

APPENDIX 1

BRIEFING NOTES FROM THE DEPARTMENT

This meeting is part of the determination process.	
Date: Friday 9 March 2018	Time: 11:00am
Project: Calderwood Concept Plan Approval Mod 2	
Meeting place: Commission Office	
<p>Attendees: Commission Members: Annelise Tuor (Chair); and David Johnson. Commission Secretariat: David Koppers (Team Leader) and Jorge Van Den Brande (Planning Officer)</p> <p>Department of Planning and Environment: Anthony Witherdin (Director Modifications Assessments); and Kate MacDonald (Planning Consultant)</p>	
The purpose of the meeting was for the Department to explain the proposal and brief the Commission on the Department's assessment report.	
<p>Overview of the project and the proposed modification</p> <ul style="list-style-type: none"> The proposal is seeking to permit subdivision of certain riparian/environmental corridors and reserves zoned E2 and E3 below the minimum 40ha requirement, with provisions preventing the fragmentation of the riparian corridor. This would allow the proponent to develop the site in an orderly and appropriate manner consistent with the intent of the Concept Plan. <p>Consistency with LEPs, SSP SEPP, and zonings</p> <ul style="list-style-type: none"> The Department provided clarification on whether the original SSS listing and Concept Plan applied a minimum 40 ha lots size or no minimum lot size. The intent of the Concept Plan was not to set a minimum lot size requirement but to establish a riparian corridor and reserves. The State Significant Site listing referred the requirement to Shellharbour and Wollongong councils Local Environmental Plans specifying minimum lot sizes of 40ha. The Department explained the powers of an approved Concept Plan over a SEPP for a site, in accordance with the <i>Environmental Planning and Assessment Act 1979</i>. <p>Councils submissions</p> <ul style="list-style-type: none"> The Department acknowledged the complexity in describing the mechanisms for this project and addressing councils' concerns. Councils' concerns relate to the potential for the riparian zones to be fragmented through subdivision and dwelling applications; The Department acknowledges both councils' concerns and believes that the proposed changes to the conditions address these concerns. 	
Documents tabled at meeting:	
Documents to be provided: NA	
Meeting closed at: 11.45am	

BRIEFING NOTES FROM SHELLHARBOUR AND WOLLONGONG CITY COUNCILS

This meeting is part of the determination process.	
Date: Wednesday 14 March 2018	Time: 10:30am
Project: Calderwood Concept Plan Approval Mod 2	
Meeting place: Wollongong City Council Offices	
<p>Attendees: Commission Members: Annelise Tuor (Chair); and David Johnson. Commission Secretariat: David Koppers (Team Leader) and Jorge Van Den Brande (Planning Officer)</p> <p>Shellharbour City Council: Cheryl Lappin (Senior Strategic Planner) Wollongong City Council: Vivian Lee (Senior Development Project Officer), and David Green (Land Use Planning Manager)</p>	
The purpose of the meeting was for councils to provide their comments to the Commission on the Department's assessment report and the proposed modification.	
<p>The Shellharbour City Council briefed the Commission on the following matters:</p> <ul style="list-style-type: none"> • Council acknowledged that the objective of the modification is to consolidate the riparian lands as one single lot, with provisions to prevent fragmentation. • Council's concern is that it is not clear how the proposed changes to the conditions would prevent potential fragmentation of riparian lands or the subsequent final ownership and management of these lands. • The current scenario suggests that maintenance and management of the riparian lands would be privately-owned and there is the potential for future development of the lots created • Council's is not interested in the dedication of these lands and is currently looking to clarify the future ownership. <p>The Wollongong City Council briefed the Commission on the following matters:</p> <ul style="list-style-type: none"> • Council agrees with Shellharbour City Council's views of the objectives of the proposed modification. However, Wollongong City Council would accept ownership of these lands as it has already been dealing with similar cases in other areas. • Condition C3 does not consider the quality of the Vegetation Management Plan outcome across a boundary. <p>Both council's were concerned that they had not seen the propped Consolidated Development Control Strategy 2018 referred to in C13 and did not know what changes it proposed to the current document dated 2011</p>	
Documents tabled: NA	
Documents to be provided: NA	
Meeting closed at: 12:15 pm	

BRIEFING NOTES FROM THE PROPONENT

This meeting is part of the determination process.	
Date: Wednesday 14 March 2018	Time: 15:30
Project: Calderwood Concept Plan Approval Mod 2	
Meeting place: Commission Office	
<p>Attendees: Commission Members: Annelise Tuor (Chair); and David Johnson. Commission Secretariat: David Koppers (Team Leader) and Jorge Van Den Brande (Planning Officer)</p> <p>Proponent Lend Lease Communities (Australia) Limited: Sarah Kelly (Planning Manager); Paul Marriot (Senior Legal Counsel, Property Projects) Ethos Urban: Lesley Bull (Director); Jennie Buchanan (Associate Director Planning)</p>	
The purpose of the meeting was for the proponent to explain the proposal and comment on the Department's assessment report.	
<p>The proponent briefed the Commission on the following matters"</p> <ul style="list-style-type: none"> • The amendments to the approved Concept Plan as proposed by the Department permit the subdivision of certain E2 and E3 zones lands below the 40-ha minimum requirement, subject to specific conditions, to later be consolidated into single lots. Specifically, the modification is to enable the development stages approved in the Concept plan to progress by subdividing existing lots which have residentially zoned land from the E2 or E3 zoned land which is to be consolidated to form the Riparian corridor • The proponent has already been implementing similar scenarios throughout its other development applications within the Calderwood site. This would also give certainty to developers and allow for the project to progress. • There is no intention for the use of the riparian zones as ecotourism or residential by the proponent but these uses are permissible in the E3 zone on existing lots below 40 ha. • A Vegetation Management Plan could be put in place to cover the requirements for all of the lots at the site, however some riparian areas have distinct features from each other. 	
Documents tabled: NA	
Documents to be provided: NA	
Meeting closed at: 16:30	

Contact:

Commission Secretariat

Phone (02) 9283 2100 | Fax (02) 9383 2133

Email: ipcn@ipcn.nsw.gov.au

Independent Planning Commission NSW

Level 3, 201 Elizabeth Street

Sydney, NSW 2000