



**Urban  
Growth  
NSW**

# **Infrastructure Services Delivery Plan**

## **Edmondson Park South**

March 2015

Items of Works listed in Schedule 3 of the Planning Agreement between  
UrbanGrowth NSW and Campbelltown City Council

# Table of Contents

Purpose.....3  
Proposed development.....4  
Timing .....4  
Planning Agreement Summary Table .....5  
Part A .....7  
Development Contributions – Carrying Out of Works  
Part B ..... 27  
Development Contributions – Monetary Contributions  
Appendix 1 – Map of Planning Agreement Area and..... 28  
Appendix 2 – Delivery area ..... 29

## Purpose

As part of the design and planning approvals process for the Edmondson Park South Project, UrbanGrowth NSW has committed to the provision of infrastructure identified in this Infrastructure Services Delivery Plan (ISDP) to support the incoming community within the Campbelltown Council section of the Edmondson Park Development. This commitment is secured through the accompanying Planning Agreement.

The Planning Agreement specifies how items of material public benefit will be provided in the form of works in kind and dedication of land. This ISDP provides a framework for the detailed requirements and timeframe for delivery of items of material public benefit. The Planning Agreement will provide the following contribution works and items of material public benefit:

- Parks, open space and water sensitive urban design
- Roads and drainage
- Monetary contributions towards the cost of constructing a new kindergarten.

The Edmondson Park South Project ISDP is referenced in the Planning Agreement between the UrbanGrowth NSW and Campbelltown City Council as a document which will provide greater detail in respect to the items of work listed in Schedule 3 of the Planning Agreement including:

- A more detailed description of the scope of works. This is consistent with and in some cases provides more detail than the Plan at Schedule 4 of the Planning Agreement
- A budget for the delivery of the item based on the scope of works.

In reading this document, the following should be noted:

- The Description of the Works outlines the scope of works proposed to be delivered.
- The proposed costs are estimates and are provided only for information purposes. They are based on costs as at July 2013 and subject to indexation in accordance with the Planning Agreement. 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. On the other hand, works will not be reduced if the tendered cost exceeds the budget estimate for the carrying out of works on site, but not for monetary contributions.
- The discussion on costs provided for each Item of Works in this ISDP does not include maintenance and defects liability periods, both of which are covered separately in the Planning Agreement.
- The estimated budget for the delivery of each item excludes an allowance for contingency, professional fees and development application fees. Items identified in the Scope of Works (in Column 3 of Schedule 3 of the Planning Agreement) may be varied or substituted with Works of equivalent value but only with the Agreement of all parties to the Planning Agreement.
- The timing of provision or hand over of the works is based on Schedule 3 of the Planning Agreement with the expectation that, in most cases, the Items of Works nominated will be progressively be handed over prior to the release of the Subdivision Certificate for the relevant Development Area. On a project of this size, it is appropriate that the nominated staging which sets out the timing for provision or hand over of work can be amended or changed from time to time with the agreement of Council pursuant to Clause 10 of the Planning Agreement.

- Items identified in the Scope of Works (Schedule 3 of the Planning Agreement) may be varied or substituted with Works of equivalent value but only with the agreement of all parties to the Planning Agreement.

The estimated value of the total material public benefit is approximately \$41 million for the Campbelltown LGA in the Edmondson Park South Project. A detailed breakdown of this cost and a description of the items is found in Part B of this document.

## Proposed development

The Edmondson Park South Project site comprises an area of approximately 413 hectares and forms part of the larger Edmondson Park Precinct within the South West Growth Centre. It is located to the north west of the M5 Motorway and lies approximately 40 km to the south west of Sydney CBD. Approximately 260 hectares of the site is located within the Liverpool LGA and approximately 153 hectares is located within the Campbelltown LGA.

The proposed Edmondson Park South development consists of a mix of residential, employment, retail, education, conservation and open space uses. The development proposes approximately 3,530 dwellings and up to 45,000m<sup>2</sup> of retail and commercial space, 150ha Regional Park, public open space, community facility, schools and heritage precinct (across Campbelltown and Liverpool LGAs). The overall development will accommodate approximately 10,000 people.

The area to which the Planning Agreement applies is shown in **Appendix 1**.

## Timing

Timing and provision of items (works and land) of the development project will be generally in accordance with the indicative timing outlined in Appendix 2 of 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.

## Planning Agreement Summary Table

No.	Item	Description	Approx area (ha)	Timing	Works Value	Land Value	Total
<b>Parks and reserves</b>							
1	Mont St Quentin Oval	Mont St Quentin Oval and Park	5.3	A	\$4,100,000	\$3,600,000	\$7,700,000
2	Brigade Park	Brigade Park	1.194	A	\$900,000	\$1,100,000	\$2,000,000
3	Bardia Park	Bardia Park	0.9	A, B, C	\$600,000	\$340,000	\$940,000
4	Memorial Forest Reserve	Memorial Forest Reserve - phase 1	See below	A	\$200,000	\$0	\$200,000
		Memorial Forest Reserve - phase 2	3.46	B	\$500,000	\$1,400,000	\$1,900,000
5	Ingleburn Park	Local park adjacent to school	0.33	B or C	\$280,000	\$330,000	610,000
6	Maxwell Creek South Oval	Maxwells Creek playing fields	4.8	B or C	\$3,700,000	\$1,700,000	\$5,400,000
7	Southern Corridor	Southern open space corridor	3.5	B	\$2,200,000	not separately listed, see item 9 below	2,200,000
8	Northern Corridor	Northern open space corridor	1.95	C	\$900,000	\$880,000	\$1,780,000
9	Maxwell Creek South Water Quality Facility	Maxwells Creek Water Quality and Detention	8.3	B	\$1,800,000	\$2,600,000 (includes Southern Corridor land at item 7)	\$4,400,000
<b>Roads and Drainage</b>							
10	New Macdonald Road	Macdonald Road realignment including 1 full and 1 part intersection,		B, C	\$9,000,000	\$1	\$9,000,001
11	Zouch Road	Upgrade of Zouch Road - south of Campbelltown Rd		A	\$600,000	\$0	\$600,000
12	Ingleburn Gardens connector road	Road connection to boundary of Ingleburn Gardens (within UrbanGrowth NSW site)		B	\$100,000	\$0	\$100,000
13	Roads - open space	Roads fronting open spaces (50% of cost)		All	\$1,150,000	\$0	\$1,150,000
14	Culvert (South)	Culvert over Southern open space corridor		B	\$900,000	\$0	\$900,000
15	Culvert (East)	Eastern culvert over Northern open space corridor		C	\$900,000	\$0	\$900,000
16	Culvert (West)	Western culvert over Northern open space corridor		C	\$900,000	\$0	\$900,000
17	Traffic Signals	Intersection of MacDonald Road and Arthur Allen Drive		A or B or C	\$300,000	\$0	\$300,000
<b>Community Facility</b>							
18	Kindergarten	Cash contribution towards cost of constructing new building		A	\$500,000	Not Applicable	\$500,000
					<b>\$29,230,000</b>	<b>\$11,950,001</b>	<b>\$41,180,001</b>

No.	Item	Description	Approx area (ha)	Timing	Works Value	Land Value	Total
<b>Roads and Drainage</b>							
1A	Road Closure and transfer of land	Closure of existing MacDonald Road and transfer from Campbelltown City Council to UrbanGrowth NSW including service removal and remediation of existing MacDonald Road	1.05	Within 6 months of road closure	\$100,000 assuming no remediation other than services and road surface removal	\$1	\$1



## Part A

### Development Contributions – Carrying Out of Works

The following lists the items of works and a discussion on the scope, budget and staging in order as they appear in Schedule 3 of the Planning Agreement.

#### 1. Mont St Quentin Oval and Park

Public Purpose:	Open Space
Staging Rationale/Development Area A:	Works to the Mont St Quentin oval and park will be delivered prior to the relocation of MacDonald Road and in accordance with Clause 26 of the Planning Agreement.
Description of Works:	<p>A local sporting destination designed for use as an AFL field. Like the traditional village green with its edge of mature trees, the oval presents a connection to the past and a centre for local sporting activity.</p> <p>Mont St Quentin park is a passive and unprogrammed traditional park suitable for use as a potential child care centre. Organic and naturalistic in its feel, it's mature trees and lawns provide the opportunity for unstructured play, relaxation and quiet times. There is also an opportunity for shared parking with the nearby oval and possible child care centre – noting different peak parking requirements.</p>
Core Elements:	<p>Works to be delivered at Mont St Quentin oval includes:</p> <ul style="list-style-type: none"> <li>▪ AFL field</li> <li>▪ Flood lighting to 50 lux with capacity to upgrade to 100 lux (min 4x25 metre light towers) connect to cloud master system or equivalent</li> <li>▪ Amenities building including home &amp; away change facilities, referees room, public toilets, canteen, storage, and first aid room (205m2 GFA and 110m2 awning). The design is to consider the military history of the reserve. and sculptural/interpretative elements may form part of the building.</li> <li>▪ Spectator viewing facilities</li> <li>▪ BBQ area</li> <li>▪ Children's playground</li> <li>▪ Picket fencing around field</li> <li>▪ Perimeter vehicle exclusion fencing / barrier being a minimum standard of cable-wire rope fencing,</li> <li>▪ Sealed car park (min 45 spaces)</li> <li>▪ Irrigation system (plus sub soil) to council specification and connected</li> </ul>

	<p>to cloud master slave unit or equivalent and connected (with floodlighting) back to the Council's master controller.</p> <ul style="list-style-type: none"> <li>▪ Water tanks (min 150k litre tanks)</li> <li>▪ Seating and BBQ facilities</li> <li>▪ Interpretive plaques and text</li> <li>▪ Tree plantings and landscaping including Memorial Garden</li> <li>▪ Garbage bins</li> <li>▪ Water refill stations</li> <li>▪ General lighting,</li> <li>▪ Bollard lighting</li> <li>▪ Preparation of Plan of Management for the Park.</li> </ul>
Estimated Works Value:	\$4,100,000
Area:	Approximately 5.3 ha
Land value:	\$3,600,000

The plan below shows the location of the Mont St Quentin oval and park.





## 2. Brigade Park

Public Purpose:	Open space
Staging Rationale/Development Area A:	Works to the Brigade park are complete
Description of Works:	An engaging native landscape with high levels of activity. Designed to integrate fitness station, adventure play, bush trails and primary pedestrian commuter path the park is highly programmed to integrate with the lives of local residents.
Core Elements:	<p>Works were delivered in Brigade park include <b>(as per Council approved construction certificate plans dated 17/12/2012)</b>:</p> <ul style="list-style-type: none"> <li>▪ Lighting</li> <li>▪ Drainage</li> <li>▪ Pathways</li> <li>▪ Paving</li> <li>▪ Seating</li> <li>▪ Retaining walls</li> <li>▪ Bridge structure</li> <li>▪ Stepping logs</li> <li>▪ Feature boulders</li> <li>▪ Coloured poles and seats</li> <li>▪ Playground</li> <li>▪ Fitness equipment</li> <li>▪ Shelters</li> <li>▪ Picnic settings</li> <li>▪ Drinking fountain</li> <li>▪ Barbeque</li> <li>▪ Electricity connection/meter</li> <li>▪ Bicycle racks</li> <li>▪ Garbage bins</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Landscaping and tree planting</li> <li>▪ Revegetation and bush regeneration</li> <li>▪ Preparation of Plan of Management for the Park.</li> </ul>
Estimated Works Value:	\$900,000
Area:	1.194 ha, (Lot 1131, DP 1175991)
Land Value:	\$1,100,000

The plan below shows the location of the Brigade park.



### 3. Bardia Park

Public Purpose:	Open Space
Staging Rationale/Development Area A,C	Works to the Bardia park (excepting that area to be added to the park with the closure of MacDonald Road ) are complete. Remaining works will be delivered to the standard established for the existing park, when MacDonald Road closes. in accordance with Clause 26 of the Planning Agreement.
Description of Works:	Bardia park will initially provide a welcome to future residents of Edmondson Park South. The park will provide a soothing focus for relaxed enjoyment of nature and a place for family BBQ's.
Core Elements:	<p>Works to be delivered in Bardia park include (<b>as per Council approved construction certificate plans dated 14/10/2012</b>):</p> <ul style="list-style-type: none"> <li>▪ Paving</li> <li>▪ Fencing</li> <li>▪ Gates</li> <li>▪ Stairs</li> <li>▪ Seating</li> <li>▪ Small shelter</li> <li>▪ Picnic setting</li> <li>▪ Brick seating wall with recycled brick inserts and glazed brick inserts</li> <li>▪ Timber decking</li> <li>▪ Feature boulders</li> <li>▪ Sculptural works</li> <li>▪ Coloured poles and seats</li> <li>▪ Drinking fountain</li> <li>▪ Garbage bins</li> <li>▪ Bicycle racks</li> <li>▪ Landscaping and tree planting</li> <li>▪ Preparation of Plan of Management for the park.</li> </ul>
Estimated Works Value:	\$600,000

Area:	0.9 ha (Lot 1137, DP 1175991 5205 sq.m)
Land Value:	\$340,000

The plan below shows the location of Bardia Park.



#### 4. Memorial Forest Reserve

Public Purpose:	Open Space and Drainage
Staging Rationale/Development Area A,B	Phase 2 works to the Memorial Forest reserve will be delivered at the time that the remaining E4 Environmental Living lots along the southern boundary of Delivery Area B (adjoining the freeway) are delivered Phase 1 works are complete
Description of Works:	Memorial Forest reserve is a free, open and organic space for local residents with dogs to explore. Safe and protected informal paths take walkers on a journey through a natural bush setting.
Core Elements:	<p>Works to be delivered in the Memorial Forest reserve (in two phases) include <b>(as per Council approved construction certificate plans)</b>:</p> <ul style="list-style-type: none"> <li>▪ An off-leash dog park</li> <li>▪ Dog exercise equipment</li> <li>▪ Walking tracks</li> <li>▪ Paving</li> <li>▪ Fencing being a minimum standard of cable-wire rope fencing</li> <li>▪ Gates</li> <li>▪ Stairs</li> <li>▪ Seating walls</li> <li>▪ Seats</li> <li>▪ Small shelter</li> <li>▪ Table</li> <li>▪ Drinking fountain with dog bowl</li> <li>▪ Garbage bins</li> <li>▪ Dog bag dispenser</li> <li>▪ Detention area</li> <li>▪ Landscaping and tree planting</li> <li>▪ Preparation of Plan of Management for the Park.</li> </ul> <p>Additional drainage works include basin rain garden and other WSUD works in Environmental Living Area (adjacent M5) and drainage outlet connection to Council system in MacDonald Road. Phase 1 works as per Construction Certificate</p>

	2173/2011 CC-CW
Estimated Works Value:	\$700,000
Area:	3.460 (proposed Lot 1516, DP 1175995)
Land Value:	\$1,400,000

The plan below shows the location of Memorial Forest reserve.



## 5. Ingleburn Park (park adjacent Ingleburn North Primary School)

Public Purpose:	Open Space
Staging Rationale/Development Area C,	Works to the Ingleburn park will be delivered at the same time as the Northern Corridor in accordance with Clause 26 of the Planning Agreement.
Description of Works:	Family oriented and informal park that connects with the energy of school programs and provides landscaped for play from young children into their teens.
Core Elements:	<p>The development of the Local Park adjacent Ingleburn North Primary School will include:</p> <ul style="list-style-type: none"> <li>▪ Small children's playground</li> <li>▪ Interactive learning structures / sculptures</li> <li>▪ Bins</li> <li>▪ General lighting</li> <li>▪ Drainage</li> <li>▪ Tree plantings</li> <li>▪ Turf and landscaping</li> <li>▪ Preparation of Plan of Management for the park.</li> </ul>
Estimated Works Value:	\$280,000
Area:	Approximately 0.33 ha
Land Value:	\$330,000

The plan below shows the location of Ingleburn park.





## 6. Maxwell Creek South Oval

Public Purpose:	Open Space
Staging Rationale/Development Area B or C	Works to the Maxwell creek south oval and park will be delivered in accordance with Clause 26 of the Planning Agreement. It is likely that this will be the final item delivered.
Description of Works:	Maxwells Creek oval and park is made up of formal sports ovals surrounded by an immersive indigenous landscape. It gives all visitors the opportunity to personally experience native bushlands.
Core Elements:	<p>Works to be delivered within the zoned Maxwell Creek south oval reserve area include:</p> <ul style="list-style-type: none"> <li>▪ 2 x Rugby league / football pitches (120m x 68m) plus 5 metre run off around the field</li> <li>▪ Synthetic cricket pitch (25 metres long x 3 metres wide)</li> <li>▪ Flood lighting to 50 lux with capacity to upgrade to 100 lux (min 4 x 25 metre light towers)</li> <li>▪ Amenities building including home &amp; away change facilities, referees room, public toilets, canteen, storage, and first aid room (205m<sup>2</sup> GFA and 110m<sup>2</sup> awning)</li> <li>▪ Spectator viewing facilities</li> <li>▪ BBQ area</li> <li>▪ Children's playground</li> <li>▪ Perimeter vehicle exclusion fencing / barrier being a minimum standard of cable-wire rope fencing</li> <li>▪ Sealed car park (min 80 spaces, 60 sealed and 20 overflow spaces)</li> <li>▪ Irrigation system (plus sub soil) to Council specification and connected to cloud master control unit or equivalent with floodlighting</li> <li>▪ Water tanks (min 150k litre tanks)</li> <li>▪ Seating and BBQ facilities</li> <li>▪ Interpretive plaques and sculptures</li> <li>▪ Tree plantings and landscaping</li> <li>▪ Garbage bins</li> <li>▪ Water refill stations</li> </ul>

	<ul style="list-style-type: none"> <li>▪ General lighting</li> <li>▪ Bollard lighting</li> <li>▪ Preparation of Plan of Management for the park.</li> </ul>
Estimated Works Value:	\$3,700,000
Area:	4.8 ha
Land Value:	\$1,700,000

The plan below shows the location of the Maxwell Creek south oval.



## 7. Southern Corridor

Public Purpose:	Open Space
Staging Rationale/Development Area B	Works to the Southern corridor will be delivered in accordance with Clause 26 of the Planning Agreement.
Description of Works:	Utilised by locals for exercise and small gatherings, it is a quiet and tranquil green corridor. Surrounded by residential homes, the Southern Corridor provides a high amenity green space and that acts a visual extension of front yards.
Core Elements:	<p>Works to be delivered in the Southern Corridor include:</p> <ul style="list-style-type: none"> <li>▪ Fencing being a minimum standard of cable-wire rope fencing</li> <li>▪ Lighting</li> <li>▪ 2.5m wide concrete off road cycleway</li> <li>▪ Tree planting and landscaping</li> <li>▪ Preparation of Plan of Management.</li> </ul>
Estimated Works Value:	\$2,200,000
Area:	3.5 ha
Land Value:	See Item 9

The plan below shows the location of the Southern Corridor.



## 8. Northern Corridor

Public Purpose:	Open Space
Staging Rationale/Development Area C	Works to the Northern corridor will be delivered in accordance with Clause 26 of the Planning Agreement.
Description of Works:	An important natural connector between two active spaces, creating a tranquil bridge that is owned by the community and valued by visitors.
Core Elements:	<p>Works to be delivered in the Northern Corridor include:</p> <ul style="list-style-type: none"> <li>▪ Fencing being a minimum standard of cable-wire rope fencing</li> <li>▪ Lighting</li> <li>▪ 2.5m wide concrete off road cycleway</li> <li>▪ Tree planting and landscaping</li> <li>▪ Preparation of Plan of Management.</li> </ul>
Estimated Works Value:	\$900,000
Area:	Approximately 1.95 ha
Land Value:	\$880,000

The plan below shows the location of the northern corridor.



## 9. Maxwell Creek South Water Quality Facility

Public Purpose:	Open Space and Drainage
Staging Rationale/Development Area B	Works to the Maxwell creek south water quality facility will be delivered in accordance with Clause 26 of the Planning Agreement..
Description of Works:	Open space embellishment
Core Elements:	<p>The development of the Maxwell creek south water quality facility area includes embellishment as per the Concept Plan, including:</p> <ul style="list-style-type: none"> <li>▪ Lighting</li> <li>▪ Picnic and barbeque facilities</li> <li>▪ Perimeter fencing / barriers</li> <li>▪ Cycleway (off road)</li> <li>▪ Basin</li> <li>▪ Rain garden and other WSUD works</li> <li>▪ Tree planting and landscaping</li> <li>▪ Indigenous heritage interpretation</li> <li>▪ Preparation of Plan of Management.</li> </ul>
Estimated Works Value:	\$1,800,000
Area:	Approximately 9 ha
Land Value:	\$2,600,000

The plan below shows the location of the Maxwell creek south water quality facility.



## 10. Macdonald Road

Public Purpose:	Roads and traffic facilities
Staging Rationale/Development Area B,C	Works to Macdonald Road will be delivered in accordance with Clause 26 of the Planning Agreement. noting that the works straddle areas B and C.
Description of Works:	Realignment of Macdonald Road with an existing portion of Macdonald Road to be closed reverting to developable land.
Core Elements:	<p>The development of the new MacDonald Road includes:</p> <ul style="list-style-type: none"> <li>▪ New road pavements</li> <li>▪ Kerbs</li> <li>▪ Footpaths</li> <li>▪ Cycleways</li> <li>▪ Bus shelter (s) – construction in accordance with Council’s current contract specifications with 1 every 400m.</li> <li>▪ Street trees</li> <li>▪ Lighting</li> <li>▪ Linemarking</li> <li>▪ Upgrade transition section of existing road with re-sheet</li> <li>▪ Footpath</li> <li>▪ Remediation and services removal within the former MacDonald Road which is to be closed.</li> </ul>
Estimated Works Value:	\$9,000,000
Land Value:	\$1 (land swap with Campbelltown City Council for existing Macdonald Road).

## 11. Zouch Road

Public Purpose:	Roads and traffic facilities
Staging Rationale/Development Area A	Works to Zouch Road are under construction and will be delivered in with Development Area A.
Description of Works:	Upgrade of Zouch Road south of Campbelltown Road (where it fronts proposed Residential Lots).
Core Elements:	Construction of road (two lane asphalt) to existing turning facility and reconstruction of turning facility.
Estimated Works value:	\$600,000

## 12. Connecting Road to Ingleburn Gardens

Public Purpose:	Roads and traffic facilities
Staging Rationale/Development Area B	Works to the connecting road to Ingleburn Gardens will be delivered at the same time as the adjoining subdivision road network and in accordance with Clause 26 of the Planning Agreement.
Description of Works:	Connecting road to Ingleburn Gardens.
Core Elements:	<p>Construction of a 2 lane road with 11m carriageway to the southern boundary of Ingleburn Gardens including:</p> <ul style="list-style-type: none"> <li>▪ New road pavements</li> <li>▪ Kerbs</li> <li>▪ Footpaths</li> <li>▪ Cycleways</li> <li>▪ Street trees</li> <li>▪ Lighting</li> <li>▪ Linemarking.</li> </ul>
Estimated Works Value:	\$100,000



### 13. Roads fronting open space

Public Purpose:	Roads and traffic facilities
Staging Rationale/ Development Area: All	Roads are constructed at the same time as the adjoining subdivision and road network.
Description of Works	Roads Adjacent Parks
Items of Works	<p>Half road adjacent to parks including</p> <ul style="list-style-type: none"> <li>▪ Pavements</li> <li>▪ Kerbs</li> <li>▪ Footpaths</li> <li>▪ Cycle ways</li> <li>▪ Street trees</li> <li>▪ Lighting</li> <li>▪ Linemarking.</li> </ul>
Estimated Works Value:	\$1,150,000

### 14. Culvert (South)

Public purpose:	Roads and drainage
Staging Rationale/ Development Area B	Works to culvert (south) will be delivered in accordance with Clause 26 of the Planning Agreement. at the same time as the subdivision road network which directly links to this culvert crossing.
Description of Works	Culvert and road over southern open space corridor.
Items of Works	Culvert and road over southern open space corridor.
Estimated Works Value:	\$900,000

### 15. Culvert (East)

Public Purpose:	Roads and drainage
Staging Rationale/Development Area C:	Works to culvert (east) will be delivered in accordance with Clause 26 of the Planning Agreement. at the same time as the subdivision road network which directly links to this culvert crossing
Description of Works:	Eastern culvert and road over northern open space corridor.
Core Elements:	Eastern culvert and road over northern open space corridor.
Estimated Works Value:	\$900,000

## 16. Culvert (West)

Public purpose:	Roads and drainage
Staging Rationale/Development Area C	Works to culvert (west) will be delivered in accordance with Clause 26 of the Planning Agreement at the same time as the subdivision road network which directly links to this culvert crossing
Description of Works	Western culvert and road over northern open space corridor.
Items of Works	Western culvert and road over northern open space corridor.
Estimated Works Value:	\$900,000

Public purpose:	Roads and drainage
Staging Rationale/Development Area A or B or C	Traffic signals at the corner of Arthur Allen Drive and MacDonald Road. Installation subject to RMS approval. Timing is dependent on rate of traffic volume growth.
Description of Works	Traffic Signals
Items of Works	Traffic Signals
Estimated Works Value:	\$300,000

## Part B

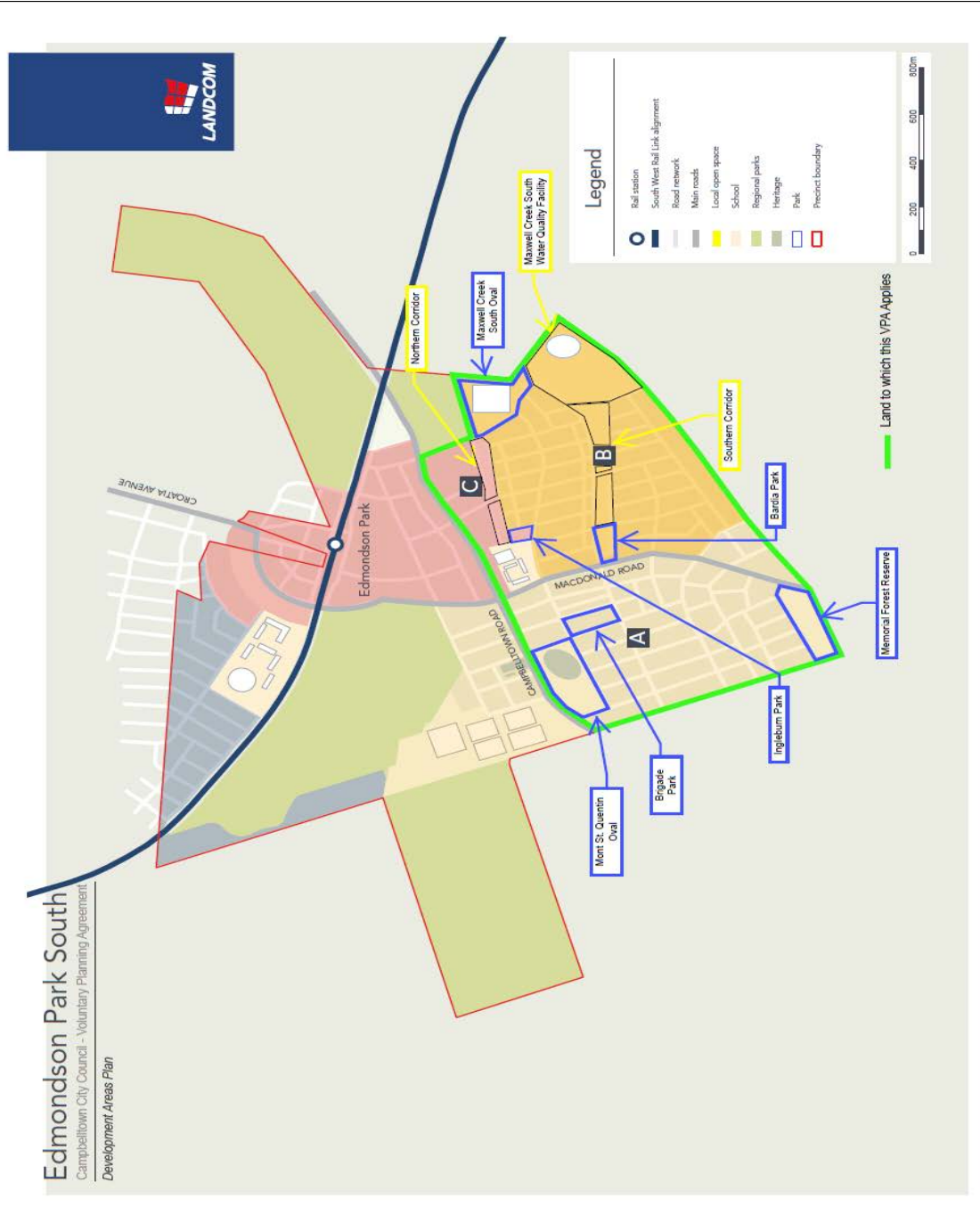
### Development Contributions – Monetary Contributions

#### 18. Child Care Centre

Public purpose:	Community facility
Staging Rationale/ Development Area A	Works to the child care centre will be delivered in accordance with Clause 26 of the Planning Agreement.. Payments will be staged in accordance with a standard building contract progress milestones A tender for construction is expected to issue in 2015.
Description of Works:	New building to be constructed to cater for 30 children as per the existing capacity of Bambi Kindergarten. Works to be designed, approved and constructed by Council
Core Elements:	Child care centre – Bambi childcare centre - capital contribution towards cost of new building.
Estimated Works Value:	\$500,000 towards the capital construction of a new building and \$50,000 for preparation of detailed construction plans and a QS report.

# Appendix 1 – Map of Planning Agreement Area and Development Areas

Land within Campbelltown Council LGA to which the proposed Planning Agreement applies is shown below. Lot descriptions of the land are found in **Schedule 1** to the Planning Agreement.



## Appendix 2 – Delivery area

No.	Works item	A	B	C
	<b>Part A – Carrying Out of Works</b>			
1.	<i>Mont St Quentin Oval and Park</i>	<input type="checkbox"/>		
2.	<i>Brigade Park</i>	<input type="checkbox"/>		
3.	<i>Bardia Park</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<i>Memorial Forest Reserve</i>	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Ingleburn Park		<input type="checkbox"/>	<input type="checkbox"/>
6.	Maxwell Creek South Oval		<input type="checkbox"/>	<input type="checkbox"/>
7.	Southern Corridor		<input type="checkbox"/>	
8.	Northern Corridor			<input type="checkbox"/>
9.	Maxwell Creek South Water Quality Facility		<input type="checkbox"/>	
10.	New Macdonald Road		<input type="checkbox"/>	<input type="checkbox"/>
11.	Zouch Road	<input type="checkbox"/>		
12.	Ingleburn Gardens connecting road		<input type="checkbox"/>	
13.	Roads fronting open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Culvert (South)		<input type="checkbox"/>	
15.	Culvert (East)			<input type="checkbox"/>
16.	Culvert (West)			<input type="checkbox"/>
17.	Traffic Signals at MacDonald Road/Arthur Allen Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Part B – Monetary Contribution</b>			
1	Kindergarten capital contribution	<input type="checkbox"/>		