

Infrastructure Services Delivery Plan

Claymore Renewal Project

January 2018

Works listed in Schedule 3 of the Planning Agreement between
NSW Land and Housing Corporation and Campbelltown City Council

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Purpose

The Claymore Renewal Project Infrastructure Services Delivery Plan (ISDP) is a document which details the items of work to be delivered by way of a Planning Agreement between NSW Land and Housing Corporation (the Developer) and Campbelltown City Council (the Council).

The physical and social renewal of the area will be supported by the appropriate provisions of infrastructure necessary to support the existing and new community. The works set out in the ISDP has been designed consistent with the Claymore Renewal Concept Plan (refer to Figure A) approved via Part 3A of the Act in May 2013.

The ISDP is a defined term in the Planning Agreement and is specifically referenced in that document as follows:-

1. In Schedule 3 to Clause 10 of the Planning Agreement which lists the Core Elements to be delivered as Development Contributions; and
2. In Clause 11 of the planning agreement which provides that the content of the ISDP can be considered in determining whether to approve a variation to the scope or timing for the provision of Development Contributions under the Planning Agreement.

To assist in the interpretation and implementation of the Planning Agreement, this ISDP includes:-

- A more detailed description of the scope of works consistent with the approved Concept Plan showing the general location and configuration of works on the site. This is consistent with and in some cases provides more detail than the Plan at Schedule 4 of the Planning Agreement;
- A budget estimate (ex. GST) for the delivery of the item based on the scope of works and/or concept plans referenced; and
- A rationale for the staging of delivery of each item of works based on Development Area/Stage or lot threshold of works. Figure B identifies the development stages/areas for the works.

In reading this document, the following should be noted:-

- The Description of the Works outlines the scope of works proposed to be delivered.
- These cost estimates include allowances for contingency, professions fees, approvals, maintenance and defects liability period.
- All hard landscaping works will be maintained by the Developer for a period no longer than 12 months from the completion of works. Soft landscaping works will be maintained by the Developer for 24 months from the date of completion.
- Maintenance does not include repair works due to vandalism but includes provision for replacement of plants due to vandalism.
- The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. Any cost savings achieved by the Developer do not need to be passed on to Council.

- For the ISDP items, a scope of works has been defined as a performance specification (ie. Roads, drainage, utilities etc.) An upper limit fixed price for all items is provided.
- On a project of this size, there is provision for flexibility in time when the Developer and Council can negotiate refinements or changes to the details of the infrastructure provisions and delivery timing pursuant to Clause 11 of the Planning Agreement. The flexibility is subject to the following limitations and assurances:
 - Conditions attached to the Part 3A approval or subsequent planning approvals for the redevelopment of Claymore; and
 - The Description of Works identified in the ISDP cannot be varied without an amendment.

The following schedules provided in Part A and Part B of the ISDP detail the scope, budget and staging of all items of works consistent with Schedule 3 of the Planning Agreement.

Proposed development

The Claymore Renewal Project involves the redevelopment of the existing Claymore public housing estate. The renewal area comprises approximately 1,151 dwellings, 98% of which are in public ownership. The current 'Radburn' design of the estate has resulted in poor amenity and poor environmental and social outcomes, including poor quality open spaces, lack of surveillance and poor maintenance of common areas.

The Claymore Renewal Project seeks to improve the quality of the social and urban environment by creating conditions conducive to the establishment of a sustainable place to live. The project comprises a new urban structure within the renewal area reflecting a new street pattern and subdivision layout based around a series of existing and new infrastructure and dwellings. The Concept Plan will provide in the order of 1,490 dwellings upon completion of the project.

Timing

Timing and provision of items (works and land) of the development project will be generally in accordance with the indicative timing outlined in this ISDP. However, it is recognised that the Development Areas identified in the indicative sequencing plan should only be treated as indicative and it may become necessary to modify the sequencing based on the delivery of the proposed development. Items of material public benefit will be provided in conjunction with the relevant development area.



Figure A – Claymore Renewal Concept Plan and Development Areas



Figure B – Updated Masterplan

Planning Agreement Summary Table

Item		Public Purpose	Scope	Contribution Value	Timing	Relevant Development Area
1	Roadworks associated with Rosslyn Drive and Badgally Road Intersection	Road Works	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to the intersection of Rosslyn Drive and Badgally Road in accordance with the Concept Approval and associated Environmental Assessment Reports.	\$350,875	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 2 Development	1A
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 2 Development.	
	Monetary contributions for Rosslyn Drive and Badgally Road Intersection Signalisation and Roadway Modification	Intersection Upgrades	Payment of monetary contribution in the amount of \$250,000.00	\$250,000	Payment to be made by the earlier of: (a) the completion of the Badgally Road upgrade by RMS or (b) the issuing of the Subdivision Certificate that creates the 825th Final Lot in the Development	1A
2	Arkley Avenue and Rosslyn Drive Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to Arkley Avenue/Rosslyn Drive Intersection in accordance with the Concept Plan Approval and associated Environmental Assessment Reports.	\$88,550	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 1A Development.	1A
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 1A Development.	
3	Glenroy Drive and Arkley Avenue Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to Glenroy Drive / Arkley Avenue Intersection in accordance with the Concept Plan Approval and associated Environmental Assessment Reports.	\$88,550	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 11 Development.	10

			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 11 Development.	
4	Dobell Road and Rosslyn Drive intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to the Dobell Road/Rosslyn Drive intersection, in accordance with the Concept Plan Approval and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$88,550	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 8 Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 8 Development.	6A
5	Glenroy Drive and existing Norman Crescent Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to Glenroy Drive/existing Norman Crescent Intersection in accordance with the Concept Plan Approval and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$88,550	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 10 Development. Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 10 Development.	10
6	Collector Roads	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to collector roads in accordance with the Concept Plan Approval and associated Environmental Assessment Reports. Dedication of Land on which the Works are carried out.	\$6,434,581	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development Area within which the collector road is located. Arrangements for dedication of Land to be agreed in writing on or before the registration of the plan of subdivision that creates the Relevant Development Area within which the collector road is located and land to be dedicated in accordance with	1A, 1B, 2A, 2B, 3A, 3B, 4A, 5, 6A, 6B, 7, 8

					those arrangements	
7	Road Adjacent Parks	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to roads adjacent to parks in accordance with the Concept Plan Approval and associated Environmental Assessment Reports.	\$1,079,179	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development Area within which the road adjacent to parks is located	1A, 2A, 4B, 5, 6A, 9, 11, 13, 14
			Dedication of Land on which the Works are carried out.		Arrangements for dedication of Land to be agreed in writing on or before the registration of the plan of subdivision that creates the Relevant Development Area within which the road adjacent to parks is located and land to be dedicated in accordance with those arrangements	
8	Removal of Existing Underpasses	Road Works and Intersection Upgrades	Carrying out of Work as described under the heading 'Road Works (incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP as relevant to removal of existing underpasses in accordance with the Concept Plan Approval and associated Environmental Assessment Reports.	\$139,150	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 7 Development.	6B
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the registration of the plan of subdivision that creates the Stage 7 Development.	
9	Trunk stormwater pipes and pits	Watercycle Management	Carrying out Work as described under the heading 'Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP as relevant to trunk stormwater pipes and pits in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$3,293,841	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development Area within which the trunk stormwater pipes and pits is located	All Development Areas
			Dedication of Land on which the Works are carried out.		Arrangements for dedication of Land to be agreed in writing on or before the registration of the plan of subdivision that	

					creates the Relevant Development Area within which the trunk stormwater pipes and pits is located and land to be dedicated in accordance with those arrangements	
10	Brady Park existing basin civil works	Watercycle Management	Carrying out Work as described under the heading ' <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP as relevant to Brady Park existing basin civil works in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$151,800	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 13 Development.	13
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works.	
11	Fullwood Reserve infiltration swale civil works	Watercycle Management	Carrying out Work as described under the heading ' <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP as relevant to Fullwood Reserve infiltration swale civil works in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$431,365	Work to be completed before the issuing of the Subdivision Certificate that creates the Stage 12 Development.	11
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works.	
12	Detention Basin (North-East of development)	Watercycle Management	Carrying out Work as described under the heading ' <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP as relevant to a detention basin (North-East of development) in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$379,500	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 12 Development	11
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
13	Gross Pollutant Traps	Watercycle Management	Carrying out Work as described under the heading ' <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP as relevant to gross pollutant traps in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$442,750	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development Area within which the Gross Pollutant Traps is located.	6A, 11, 12, 13
			Dedication of Land on which the Works are carried out.		Arrangements for dedication of Land to be agreed in writing on or before	

					the registration of the plan of subdivision that creates the Relevant Development Area within which the Gross Pollutant Traps is located and land to be dedicated in accordance with those arrangements	
14	Brady Park	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Brady Park</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$1,367,262	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development Area within which Brady Park is located	12, 13
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
15	Davis Park	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Davis Park</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$507,078	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 6A Development	6A
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
16	Fullwood Reserve	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Fullwood Reserve</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$2,564,227	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 11 Development	9, 11
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
17	Badgally Reserve	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Badgally Reserve</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$561,770	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 1A Development	1
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	

18	Dimeny Park	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Dimeny Park</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$379,879	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 5 Development	5
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
19	Landscape buffer to Badgally Road	Open Space and Landscape Works	Carrying out Work as described under the heading ' <i>Landscape Buffer to Badgally Road</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$189,899	Work to be commenced before the issuing of the Subdivision Certificate that creates the Stage 2 Development	1
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
20	Community Centre	Community Facilities	Carrying out Work as described under the heading ' <i>Community Facilities</i> ' in Part A of the ISDP in accordance with Concept Plan Approval and associated Environmental Assessment Reports.	\$2,278,645	Work to be commenced before the issuing of the Subdivision Certificate that creates the 825 th Final Lot in the Development.	3B
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
21	Public Art	Public Art	Provision of public art as described in the Concept Plan Approval and associated Environmental Assessment Reports.	\$174,289	Work to be commenced before the issuing of the Subdivision Certificate that creates the Relevant Development area within which the public art is located	3B, 11
			Dedication of Land on which the Works are carried out.		Land to be dedicated on or before the completion of works	
			Total Contribution Value	\$21,330,290		

Part A: Development Contributions – Carrying Out of Works

1. Roads Works (incl. Cycleways and Bus Stops) and Intersection Upgrades

Public purpose:	Roads, Traffic and Transport
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Road Works: The road works include the demolition of redundant roads and underpasses, embellishment of retained existing roads and the construction of new roads, verges, cycleways, footpaths, bus stops and shelters. Whilst some existing roads will be embellished with new landscaping and footpaths, it is not proposed to upgrade the pavement of existing dedicated roads. Refer to figure 1.1 for the Road Hierarchy Plan. The various road types will be designed in accordance with Figures 1.2 - 1.7.</p> <p>Cycleways and Shared Paths: The bicycle network includes both on-street cycleways and off-street shared paths. On-street cycleways include standalone bicycle lanes or integrated with parking lanes with appropriate signage and line marking. Off-street shared paths are provided along the verge of roads or through public open space. Refer to Figure 1.8 for Proposed Bicycle Routes.</p> <p>Bus Stops and Shelters: Bus stops are to be provided within easy walking distance (maximum 400m) from all residences. Bus stop signage shall be installed in accordance with Campbelltown City Council and the local bus authority. The stops will be located generally in accordance with the Proposed Bus Routes plan shown in Figure 1.9. This will include 3 bus shelters.</p> <p>Intersection Upgrades: Existing intersections that require upgrades have been approved via the Concept Plan and will be designed in accordance with Figure 1.10. None of the intersections require any additional land acquisition to provide the intended configurations.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Collector Roads ▪ Roads Adjacent to Parks ▪ Removal of Existing Underpasses ▪ Badgally Road / Proposed Rosslyn Drive Intersection Signalised and Roadway modification ▪ Dobell Road/ Proposed Rosslyn Drive Intersection (Single Lane Roundabout) ▪ Glenroy Drive / Arkley Avenue Intersection (Single Lane Roundabout) ▪ Rosslyn Drive / Arkley Avenue Intersection (Single Lane Roundabout) ▪ Glenroy Drive / Existing Norman Cres Intersection (Single Lane Roundabout)
Estimates Works Value:	The estimated cost for the works listed above is \$8,607,985

Figure 1.1 – Road Hierarchy Plan



Figure 1.2

Figure 1.3

Road Type A: Existing 20 – 26m Collector
New Line marking and Tree Bays

Road Type B1: Existing 18m minor Collector
New Line marking and Tree Bays

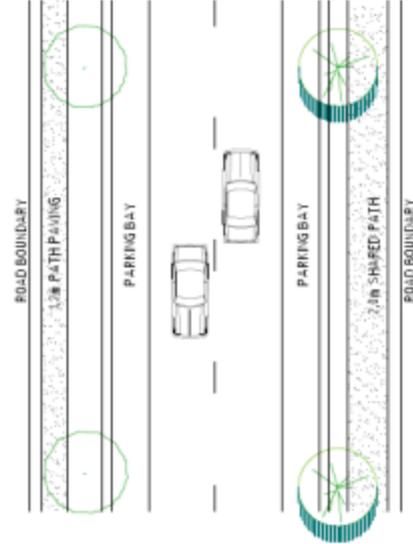
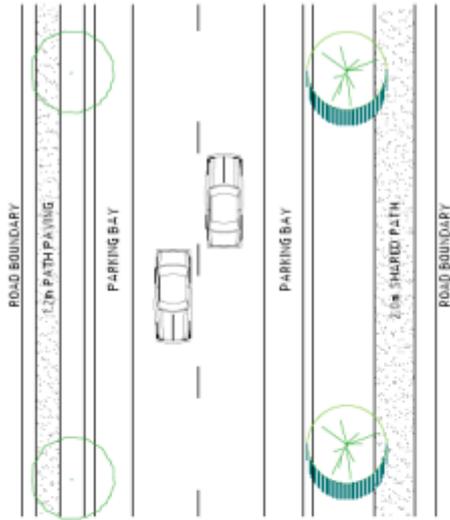


Figure 1.4

Road Type B2: 18m Minor Collector “Retail Zone”

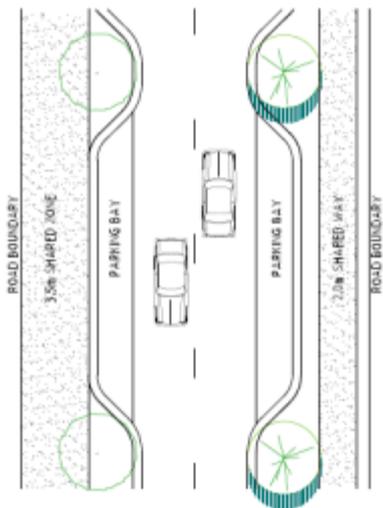
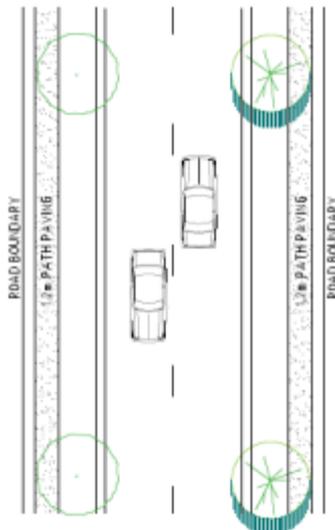


Figure 1.5

Road Type C: Local Street 14.8m



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Figure 1.6

Road Type D: 13.2m Cul-de-sac

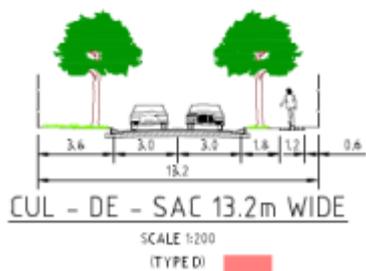
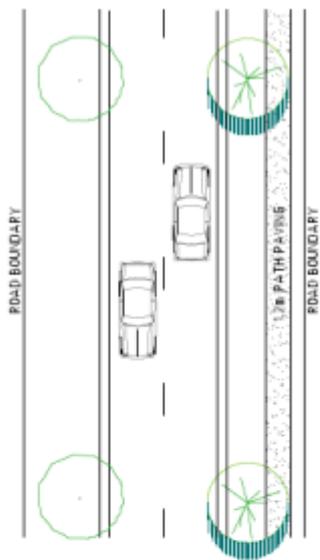


Figure 1.7

Road Type E: 8m Laneway

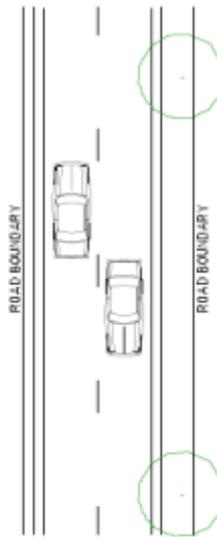


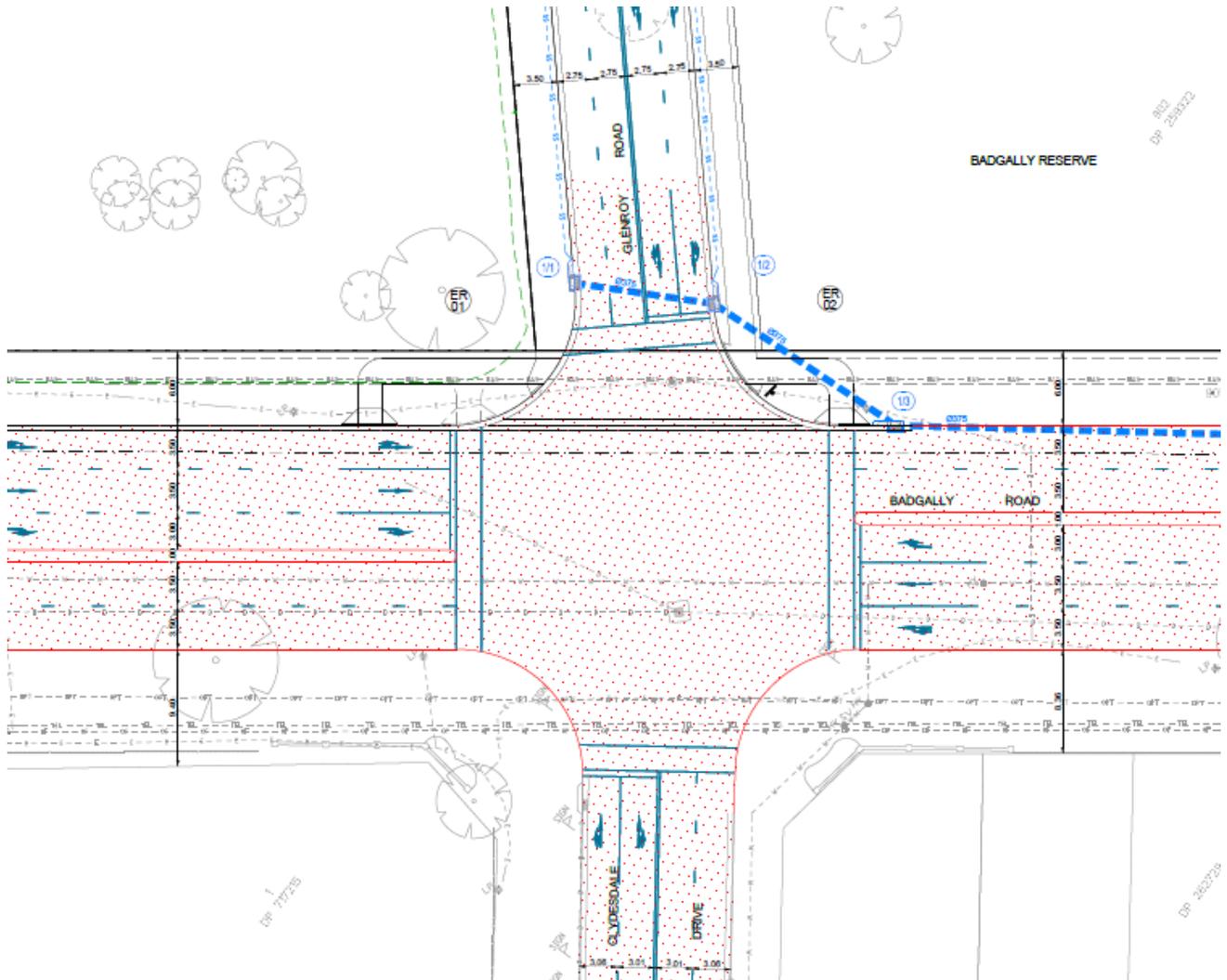
Figure 1.8 – Proposed bicycle routes in Claymore



Figure 1.9: Proposed Bus Routes



Figure 1.10 – Proposed Intersection Upgrades



2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices

Public purpose:	Water Cycle and Water Quality Management
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Detention Facilities: it is proposed to construct a single, stormwater detention facility in Fullwood Reserve at the location of the existing soccer playing field. As a minimum it will adequately mitigate the stormwater quantity/flooding impacts created by the development before discharging downstream of the proposed development as per the approved Concept Plan documentation.</p> <p>Gross Pollutant Traps and Bio-Retention Devices: The GPT's will be standard proprietary pre-cast units requiring excavation and installation. The bio-retention facilities will require excavation, liner material, subsoil drainage, filter media and grass plantings capable of withstanding temporary inundation and periods of drought.</p> <p>Refer to Figures 2.1 and 2.2 for the approved Water Cycle Management Plan and Water Quality Strategy for Claymore Renewal.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Trunk Stormwater Pipes and Pits (ex. network in collector roads) ▪ Brady Park Engineering Upgrades (existing basins) ▪ Proposed Gross Pollutant Traps ▪ Fullwood Reserve Engineering incl. Infiltration Swale ▪ Detention Basin (North-East of development) – existing playing field – Fullwood Reserve ▪ Proposed Gross Pollutant Traps / Bio-Retention Facilities
Estimates Works Value:	The estimated cost for the items of works listed above is \$4,699,256
Area:	TBA

Figure 1.1: Water cycle management plan - general layout



Figure 1.2: Proposed Detention Facilities



3. Badgally Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 1A
Description of works	Badgally Reserve will include landscaping to create a village green. Refer to Figures 3.1 and 3.2 for Badgally Reserve Concept Plans.
Core Elements	<p>Badgally Reserve Landscaping</p> <ul style="list-style-type: none"> ▪ Create Village Green with Concrete seating wall surrounds; ▪ Provide 1.2m wide pedestrian path meandering centrally throughout Badgally Reserve; ▪ Provide additional deciduous trees to line the pedestrian path and highlight the entry to the development; <p>Playing Areas</p> <ul style="list-style-type: none"> ▪ Younger children's play area located in close proximity of shade structure nearby. Rubber softfall to be used under all play equipment. Play equipment to a value of up to \$120,000 supply and install; ▪ BBQ and picnic setting to be incorporated.
Estimates Works Value:	The estimated cost for the Badgally Reserve is \$561,770.
Area:	0.58ha

Figure 3.1 – Badgally Reserve



4. Landscape Buffer to Badgally Road

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 1A
Description of works	Landscape buffer to Badgally Road is to provide a visual separation between the development and Badgally Road.
Core Elements	<ul style="list-style-type: none"> ▪ Provide Mass Planting and a fence with brick piers and timber infill along Badgally Road where residential lots back onto Badgally Road.
Estimates Works Value:	The estimated cost for Landscape Buffer to Badgally Road is \$189,899 .
Area:	0.189ha

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5. Davis Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 6A
Description of works	Davis Park facilities will be improved and will include realigning the current open space, a new basketball court, younger children's play area and additional tree planting. Refer to Figure 5.1 for Davis Park Concept Plan.
Core Elements	<p>Playing Fields</p> <ul style="list-style-type: none"> ▪ Realign current football field to create a passive kick around open space with over runs of 5 metres around; ▪ Remove existing goal posts and provide new passive fixtures as directed by council; ▪ Provide 2 x shaded seating; ▪ Provide concrete pathway to new seating area; ▪ Provide new Basketball Court; ▪ Pedestrian path linking to school; ▪ Younger children's play area located adjacent to proposed Basketball Court. Rubber softfall to be used under all play equipment; ▪ Demolish existing amenities block.
Estimates Works Value:	The estimated cost for Davis Park works is \$507,078
Area:	1.289ha

Figure 5.1 – Davis Park



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6. Dimeny Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 5
Description of works	Dimeny Park will retain as much existing vegetation as possible, embellished with low planting relocate playground equipment centrally and retain cultural items within the park. Refer to Figure 6.1 for Dimeny Park Concept Plan.
Core Elements	<ul style="list-style-type: none"> ▪ Relocate existing shade structure; ▪ Retain and upgrade the existing entry plaza; ▪ Upgrade existing low planting area; ▪ Additional tree planting around the playground; ▪ Maintain existing concrete playing courts; ▪ Provide additional seating in addition to the current seating; ▪ Maintain cultural artefacts. ▪ Younger children's play area to be relocated centrally. Rubber softfall to be used under all play equipment. Play equipment to a value of up to \$75,000 supply and install.
Estimates Works Value:	The estimated cost for Dimeny Park works is \$379,879.
Area:	0.89ha

Figure 6.1 – Dimeny Park



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7. Fullwood Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Various Stages 9 & 11
Description of works	Upgrade existing northern amenities building (Item 3 in Figure 7.1) to the value of \$300,000, upgrade playing fields including the provision of lights to fields and other areas of the parks, footpaths to ensure the connectivity to the remainder of the development, additional tree planting, picnic facilities including BBQ, shade structure, bubblers, picnic settings and bins, additional benches and new 80 bay car park.
Core Elements	<ul style="list-style-type: none"> ▪ Maintain current playing field layout of 2 x playing fields and 1 x kick about/warm up area; ▪ Retain existing goal posts; ▪ Provide flood lights on 25m steel poles with a minimum 50 lux to whole field with provision to increase to 100 lux in the future; ▪ Provide lighting to remainder of park to Endeavour Energy's basic standard; ▪ Sports fields to be turfed as required; ▪ Provide picnic facilities including BBQ, shade structure, bubblers, picnic settings and bins; ▪ Provide 6 x benches; ▪ Provide a 2.0m wide pedestrian footpath and 3.0m wide shared adjacent to the sporting fields; ▪ Provide additional tree planting along footpaths and along M5; ▪ Provide additional planting to infiltration areas; ▪ Upgrade existing northern amenities building to the value of \$300,000 or provision of monetary contribution in lieu; ▪ Provide a new 80 bay carpark with new driveway and retro fit existing car park; ▪ Younger children's play area located adjacent to proposed carpark. Rubber softfall to be used under all play equipment. Play equipment to a value of up to \$75,000 supply and install.
Estimates Works Value:	The estimated cost Fullwood Reserve works is \$2,564,227
Area:	Approximately 8.88ha

Figure 7.1 – Fullwood Reserve



KEY

- | | | |
|---|----------------------------|--------------------------------|
|  | Existing Vegetation | 1. Sports Fields |
|  | Proposed riparian planting | 2. Kick around areas |
|  | Biofiltration planting | 3. Upgraded amenities |
|  | Native grasses | 4. BBQ/Picnic areas |
|  | Turf | 5. Under 5's playground |
|  | Rubber softfall | 6. Existing amenities building |
|  | 2m Path | |
|  | 3m Path adjacent to fields | |

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8. Brady Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Various – Stages 12 & 13
Description of works	The aim is to conserve remnant vegetation of conservation value within Claymore and to undertake long term regeneration and management of the reserves to enhance habitat for threatened species and endangered ecological communities. Refer to Figure 8.1 for Brady Park Plan.
Core Elements	<ul style="list-style-type: none"> ▪ Cumberland Plain Woodland and River Flat Forest Regeneration and Revegetation; ▪ Provide a 1.2m wide pedestrian footpath and 2.5m wide shared footpath to provide connectivity to existing footpath network; ▪ Provide lighting to Brady Park to Endeavour Energy's basic standard.
Estimates Works Value:	The estimated cost for Brady Park bushland regeneration works is \$1,367,262.
Area:	7.963ha

Figure 8.1 - Brady Park



9. Community Facilities

Public purpose:	Community Facilities
Development Area/Staging Rationale	Stage 3B
Description of works	Provide a new Multipurpose Community Centre and Facility Centre within the Town Centre.
Core Elements	<p>Construct New Multipurpose Community Facility Centre</p> <ul style="list-style-type: none"> ▪ Construct a new Community Facilities Centre (integration of community centre and, child and family centre) on a minimum 1,450m² lot within the new Retail Precinct; ▪ 750m² of Gross Floor Area (includes external accessible toilet facilities and 100m² of storage, but excludes fixtures, furniture and equipment - defined as any movable furniture, fixtures or equipment that has no permanent connection to the structure of the building); ▪ Provide a building capable of operating a 40 space child care facility; ▪ Provision of a dedicated car parking area of 20 spaces; ▪ Landscaping for the 650m² curtilage and external lighting inclusive of parking area;
Estimates Works Value:	The estimated cost Multipurpose Community Facility Centre works is \$2,278,645
Area:	TBC

Part B:

Land Dedication and Acquisition Provisions

A significant amount of Public Land exists within the Claymore Renewal project site. Much of that land will remain as public land during and after the redevelopment process, while additional public land will also be created. There are three types of land proposed to be dedicated to Campbelltown City Council upon the completion of the works identified in this plan. These are:

- Public Roads (in accordance with the provisions of the Roads Act, 1993);
- Community Land for use as Parks and Open Space (in accordance with the provisions of the Local Government Act 1993); and
- Operational Land to be used for Community Facilities (in accordance with the provisions of the Local Government Act 1993).

1. Associated Costs

It is important to recognise that the cost estimates do not include any costs associated with the acquisition or dedication of land to Council for the purposes of roads and public open space.

Compensation for the Developer's compulsory acquisition of land originally owned by Council is to be based on a 'peppercorn' payment, to reflect the future dedication of land at no cost to Council as public road, public open space and operational community land.

2. Dedication Timing

Following the completion of construction and embellishment works in accordance with this ISDP, all public roads, open space areas and new community facilities shall be dedicated to Council as part of the relevant subdivision certificate process for that stage of development.

3. Public Roads

In order to facilitate the construction of new road connections and intersections, the proposed redevelopment will require that some of the existing public roads within the development site be closed or partially closed, and new public roads built and dedicated in accordance with the new subdivision layout.

Closure or partial closure of the existing public roads will be carried out by compulsory acquisition by the Developer under the Housing Act 2001 and Land Acquisition (Just Terms Compensation) Act. Compulsory acquisition of public roads by the Developer from Campbelltown City Council will have the effect of closing the roads.

Council's agreement would be required prior to any acquisition and road closure process. The dimensions and areas of each public road or part thereof intended to be acquired must be identified in each relevant development application and carried out in accordance with the Roads Act 1993.

Subsequent survey and detailed design would be required on plans of acquisition for lodgement at the Land and Property Information.

4. Parks and Open Space

Existing public open space areas within the development site are currently owned by both NSW Land & Housing Corporation (Developer) and Campbelltown City Council (Council). Figure 10.1 identifies 15.27 hectares of open space currently owned by Council.

During the redevelopment process, the location and shape of existing open space may be changed to suit the new road and lot layout and so it will be necessary for the Developer to acquire part or all of the existing open space from Council.

The existing and new open space areas will also be enhanced and redeveloped prior to dedication back to Council as public open space. Figure 10.2 identifies the proposed 19.85 hectares of open space that will be dedicated back to Council.

5. Acquisition

NSW Land and Housing Corporation (Developer) and Campbelltown City Council (Council) acknowledge that:

- Some Council owned land will require reclassification and/or transfer out of Council ownership and into the Developer's ownership in order to achieve the subdivision layout and the orderly Development of the Land;
- Some Council owned land may also require the removal of dealings or registration of dealings on title; and
- Some interests in Council owned land may be acquired by the Developer using its acquisition powers, at nil or nominal value,

as required, in order to achieve the orderly development of the Land generally consistent with the updated masterplan at Figure B.

6. Land Remediation

During the redevelopment process, localised existing areas of contaminated ground may become disturbed. As part of the redevelopment works, some existing lands will require validation before handover / dedication. Due to the split ownership of land between NSW Land & Housing Corporation (Developer) and Campbelltown City Council (Council), the following specific remediation protocols will be observed based on current ownership:

- Land currently owned by Council to be compulsorily acquired by the Developer and subsequently dedicated back to Council without works will not be subject to remediation and/or validation;
- Land currently owned by Council to be compulsorily acquired by the Developer and subsequently dedicated back to Council with works will be subject to remediation and/or validation via an unexpected finds protocol or a remediation action plan, only associated with the works;
- Land currently owned by Council to be acquired by the Developer for residential allotments will require validation certificates;
- Land currently owned by the Developer to be dedicated as open space/road reserves to Council will require validation certificates;
- Land currently owned by the Developer as residential allotments to remain unchanged (i.e. no changes to lot layout, cottages to remain) will not physically be able to be validated and therefore will not require certificates;
- Land currently owned by the Developer as residential allotments to remain as such, but with layout changes will require validation certificates.

All validation certificates are to be provided by a suitably qualified Environmental Engineer in accordance with the requirements of SEPP55 – Remediation of Land.

Figure 10.2 – Proposed Council Owned Open Space Plan

