

**Ref: 201215 LDOP**

15 December 2020

Southern Region Planning Team  
Department of Planning  
Via Email

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### **Illawarra Shoalhaven Regional Plan 2041**

To Whom it May Concern,

We refer to the draft Illawarra Shoalhaven Regional Plan 2041 released by the Department of Planning for exhibition.

We congratulate the team at the Department of Planning for their efforts in releasing both the Illawarra Plan and the draft Illawarra State Infrastructure Contribution (SIC).

As noted in the information released for exhibition, the draft updated Regional Plan builds on the existing plan in a number of ways, including:

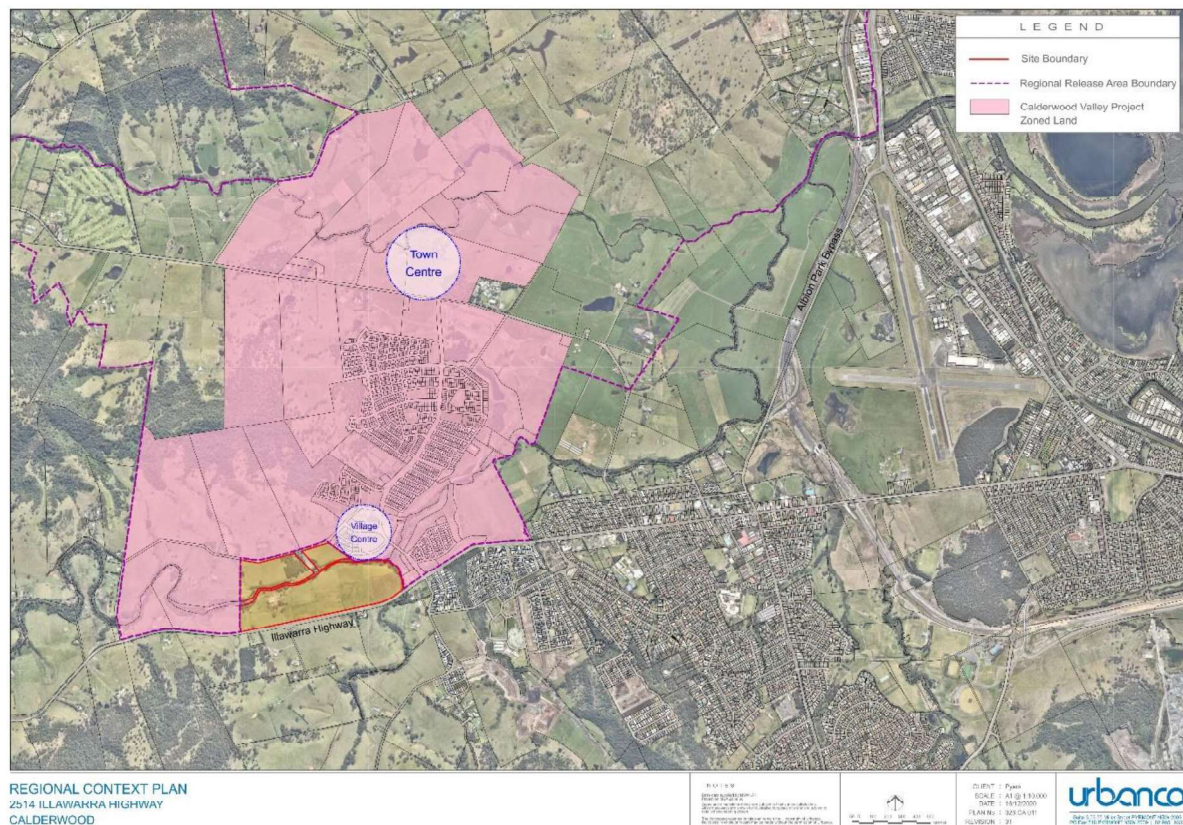
- *Strengthening Metro Wollongong as a connected, innovative and progressive city;*
- *Growing Nowra and Shellharbour City Centres as regional cities;*
- *Developing a Green Grid network of connected open spaces;*
- *Building more resilient communities to cope with the changing climate and natural hazards.*

This submission is prepared on behalf of the land owners of [REDACTED]  
[REDACTED]

As shown in Figure 1 below, the subject land is surrounded to the east, north and west by existing residential zoned land which forms part of the Lend Lease Calderwood Valley project, rezoned under the Part 3A Major Projects process.

We note that the land was excluded from the rezoning as the owners did not wish to enter into a commercial agreement with Lend Lease. There were no strategic planning or environmental matters which precluded the land form being rezoned.

**Figure 1: Locality Plan**



The Department of Planning addressed land within the Calderwood Investigation Area (CIA) during assessment of the project. In this regard, the Director General's assessment report for the Calderwood Project stated that

*The proposed Calderwood development site extends further south to the Illawarra Highway than the site identified in the previous IUDP, and also extends further north into part of the Stage 5/Yallah Marshall Mount precinct of the West Dapto Release Area. It also does not extend as far to the east or west as identified in the IUDP.*

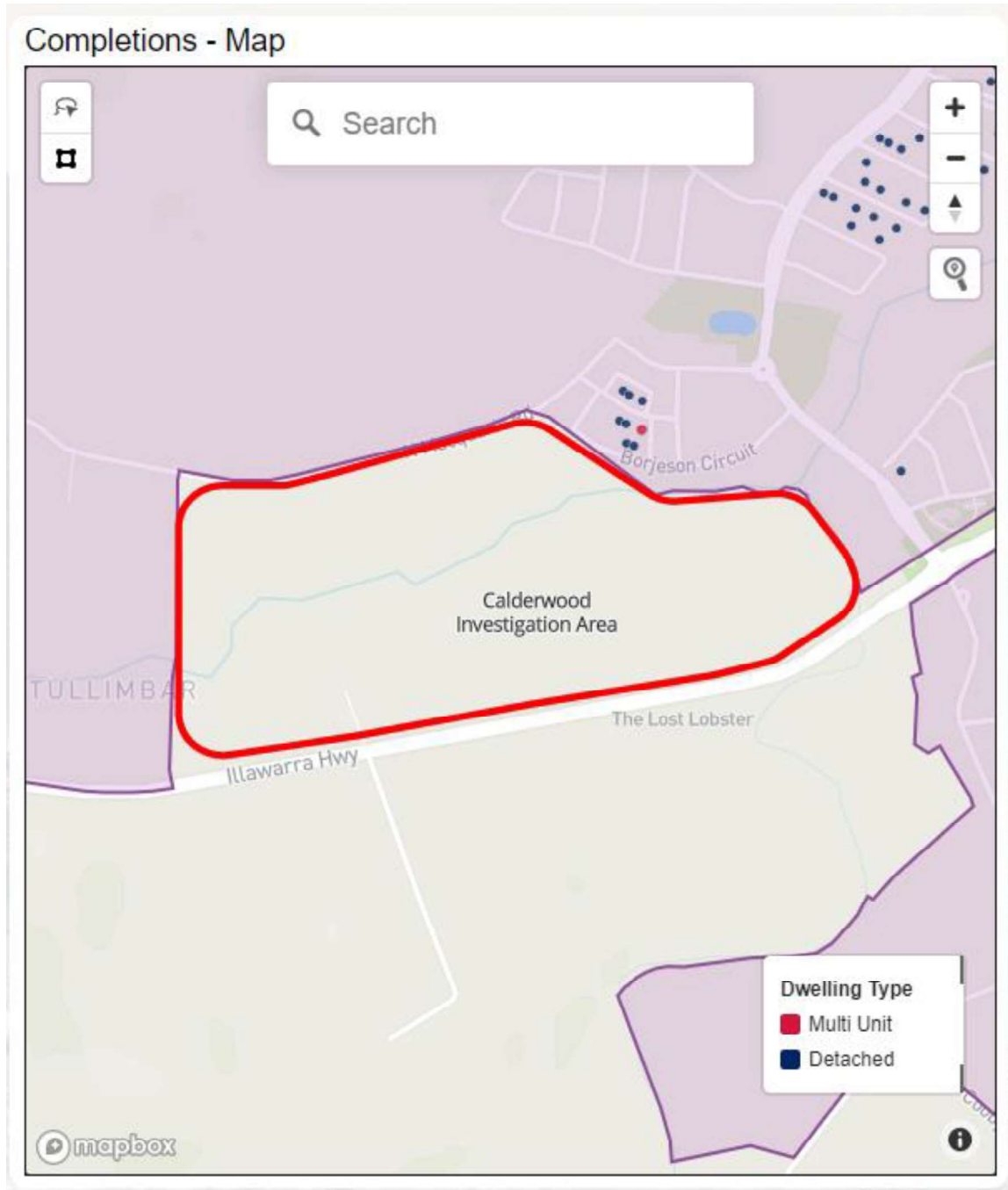
***The IUDP update no longer indicates a specified area for Calderwood, only noting the area generally on a map as the 'Calderwood Investigation Area'.***

The report stated that the Director General and Department of Planning position is as follows:

***Consideration of land previously identified outside of the IUDP map can be considered subject to a merit assessment of the potential impacts, in particular flooding. The level of development that can be supported in these areas will be dependent on the assessment of the constraints of these areas. A detailed update of the IUDP was prepared in 2010 which included amendments and revisions to the historic release areas 52.7 and 52.8.***

The land is mapped as forming part of the Calderwood UIA under the current IUDP as shown in Figure 2 below

**Figure 2: IUDP Map – Calderwood Investigation Area**



Detailed site investigations have now been completed for the subject land holding as part of a Planning Proposal which was lodged with Shellharbour Council in December 2018.

The detailed site investigations have demonstrated that:

- The land is suitable to accommodate residential housing as shown on the Concept Plan (refer attachment 1)
- Flooding impacts are able to be addressed.
- Support for the proposal will result in a reduction in flood levels on Illawarra Highway under the PMF Flood.
- There are no significant environmental or ecological impacts.
- The land is able to be serviced by minor extension of existing services.

As such, and consistent with the Department of Planning Director Generals report, it is now appropriate that the land be included in the Calderwood Regionally Significant Release Area.  
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We are able to provide all supporting site investigations if requested to support the inclusion of the site.

Please do not hesitate to contact me on [REDACTED] if there are any questions.

Your faithfully  
**URBANCO.**

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[REDACTED]  
[REDACTED]  
[REDACTED]



## Attachment 1 – Proposed Amended Regional Release Area Boundary

