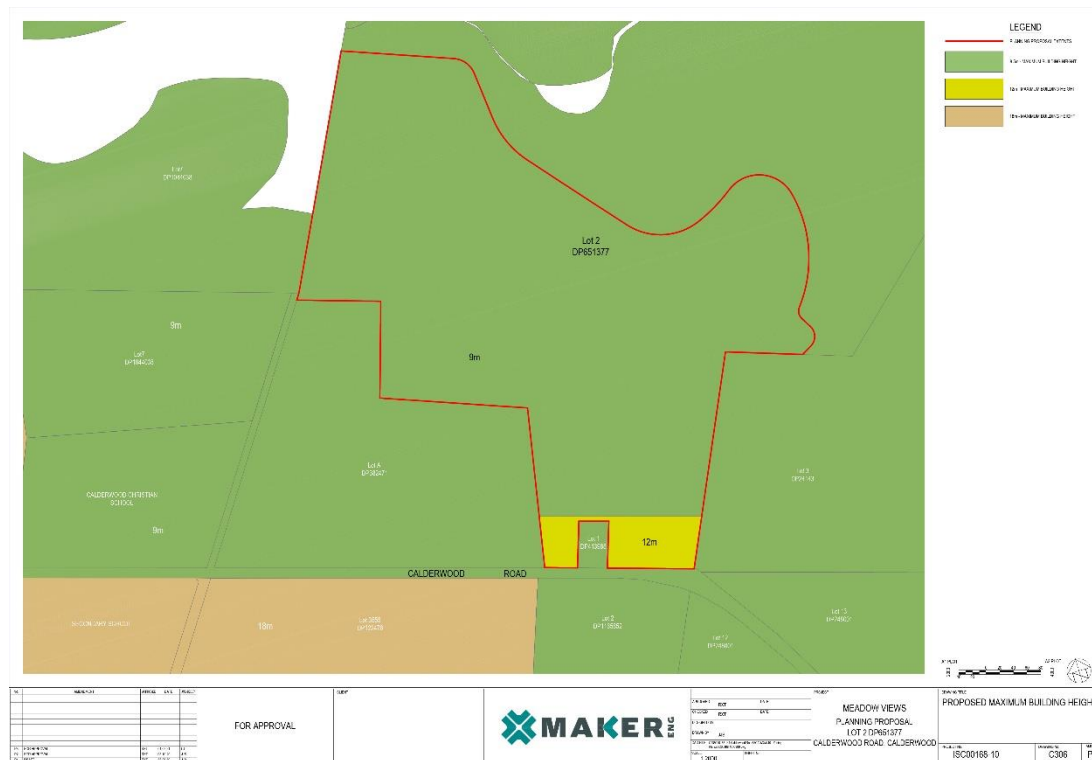
Figure 20: Proposed FSR



### Figure 21: Existing Height of Buildings



### Figure 22: Proposed Height of Buildings



## PART 5 – COMMUNITY CONSULTATION

Community consultation will be undertaken consistent with Shellharbour Council requirements and the Department of Planning Industry and Environment's Gateway Determination conditions should the Planning Proposal proceed.

It is anticipated that this Planning Proposal be publicly exhibited for 28 days. Community consultation is likely to incorporate:

- Public Exhibition at Council's Administration Centre
- Public Notice in the local Newspaper
- Notification letters to surrounding residents, businesses and property owners

The final Community Consultation and exhibition requirements will be revised to reflect any change to the community consultation outcomes specified in the Department of Planning, Industry and Environment's Gateway Determination.

We note that extensive consultation has also been undertaken with local Aboriginal Stakeholders prior to lodgement of the Planning Proposal.

Consultation will be undertaken with relevant state Government agencies and servicing authorities as specified under the Gateway Determination.

## PART 6 – PROJECT TIMELINE

Below is an indicative project timeline for the Planning Proposal. The timeline will be updated in response to any Gateway Determination issued by the Department of Planning and Environment.

Action	Timeframe
Submission of Planning Proposal	February 2021
Council assessment / Planning Proposal Review	February 2021 to July 2021
Gateway Determination	September 2021
Completion of any required supporting studies	October - November 2021
Government agency consultation as required	November - December 2021
Public exhibition period	December 2021
Consideration of submissions and final Council endorsement	January 2022 to March 2022
Submission to Department of Planning and Environment	May 2022
Making of Plan	June 2022

## SUMMARY

This Planning Proposal seeks to rezone the subject land to deliver residential housing within an area identified as part of Calderwood Urban Release Area.

As demonstrated in this report, support for the rezoning will ensure continuity in the delivery of residential housing within the release area over the next 10 year period, consistent with the Illawarra Urban Development Program.

Detailed site investigations have been completed which have demonstrated that the land is suitable to accommodate residential development. These studies have demonstrated that:

- The subject land is able to be developed and serviced as proposed
- The proposal can achieve compliance with Planning for Bushfire Protection requirements
- There are no areas of site contamination which will inhibit residential housing
- Aboriginal Heritage and subsurface artefacts are able to be protected and preserved within open space as part of the proposal
- The footprint of the proposed residential lots is generally unaffected by the 1% AEP flood level, with only minor localised fill in the north-western corner to address site specific flood levels
- The precinct wide traffic modelling has incorporated development of the site and the planned road network is able to accommodate the development

The Planning Proposal and associated dwelling yield reviews have confirmed that the land is considered in the dwelling yield delivery assumptions under the Illawarra Urban Development Program and Regional Plan. Support for this Planning Proposal will address the delivery of residential housing consistent with the IUDP.

Support for the Planning Proposal will also address the delivery of residential housing within an identified urban release area complementing the exhaustion of dwellings estimated to be delivered under the Shellharbour Local Housing Strategy.

The proposal and associated concept Plan have been prepared to ensure a seamless transition / integration with the Lendlease Calderwood Valley project which adjoins the site.

Council support for this proposal will enable the logical extension of the existing residential land in a sequential manner and provide housing in an identified release area, consistent with the Illawarra Urban Development Program targets.

## **APPENDIX 1**

### **Consistency with Local Planning Directions**



S.9.1 Direction	Is the Direction Applicable?	Comment on Consistency of Planning Proposal
<b>1. Employment and Resources</b>		
<b>1.1 Business and Industrial Zones</b>	Not Applicable	The subject site does not incorporate any existing Business or Industrial zoned land.
<b>1.2 Rural Zones</b>	Yes, Applicable	<p>The proposal seeks to rezone rural land to provide residential, recreation and environmental zones.</p> <p>Some areas of land will be retained as a rural zoning.</p> <p>The directions state that a planning proposal may be inconsistent with this direction the planning proposal is:</p> <p><i>(a) justified by a strategy which:</i></p> <p><i>(i) gives consideration to the objectives of this direction,</i></p> <p><i>(ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and</i></p> <p><i>(iii) is approved by the Director-General of the Department of Planning, or</i></p> <p><i>(c) in accordance with the relevant Regional Strategy, Regional Plan or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</i></p> <p><i>(d) is of minor significance.</i></p> <p>The proposal is consistent with the adopted regional strategy and the land has been identified as part of the West Lake Illawarra Regionally Significant Release area.</p> <p>The land has been identified to accommodate urban development for over 30 years on the Illawarra Urban Development Program and Metropolitan Development Program.</p> <p>The land does not form part of any strategic key farming lands.</p> <p>Significant areas of rural zoned land will be retained in a manner which allows amalgamation with adjoining rural land holdings at a later date if appropriate.</p> <p>Rezoning of the land would have minor significance.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	Not Applicable	<p>The proposal will not amend any land use provisions relating to natural resources and does not affect any identified resources.</p> <p>Consultation can be undertaken with the Department of Primary Resources if required by the Gateway Determination.</p>

<b>S.9.1 Direction</b>	<b>Is the Direction Applicable?</b>	<b>Comment on Consistency of Planning Proposal</b>
<b>1.4 Oyster Aquaculture</b>	Not Applicable	The proposal will not have an impact on any identified aquaculture areas.
<b>1.5 Rural Lands</b>	Not Applicable	The direction is not applicable to the Shellharbour LGA.
<b>2. Environment and Heritage</b>		
<b>2.1 Environment Protection Zones</b>	Not Applicable	The proposal does not seek any amendments to the existing environmental protection zoned land or planning provisions.
<b>2.2 Coastal Protection</b>	Not Applicable	The subject land is not located within an identified coastal protection zone area.
<b>2.3 Heritage Conservation</b>	Yes, Applicable	<p>The proposal is consistent with this direction as the proposal will retain the existing LEP heritage provisions.</p> <p>It will also protect a site of archaeological significance containing items of aboriginal heritage.</p>
<b>2.4 Recreation Vehicle Areas</b>	Yes, Applicable	<p>The land has been used for agricultural purposes as identified in Appendix 1 of the Contaminated Land Planning Guidelines.</p> <p>A Stage 1 Contamination Review has been completed and has concluded that the land is suitable for residential use.</p>
<b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b>	Not Applicable	The subject land is not situated within a listed Local Government Area.
<b>2.6 Remediation of Contaminated Land</b>	Yes Applicable. Applicable	<p>A Stage 1 Preliminary Site Investigation (PSI) has been prepared by ENRS.</p> <p>The PSI concludes that the site is considered suitable or capable of being made suitable for the proposed development as per SEPP 55.</p> <p>The Proposal is consistent with the Direction.</p>

S.9.1 Direction	Is the Direction Applicable?	Comment on Consistency of Planning Proposal
<b>3. Housing, Infrastructure and Urban Development</b>		
<b>3.1 Residential Zones</b>	Yes, Applicable	The proposal zones identified future residential land for a range of housing types. It is consistent with this Direction.
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	Not Applicable	The Planning Proposal does not seek support for any caravan or manufactured home estates.
<b>3.3 Home Occupations</b>	Yes, Applicable	The Planning Proposal does not seek amend the LEP provisions relating to home occupations. Accordingly, the proposal is consistent with this direction.
<b>3.4 Integrating Land Use and Transport</b>	Not Applicable	Not applicable as this proposal does not seek to rezone any urban land, including land zoned for residential, business, industrial, village or tourist purposes.
<b>3.5 Development Near Licensed Aerodromes</b>	Not Applicable	The subject site is not situated within proximity of an existing licensed CASA registered aerodrome.
<b>3.6 Shooting Ranges</b>	Not Applicable	No shooting ranges are located or proposed on the subject site.
<b>3.6 Reduction in non-hosted short term rental accomdoation period</b>	Not Applicable	No amendments to short term rental accommodation provisions proposed.
<b>4. Hazard and Risk</b>		
<b>4.1 Acid Sulfate Soils</b>	Yes, Applicable	The site is mapped as Acid Sulphate soils under the Shellharbour LEP 2013. The incorporates land mapped as Class 3 & 4 Acid Sulfate Soils. The Stage 1 Contamination Report identified that the north-eastern corner of the development footprint covers a small portion of Class 3 PASS. Class 3 presents a low risk for PASS at depths >3 metres below ground level. As such the proposal is considered appropriate and has addressed consistency with this direction.

<b>S.9.1 Direction</b>	<b>Is the Direction Applicable?</b>	<b>Comment on Consistency of Planning Proposal</b>
<b>4.2 Mine Subsidence and Unstable Land</b>	Not Applicable	The subject land is not identified as being situated within a Mine Subsidence District.
<b>4.3 Flood Prone Land</b>	Yes, Applicable	<p>The proposal incorporates a small area of fill to address existing flood constraints./</p> <p>The Floodplain Risk Management Plan submitted with this proposal addresses this matter and is consistent with the Direction.</p>
<b>4.4 Planning for Bushfire Protection</b>	Yes, Applicable	<p>Shellharbour Council Bushfire Prone Land Mapping Identifies the site as containing bushfire prone land (Category 3).</p> <p>Referral to the NSW Rural Fire Service will address this matter.</p> <p>The proposal will be delivered in accordance with Planning for Bushfire Protection Guidelines and is consistent with this direction.</p>
<b>5. Regional Planning</b>		
<b>5.2 Sydney Drinking Water Catchments</b>	Not Applicable	The land is not located within a Local Government Area which forms part of the Sydney drinking water catchment.
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	Not Applicable	The land is not within the identified area of State or Regional Significance Farmland.
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	Not Applicable	The land is not within the identified commercial and retail development area.
<b>5.9 North West Rail Link Corridor Strategy</b>	Not Applicable	The site is not located within the listed Local Government Areas.
<b>5.10 Implementation of Regional Plans</b>	Yes, Applicable	<p>This proposal includes a detailed assessment of the planning outcomes under the Illawarra Shoalhaven Regional Plan 2015 and Illawarra Region Plan 2006.</p> <p>The assessment demonstrates that the proposal is consistent with the regional strategies.</p>
<b>5.11 Development of Aboriginal Land Council land</b>	Not Applicable	No rezoning of Aboriginal Land Council land proposed.

S.9.1 Direction	Is the Direction Applicable?	Comment on Consistency of Planning Proposal
<b>6. Local Plan Making</b>		
<b>6.1 Approval and Referral Requirements</b>	Yes, Applicable	This Planning Proposal proposes to zone parkland RE 1 public recreation.  Assessment and support for the rezoning by Council will address this Direction.
<b>6.2 Reserving Land for Public Purposes</b>	Yes, Applicable	This Planning Proposal does alter any existing public recreation zones or land reservations.  Accordingly, the proposal is consistent with this direction.
<b>6.3 Site Specific Provisions</b>	Not Applicable	The proposal does not include the introduction of any site-specific provisions.
<b>7. Metropolitan Planning</b>		
<b>7.1 Implementation of A Plan for Growing Sydney</b>	Not Applicable.	This report demonstrates that the proposal is consistent with the Western City District Plan.
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	Not applicable	The land is not located within the Parramatta Road corridor.
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	Not applicable	The land is not located within North West Priority Growth Area.
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	Not applicable	The land is not located within the Greater Parramatta Priority Growth Area.
<b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	Not applicable	The land is not located within the Wilton Priority Growth Area.
<b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b>	Not applicable	The land is not located within the Glenfield to Macarthur Corridor.
<b>7.8 Implementation of Western Sydney Aerotropolis</b>	Not applicable	The land is not located within the LUIP Area.

<b>S.9.1 Direction</b>	<b>Is the Direction Applicable?</b>	<b>Comment on Consistency of Planning Proposal</b>
<b>7.9 Implementation of Bayside West Precinct Plan</b>	Not applicable	The land is not located within the Precinct Plan area.
<b>7.10 Implementation of Planning Principles for Cookes Cove Precinct</b>	Not applicable	The land is not located within the Precinct area.
<b>7.11 Implementation of St Leonards and Crows Nest 2036 Plan.</b>	Not applicable	The land is not located within the Plan Area.
<b>7.12 Implementation of Greater Macarthur 2040</b>	Not applicable	The land is not located within the Macarthur 2040 Area.
<b>7.13 Implementation of Pymont Peninsula Place Strategy</b>	Not applicable	The land is not located within the Pymont Peninsula.



## **APPENDIX 2**

### **Consistency with Applicable SEPPs**

<b>SEPP</b>	<b>Comment</b>
<b>State Environmental Planning Policy (Aboriginal Land) 2019</b>	The proposal does not incorporate any land to which this SEPP Applies.
<b>State Environmental Planning Policy (Activation Precincts) 2020</b>	The proposal does not incorporate any land to which this SEPP Applies.
<b>State Environmental Planning Policy (Affordable Rental Housing) 2009</b>	<p>The proposal will not impede the assessment or delivery of development under this SEPP.</p> <p>The proposal is therefore consistent with the objectives and provisions of the SEPP.</p>
<b>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</b>	<p>Future dwellings will be required to comply with BASIX standards.</p> <p>The proposal is therefore consistent with the objectives and provisions of the BASIX SEPP.</p>
<b>State Environmental Planning Policy (Coastal Management) 2018</b>	<p>The subject land is not mapped as Coastal Wetlands / Littoral Forests or Proximity Area for Coastal Wetlands / Littoral Forests.</p> <p>The Coastal Management SEPP contains provisions which are to be addressed in the assessment of a Development Application.</p> <p>Consistency with this SEPP is therefore not applicable for this Planning Proposal.</p>
<b>State Environmental Planning Policy (Concurrences and Consents) 2018</b>	The Planning Proposal will not affect implementation of this SEPP.
<b>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</b>	The Planning Proposal will not affect implementation of this SEPP.
<b>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</b>	<p>The proposal will not alter exempt or complying provisions.</p> <p>The proposal is therefore consistent with the objectives and provisions of the SEPP.</p>
<b>State Environmental Planning Policy (Gosford City Centre) 2018</b>	The proposal does not incorporate any land to which this SEPP Applies.
<b>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</b>	<p>The proposal will not impede the assessment or delivery of development under this SEPP.</p> <p>The proposal is therefore consistent with the objectives and provisions of the Seniors Housing SEPP.</p>
<b>State Environmental Planning Policy (Infrastructure) 2007</b>	<p>The subject site does not incorporate any identified infrastructure projects.</p> <p>Notwithstanding, the proposal will not impede the assessment or delivery of development under this SEPP.</p>

<b>SEPP</b>	<b>Comment</b>
	The proposal is therefore consistent with the objectives and provisions of the Infrastructure SEPP.
<b>State Environmental Planning Policy (Koala Habitat Protection) 2020</b>	The proposal does not incorporate any land to which this SEPP Applies. The land is not mapped as either Koala Habitat or potential habitat.
<b>State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007</b>	The subject site is not located within the Kosciuszko National Park. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Kurnell Peninsula) 1989</b>	The subject site is not located within the Kurnell Peninsula. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Major Infrastructure Corridors) 2020</b>	The proposal does not incorporate any land to which this SEPP Applies or land which is identified as a transport corridor.
<b>State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007</b>	The subject site does not incorporate any mining or petroleum industries or identified resources. Notwithstanding, the proposal will not impede the assessment or delivery of development under this SEPP. The proposal is therefore consistent with the objectives and provisions of the Infrastructure SEPP.
<b>State Environmental Planning Policy No 19—Bushland in Urban Areas</b>	The subject site does not incorporate any land zoned or identified as urban bushland. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy No 21—Caravan Parks</b>	The proposal does not seek amendments to provide for a caravan park. Consistency with this SEPP is therefore not applicable. However, nothing in this Planning Proposal prevents the implementation of this SEPP.
<b>State Environmental Planning Policy No 33—Hazardous and Offensive Development</b>	The proposal does not seek approval for land uses classified as hazardous or offensive development. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy No 36—Manufactured Home Estates</b>	The proposal does not seek amendments to provide for manufactured home estates. Consistency with this SEPP is therefore not applicable. However, nothing in this Planning Proposal prevents the implementation of this SEPP.
<b>State Environmental Planning Policy No 47—Moore Park Showground</b>	The subject site is not located within the Moore Park Showground boundary. Consistency with this SEPP is therefore not applicable.

<b>SEPP</b>	<b>Comment</b>
<b>State Environmental Planning Policy No 50—Canal Estate Development</b>	The Proposal is not classified as a Canal Estate. The proposal is therefore consistent with the prohibition of Canal Estate Development.
<b>State Environmental Planning Policy No 55—Remediation of Land</b>	<p>A Stage 1 Preliminary Site Investigation (PSI) has been prepared by ENRS.</p> <p>The PSI concludes that the site is considered suitable or capable of being made suitable for the proposed development as per SEPP 55.</p> <p>The Proposal is consistent with the provisions and intent of the SEPP.</p>
<b>State Environmental Planning Policy No 64—Advertising and Signage</b>	<p>The proposal will not impede the ongoing assessment of signage applications under SEPP 64.</p> <p>The proposal is therefore consistent with the objectives and provisions of SEPP 64.</p>
<b>State Environmental Planning Policy No 65—Design Quality of Residential Flat Development</b>	<p>The proposal will not impact delivery of Residential Flat Buildings.</p> <p>Consistency with this SEPP is therefore not applicable.</p>
<b>State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)</b>	<p>The proposal will not impede the assessment or delivery of development under this SEPP.</p> <p>The proposal is therefore consistent with the objectives and provisions of the SEPP.</p>
<b>State Environmental Planning Policy No 71—Coastal Protection</b>	<p>The subject site does not incorporate any land identified for Coastal Protection.</p> <p>Consistency with this SEPP is therefore not applicable.</p>
<b>State Environmental Planning Policy (Penrith Lakes Scheme) 1989</b>	<p>The subject site is not located within the Penrith Lakes Scheme.</p> <p>Consistency with this SEPP is therefore not applicable.</p>
<b>State Environmental Planning Policy (Primary Production and Rural Development) 2019</b>	<p>The proposal will not impede the assessment or delivery of development under this SEPP.</p> <p>The proposal is therefore consistent with the objectives and provisions of the SEPP.</p>
<b>State Environmental Planning Policy (State and Regional Development) 2011</b>	<p>The subject site does not incorporate State or Regionally significant development.</p> <p>Notwithstanding, the proposal will not impede the assessment or delivery of development under this SEPP.</p> <p>The proposal is therefore consistent with the objectives and provisions of the Infrastructure SEPP.</p>
<b>State Environmental Planning Policy (State Significant Precincts) 2005</b>	The proposal does not incorporate any land to which this SEPP Applies.

SEPP	Comment
<b>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</b>	The Planning Proposal does not affect land within the Sydney Water Drinking Catchment. Therefore the SEPP does not apply to the land..
<b>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</b>	The land is not situated within the Growth Centre. The proposal is therefore consistent with the objectives and provisions of this SEPP.
<b>State Environmental Planning Policy (Three Ports) 2013</b>	The subject site does not incorporate land to which this SEPP applies. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Urban Renewal) 2010</b>	The subject site is not identified as an Urban Renewal Precinct. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</b>	The proposal does not seek any clearing of vegetation under this SEPP.
<b>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020</b>	The subject site is not located within the Western Sydney Aerotropolis. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Western Sydney Employment Area) 2009</b>	The subject site is not located within the Western Sydney Employment Area. Consistency with this SEPP is therefore not applicable.
<b>State Environmental Planning Policy (Western Sydney Parklands) 2009</b>	The subject site is not located within the Western Sydney Parklands. Consistency with this SEPP is therefore not applicable.

<b>Deemed SEPPs</b>	<b>Comment</b>
<b>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</b>	Not applicable as the subject site is not situated within the Sydney Harbour Catchment.
<b>Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)</b>	Not applicable as the subject site is not situated within the Central Coast Plateau.
<b>Sydney Regional Environmental Plan No 9—Extractive Industry (No 2—1995)</b>	Not Applicable as the proposal does not incorporate any extractive industries.
<b>Sydney Regional Environmental Plan No 16—Walsh Bay</b>	Not applicable as the subject site is not situated within the Walsh Bay Precinct.
<b>Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)</b>	Not applicable as the subject site is not situated within the Hawkesbury – Nepean catchment.
<b>Sydney Regional Environmental Plan No 24—Homebush Bay Area</b>	Not applicable as the subject site is not situated within the Homebush Bay Precinct.
<b>Sydney Regional Environmental Plan No 26—City West</b>	Not applicable as the subject site is not situated within the City West area.
<b>Sydney Regional Environmental Plan No 30—St Marys</b>	Not applicable as the subject site is not situated within the St Marys Precinct.
<b>Sydney Regional Environmental Plan No 33—Cooks Cove</b>	Not applicable as the subject site is not situated within the Cooks Cove Precinct.



## **APPENDIX 3**

### **Concept Plan**

**APPENDIX 4**  
**LEP Amendment Plans**

## **APPENDIX 5**

### **Services Review – Maker Engineering**

## **APPENDIX 6**

### **Bushfire Review – Peterson Bushfire**

## **APPENDIX 7**

### **Aboriginal Cultural Heritage Assessment – Austral Archaeology**

## **APPENDIX 8**

### **Traffic Report – Bitzios Consulting**



## **APPENDIX 9**

### **Preliminary Site Investigation – ENRS**

## **APPENDIX 10**

### **Flood Modelling – Rienco**

## **APPENDIX 11**

### **Ecological Review – Lodge Environmental**

## **APPENDIX 12**

### **IUDP / SLHS Dwelling Yield Presentation**

## **APPENDIX 13**

### **Infrastructure Schedule**

## **APPENDIX 14**

### **Possible Future LEP Amendments – Adjoining Properties**

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