

Mount Gilead Infrastructure Services Delivery Plan

To Inform a Voluntary Planning Agreement Proposal to
Campbelltown City Council

Prepared for:

Mount Gilead Pty Ltd

S & A Dzwonnik

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Executive Summary

Mount Gilead (**MTG**) is a release area to the south of the Macarthur Regional Centre in the Campbelltown City Local Government Area (**LGA**). The site is approximately 210 hectares in size and is the subject of a planning proposal currently being considered by Campbelltown City Council. The controls provided under the planning proposal would allow for the delivery of approximately 1,700 new homes with associated open space road and drainage networks. The land is owned by Mount Gilead Pty Ltd (**MGP**) and S & A Dzwonnik. MGP has entered into a contract to sell their land holding to Lend Lease Communities (**LLC**). S & A Dzwonnik is intending to develop their land holding alone.

No Section 94 Contributions Plan applies specifically to the MTG release area and subsequently there is no formalised mechanism that would ensure the delivery of the necessary local infrastructure required to support the future development of the site. In the event Campbelltown City Council (**Council**) were to prepare a Section 94 Contributions Plan, assuming the current cap on contributions remains at \$30,000 and the dwelling yield of approximately 1,700, Council could levy up to \$51,000,000. However, if the Contributions Plan exceeded the cap, the infrastructure provided would be limited to the Department of Planning and Environment's (**DPE**'s) 'essential works' list. It would also be subject to a review by the Independent Pricing and Regulatory Tribunal (**IPART**) and would need approval from the Minister for Planning to obtain a funding commitment to cover any funding shortfall.

The City wide S94A Development Contributions Plan does apply, and would require a nominal contribution of 1% of development costs, but does not propose to deliver any infrastructure required for the site. Despite this, based on an estimated \$1,000million accumulative cost of development (earthworks through to house construction) the S94A Plan could generate only approximately \$10,000,000 in contributions.

The base Infrastructure Services Delivery Plan prepared by Design + Planning, identifies the need for at least \$53,054,991 of land and works to meet the local infrastructure needs of the future community in the MTG release area. It is this quantum of works that form the basis of a joint proposal from MGP, LLC and Dzwonnik to enter into a Voluntary Planning Agreement (**VPA**) with Council.

The VPA proposal would provide over \$53 million worth of land and works meet the open space, community facility, drainage and road network infrastructure required to sustain the future development of the MTG release area. The VPA will negate the need for Council to prepare a site specific Section 94 Plan and provides efficiencies in the delivery of local infrastructure by MGP/LLC and Dzwonnik being the principal developers for the whole release area. The VPA once executed would also replace the application of the S94A Plan. The facilities to be provided by the VPA would provide substantial benefits to the future population of MTG release area and the wider community, and will be in the public interest.

1.0 Introduction

1.1 Commission

GLN Planning (**GLN**) has been commissioned to prepare this report on behalf of Mount Gilead Pty Ltd (**MGP**) and S & A Dzwonnik as landowners to outline a proposal to enter into planning agreements with Campbelltown City Council (**Council**). Lend Lease Communities (**LLC**) may also be a party to the agreement as developer and has endorsed this proposal to enter into the planning agreement. We collectively refer to MGP, S & A Dzwonnik as the **proponent parties**.

The planning agreements will be entered into to make suitable arrangements for the delivery of local infrastructure to support the development of the Mount Gilead (**MTG**) release area. This release area is identified in the Department of Planning and Environment's (**DPE's**) Metropolitan Development Program (**MDP**) and is currently the subject of a planning proposal being processed by Council.

1.2 Background

MTG has been identified as a release area in the MDP since the 1970s and has been the subject of extensive investigation leading up to the current rezoning proposal.

The site is located to the south of the Macarthur Regional Centre (**Figure 1**), is triangular in shape and is approximately 210 hectares in size. An Indicative Structure Plan (**Figure 2**) has been prepared for the release area and when developed, it is anticipated that the MTG will provide approximately 1,700 new homes and a new neighbourhood centre.

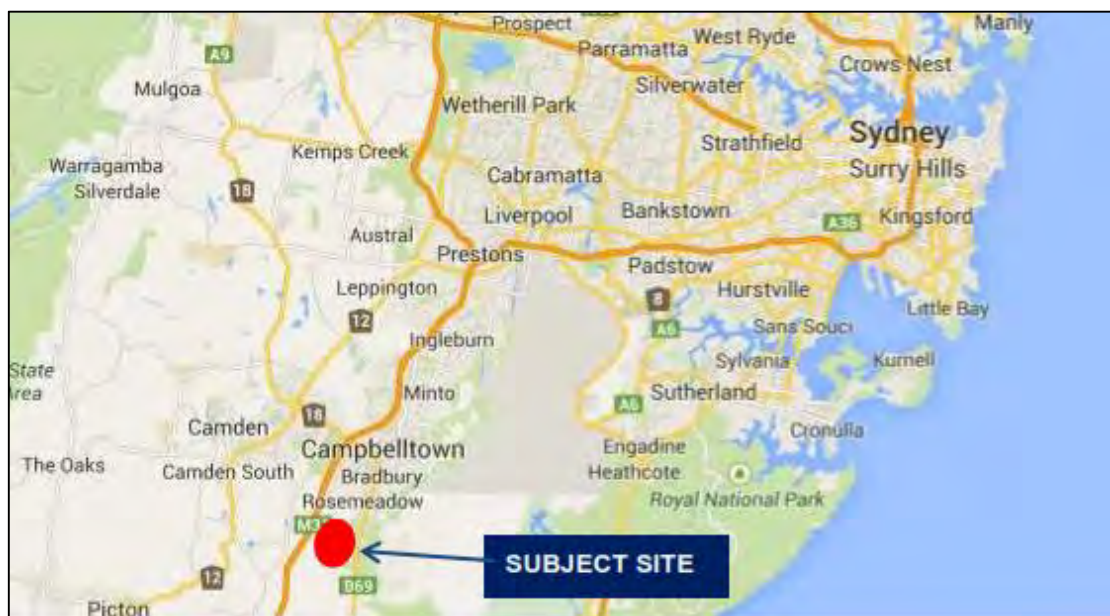


Figure 1: Location of Mount Gilead release area

MGP has lodged a planning proposal (**PP**) with Council to rezone the land from rural uses for urban development purposes. The PP received the DPE's Gateway approval. The public exhibition of the PP finished on 30 June 2015 and Council is now considering the submissions.

received during exhibition prior to making recommendations to gazette the amendments to Council's Local Environmental Plan.

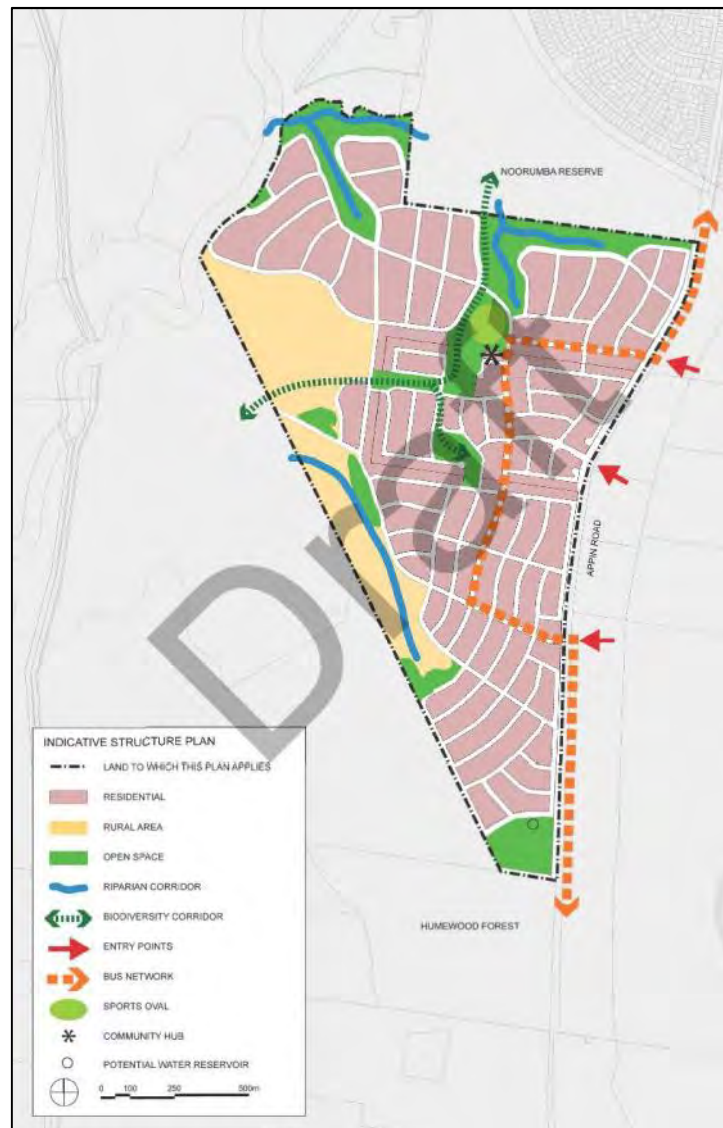


Figure 2: Mount Gilead Indicative Structure Plan

The Indicative Structure Plan presupposes various public infrastructure such as an open space and road network that is required to support the future development. There is presently no Section 94 Developer Contributions Scheme that applies specifically to the MTG release area. Accordingly, the proponent parties are intending to enter into a voluntary planning agreement (**VPA**) with Council to deliver local infrastructure to serve the future MTG community and the wider community.

1.3 Purpose of document

This document:

- outlines the VPA and infrastructure provision proposed by the proponent parties; and
- provides relevant information for Council to assess whether it can agree in principle to enter into the proposed VPA.

1.4 Objectives of the proposed VPA

The objectives of the proposed VPA are as follows:

- To enable the proponent parties to make reasonable contributions of land and works for the provision of local infrastructure that is needed to meet the demands of the future population of the MTG release area.
- To give certainty to Council in relation to the nature, extent and specification of, and the delivery arrangements for, local infrastructure that is required to serve the MTG release area.
- To ensure that local infrastructure is delivered in a timely manner, harmonising the delivery of public assets with the delivery of subdivided lots for sale.
- To maximise efficiencies by supporting the delivery of local infrastructure by the developer at the same time as the land is subdivided and developed.
- To remove the need for preparation of a section 94 contributions plan, the incremental calculation of monetary contributions, and the entering into works-in-kind agreements with Council for every development application involving land in the MTG release area.
- To replace the need to apply *Campbelltown City Council Section 94A Development Contributions Plan* that applies generally to the local government area, with a site specific scheme to ensure the delivery of local infrastructure required for the development of MTG release area.

1.5 Expected efficiencies and benefits generated by the proposal proposed VPA

The expected efficiencies, together with anticipated benefits of the proposed agreement, include the following:

- The VPA is likely to result in, over the development life, a significant reduction in the resources required by all the parties to calculate and administer development contributions associated with the development. The alternative to a VPA would involve Council administering a section 94A or a specific section 94 contributions plan for MTG release area.
- By entering into the VPA Council is relieved of the obligation of delivering infrastructure in the release area and can instead focus on providing infrastructure in locations where it is less likely that developers would directly provide that infrastructure. By effectively locking-in the local infrastructure program for the MTG release area it potentially frees up Council resources to coordinate infrastructure delivery elsewhere.
- The VPA results in the removal of financial risk to Council over the life of development that can occur due to increase in land values (ie. land acquisition cost burden increases),

escalation in construction costs or unexpected costs blow outs unforeseen until detailed design and investigation of infrastructure items is carried out.

- Removes the need for Council to forecast rates of development and manage work programs for the delivery of infrastructure that may be required to support various thresholds of development. By establishing a staging plan for the delivery of works in line with the rate of development, the developers are able to control the rate of development with little impact on Council's wider infrastructure works program.

2.0 Planning Context

2.1 The Site

MTG is an urban release area identified on the Metropolitan Development Plan and is located approximately 6 kilometres to the south of the Macarthur Regional Centre. The site is approximately 210 hectares in size and includes Lots 59 and 61 in Deposited Plan 752042, part of Lots 1 and 2 in Deposited Plan 807555 as shown in red in **Figure 3** below:



Figure 3: Property Description

Source: Google Maps as adapted by GLN Planning, land boundaries are approximate.
Site the subject of this VPA proposal is shown in red.

The site is part of an existing land holding used for cattle grazing and dairy farming. The existing dwelling house and associated agricultural buildings are located on part of Lot 1 in DP 807555 (as marked in white on the above figure). These areas of Lot 1 in DP 807555 are not subject to this VPA proposal.

2.2 Relevant Planning Controls

The site is currently zoned Zone No. 1 – Non Urban (100ha minimum) under Campbelltown Interim Development Order No. 15. The site is currently the subject of a planning proposal being assessed by Council that will see the majority of the land zoned for urban development purposes including R2 Low Density Residential and B1 Neighbourhood Centre with associated infrastructure being identified as RE1 Public Recreation or SP2 Infrastructure. Land with a high scenic and rural value will be zoned RU2 Rural Landscape.

2.3 Existing Development Contributions Plans

There are no Section 94 Development Contributions Plans applying to the MGP site at present.

Campbelltown City Council Section 94A Development Contributions Plan (**S94A CP**) applies to the whole of the Campbelltown City local government area, except for where Section 94 Plans or VPAs apply. Consequently the S94A CP would presently apply to the MTG site.

The contributions obtained under the S94A CP are to fund works and land acquisition across the LGA, but none on or in the vicinity of the MTG release area. The S94A CP is a general contributions plan that requires the payment of a nominal monetary contribution based on the cost of development as follows:

Table 1: Existing S94 Contributions Levy

Type of Development	Levy
Development, comprising work valued at less than (or equal to) \$100,000.	0%
Development, comprising work valued at between \$100,001 and \$200,000 (inclusive).	0.5%
Development, comprising work valued at more than \$200,000.	1%

The total cost of developing the MGP part release area, inclusive of subdivision and infrastructure works has been estimated by Cardno to be in the order of \$300M. Extrapolating this cost over the entire MGP release area and assuming an average house construction cost of \$300,000, the development costs for the estate would be unlikely to exceed \$930M. Conservatively assuming total estate development cost as \$1,000M, this would incur a total S94A contribution of \$10M if applied. Local infrastructure land and works that could be expected to be delivered by a S94 contributions scheme for the MTG release area are estimated to cost at least \$53M.

Alternatively, if a Section 94 Contributions Plan was prepared, based on a total of 1,700 dwellings being delivered and current \$30,000 cap on development contributions in release areas, a total of \$51M could be levied on the development of the MTG release area. In order to ensure the shortfall of funds was recoverable, any Section 94 Contributions Plan would be subject to a review by the Independent Pricing and Regulatory Tribunal (**IPART**) and approval of the Minister for Planning to provide cap gap funding.

As noted above and detailed later it is proposed to enter into a VPA to provide local infrastructure required specifically for MGP release area rather than contribute towards the general range of infrastructure to be funded through the S94A CP or prepare a separate Section 94 Contributions Plan for the MTG release area.

2.4 The Intended Development

As per the land use controls specified for the site in the Planning Proposal currently being considered by Council, the site is expected to yield of approximately 1,700 new dwellings. The majority of these dwellings will be delivered as detached homes with potential for more compact

dwellings being delivered in areas of high amenity. The site will also include a new neighbourhood centre to support the daily convenience of the future population. To support the future residential community the following local infrastructure is to be provided:

- Over 26 hectares of open space providing a mix of active and passive recreation spaces;
- Multipurpose community facility;
- Conservation of existing vegetation through a bio banking scheme (as these areas contribute to the open space network and enable to development footprint of this size);
- New roads and transport network including upgrades to Appin Road, new collector road, local roads and shared pedestrian and cycleway facilities; and
- Stormwater drainage network made up of a series of drainage channels, detention basins and bio retention areas.

Subdivision of the release area will occur in stages concurrently with the delivery of the necessary supporting infrastructure. The MGP land will yield approximately 1,270 lots and is proposed to be delivered in five (5) stages (1 to 5). The Dzwonnik land will deliver 430 lots over two (2) stages (A and B). A copy of the overall masterplan is shown in **Figure 2**. The proposed stages are shown on the Infrastructure Map included as **Appendix A** of this proposal.

The final lot layouts will be the subject of future development applications after significant detailed refinement of the road and other land uses has taken place. As such there may be potential for changes in the overall yields. As such, it is not proposed that the VPA be subject to a maximum yield in order to allow flexibility and better utilisation (where possible) of the significant infrastructure networks being put in place. The overall built form and product envisioned by the planning proposal will be protected through the use of minimum subdivision lot sizes for subdivision.

Consistent with the above approach, it is proposed that the VPAs would contain “better outcomes” provisions. Such provisions would allow the parties to put forward proposals that they consider provide for the more efficient, effective and flexible delivery of facilities and services than contemplated by the VPA. The agreement of all parties would be required. The exercise of a better outcomes provision would not require the payment of additional contributions.

3.0 Scope of proposed VPA

3.1 The parties

The parties to the proposed VPA will be:

- Campbelltown City Council (Council)
- Mount Gilead Pty Ltd (Land Owner), potentially partnered with Lend Lease Communities (developer)
- Dzwonnik (Land Owner)

For land currently in Mount Gilead Pty Ltd's ownership, the developer (Lend Lease Communities or other entity) is to be responsible for its obligations under the VPA if it proceeds with the development. The Landowner (Mount Gilead Pty Ltd) will be party to the VPA as land owner should ownership of the land not be transferred to a separate Developer, such as Lend Lease Communities.

For the remaining land, S & A Dzwonnik, as the land owner will be responsible for its obligations under the VPA if it proceeds with the development. This will include the provision of security, dedication of land and carrying out of works or making monetary contributions.

The VPA would include provisions to novate responsibilities under the VPA to any new land owner intending to develop the land. The responsibilities would not be novated to any purchase of completed residential lots.

The Land Owner (Mount Gilead Pty Ltd) and the Land Owner (S & A Dzwonnik) intend to offer, for the purposes of s93I(3), to enter into a planning agreement in the terms of the VPA proposal with Council, following the rezoning of the land and if development consent is granted to a development application for the creation of final lots for any part of the development.

3.2 The land and the development the subject of the agreement

The land the subject of the proposed VPA is all of the land that is situated within MTG release area. The MTG release area includes the following lots:

- Lot 59 in Deposited Plan 752042 (Mount Gilead Pty Ltd and Lend Lease Communities)
- Part Lot 1 in Deposited Plan 807555 (Mount Gilead Pty Ltd and Lend Lease Communities)
- Part Lot 2 in Deposited Plan 807555 (Mount Gilead Pty Ltd and Lend Lease Communities)
- Lot 61 in Deposited Plan 752042 (S & A Dzwonnik)

These properties are shown in red in **Figure 3**.

The proposed VPA is to apply to the development of the MTG release area where that development involves developing the land for urban uses. This generally includes:

- subdivision of the area;
- establishment of a road, utilities and stormwater management network;
- provision of open space and recreation areas; and
- construction of residential dwellings; and

- construction of non-residential development in commercial uses as part of mixed use development.

Key elements of the development are described above in section 2.4 of this VPA proposal.

3.3 Land and works contributions

MGP and S & A Dzwonnik propose to dedicate land and undertake works throughout the development of the MTG release area.

The land to be dedicated to Council has an assumed value of \$18,691,795. This land will be dedicated to Council at no cost. As the total value of the proposed works exceeds what is considered to be a reasonable contribution that could otherwise be required under S94 of the Act, no land valuations have been prepared.

The total estimated value of proposed works (excluding land) is \$33,644,996. Dzwonnik have also agreed to the payment of a contribution of \$718,200 towards the embellishment of OS4 and OS7 instead of carrying out the works. This brings the total value of embellishment works to \$34,363,196. The approach applied to the costing of these works is comparable to that which would be applied in a S94 scheme.

The land and works relate to the provision of the items described in the following sections of this VPA proposal. The provision of infrastructure has been based upon the Infrastructure Services Delivery Plan (ISDP) prepared by Design + Planning to support the planning proposal. A copy of the ISDP is included at **Appendix C**. The ISDP covered the provision of open space and community facilities and stormwater management facilities. This VPA proposal builds on the ISDP to include the delivery of necessary road infrastructure land and works required to support the MTG release area.

A key map and a detailed schedule of the offered items are included in **Appendix A** and **Appendix B**.

3.3.1 Open Space

A new open space network will be provided in the MTG release area. It will provide for a range of active and passive spaces and include the following elements as shown in **Table 2** below. A map showing the location of the specific items is provided in **Appendix A**. Full details of the embellishment works are provided in the Infrastructure Schedule at **Appendix B** and are generally as per the Infrastructure Services Delivery Plan (ISDP) prepared by Design + Planning dated August 2015.

Table 2: Open space land and works summary

Item No.	Description	Area (m2)	Land Value	Works Value
OS1	Native bushland park part of which will form part of the Bio-Banking agreement lands. Embellishment include revegetation of the riparian corridor and remaining bushland areas as per OEH Bio-Banking Agreement (for Bio Bank areas).	70,066	\$1,050,990	\$1,146,448
OS2	Native bushland park part of which will form part of the Bio-Banking agreement lands. Embellishment include revegetation of the riparian corridor and remaining bushland areas as per OEH Bio-Banking Agreement (for Bio Bank areas).	83,789	\$1,256,835	\$1,235,826
OS3	Active and passive open space with multipurpose playing field.	29,018	\$3,337,070	\$5,296,808
OS4	Passive open space.	18,487	\$2,126,005	\$718,200
OS5	Active and passive open space.	2,166	\$249,090	\$259,920
OS6	Active and passive open space.	1,865	\$214,475	\$223,800
OS7	Passive open space.	16,636	\$1,913,140	*
OS8	Passive open space.	1,661	\$191,015	\$199,320
OS9	Active and passive open space (excluding area of future Sydney Water Reservoir).	32,044	\$3,685,060	\$3,845,328
OS10	Active and passive open space.	5,876	\$88,140	\$705,120
TOTAL		261,608	\$14,111,820	\$13,630,700

* The value of the embellishment works for OS7 are included in the associated works value for OS4 as agreed with Campbelltown City Council.

The rates for land values have been based on conservative values as advised by LLC. Constrained land (eg. flood affected) has been assigned a substantially discounted value (approximately 13% of the base land value). The rates utilised for the value of embellishment work have been provided by Cardno and have been benchmarked against similar projects.

3.3.2 Community Facilities

Two community facilities are to be provided to meet the demands of the future population of the MTG release area. A community hub is to be located near OS3 and land zoned B1 Neighbourhood Centre. The hub will support potential future community uses and retail space in the vicinity of the new multi-use playing field. A 500m² multipurpose building that can cater for a variety of community uses with associated car parking for up to 38 cars will be provided.

In addition an amenities block of 206m² will be provided on OS3 to support the use of the multi-use playing field.

A summary of the community facilities is provided in **Table 3** below. A map showing the location of the community facilities is provided at **Appendix A**. Full details of the inclusions of the facilities

are provided in the Infrastructure Schedule at **Appendix B** and are generally in accordance with the ISDP prepared by Design + Planning dated August 2015.

Table 3: Community facilities land and works summary

Item No.	Description	Area (m2)	Land Value	Works Value
CH1	Multipurpose community facility building and car parking for up to 38 spaces	2,069	\$237,935	\$1,263,840
CH2	Sporting field amenities block	206	Included in OS3	\$692,160
TOTAL		2,425	\$237,935	\$1,630,000

The rates for land values have been determined in the manner outlined above. The rates utilised for the value of facility costs have been provided by Cardno and have been benchmarked against similar projects.

3.3.3 Road Network

Development of the MTG release area will generate the need for upgrade works to Appin Road. MGP and Dzwonnik are making satisfactory arrangements with DPE and Roads and Maritime Services (**RMS**) for the provision of regional infrastructure separately. Within the MTG release area, a key collector road, that will form the route of future bus services, is to be provided for under this VPA proposal as follows:

Table 4: Road network land and works summary

Item No.	Description	Area (m2)	Land Value	Works Value
TM1	Collector Road (approximately 765 metres long)	15,330	\$1,763,065	\$3,198,312
TM2	Collector Road Roundabout			\$240,000
TM3	Collector Road Roundabout			\$240,000
TM4	Collector Road (approximately 503 metres long)	9,984	\$1,148,160	\$2,102,942
TM5	Collector Road Roundabout			\$240,000
TM6	Collector Road (approximately 440 metres long)	7,894	\$907,810	\$1,839,552
TM7	Collector Road Roundabout			\$240,000
TOTAL		33,208	\$3,819,035	\$8,100,806

A map showing the location of the proposed road and roundabouts is provided at **Appendix A**. Full details of the road works are provided in the Infrastructure Schedule at **Appendix B**. The cost of works have been provided by Cardno and have been benchmarked against similar projects.

It should be noted that the landowners are currently in negotiation with the Department of Planning and Road and Maritime Services regarding contributions and works to the regional road network. Part of these works include the delivery of new roundabouts at the intersection of the new Collector Road (Item TM1 and TM4 above) with Appin Road. Should these works not be provided for in the regional road network, it will be necessary for them to be accounted for in the VPA with Council. Anticipated costs of these works are as follows:

Table 5: Potential additional Road Infrastructure works

Item	Description	Works Value
TM8	Roundabout at intersection of TM4 and Appin Road	\$2,858,517
TM9	Roundabout at intersection of Dzwonnik Land entry road and Appin Road	\$3,209,626
TM10	Roundabout at intersection of TM1 and Appin Road	\$3,049,043
TOTAL		\$9,117,186

3.3.4 Stormwater Management

A water cycle management strategy has been prepared for the MTG release area. It consists of a series of stormwater detention basins and bio-retention areas to store and treat stormwater prior to discharging to the existing creek system.

A summary of the stormwater management works is provided in **Table 5** below. A map showing the location of the community facilities is provided at **Appendix A**. Full details of the inclusions of the drainage facilities are provided in the Infrastructure Schedule at **Appendix B** and are generally in accordance with the ISDP prepared by Design + Planning dated August 2015.

Table 6: Stormwater management land and works summary

Item No.	Description	Area (m2)	Land Value	Works Value
D1	Water quality swale and detention basin	3,268	Included in OS1	\$653,040
D2	Water quality swale and detention basin	2,778	\$41,760	\$500,040
D3	Water quality swale and detention basin	4,334	Included in OS 1	\$780,120
D4	Water quality swale and detention basin	4,677	Included in OS2	\$841,860
D5	Water quality swale and detention basin	1,645		\$296,100
D6	Water quality swale and detention basin	7,158		\$1,288,440
D7	Water quality swale and detention basin	6,527	\$97,905	\$1,174,860
D8	Water quality swale and detention basin	6,527	\$97,905	\$1,174,860
D9	Water quality swale and detention basin	6,226	\$93,390	\$1,120,680
D10	Water quality swale and detention basin	7,200	\$108,000	\$1,296,000
D11	Water quality swale and detention basin	5,609	\$84,135	\$1,009,620
D12	Culvert creek crossing	0	0	\$540,000
TOTAL		55,949	\$523,095	\$10,675,620

The rates for land values have been determined in the manner outlined above. The rates utilised for the value of drainage facility costs have been provided by Cardno and have been benchmarked against similar projects.

3.4 Provision to be tied to staging

Mount Gilead Pty Ltd and S & A Dzwonnik intend to construct works and dedicate land, as it relates to their individual land holdings, generally at the same time as undertaking the adjacent subdivision and housing development of the land.

The map and schedule in **Appendices A and B** identify the proposed stages of the MTG release area development. The map and schedule also identify the responsible developer for the delivery of the necessary land and works that will be completed in respect to each stage.

3.5 Application of sections 94, 94A and 94EF

The VPA proposal for the MTG release area provides for the dedication of land and delivery of works to the sum of at least \$53,054,991.

At present, no Section 94 Contributions Plan applies to the site. Council has also indicated that such a plan is not proposed to be prepared for the site. In the instance Council did proceed with preparing a Section 94 Contributions Plan for the site, assuming the current cap on contributions at \$30,000 remains and a dwelling yield of 1,700, Council would be able to levy a total of \$51,000,000. In order to capture the necessary funding for the shortfall (of at least \$2,054,991), it would be necessary for Council to comply with DPE's 'essential infrastructure list'.

Under the 'essential infrastructure list' requirements, this would see items such as the works component of the Community Hub (CH1) no longer having a confirmed funding source. It would also be necessary for the Contributions Plan to be reviewed by the Independent Pricing and Regulatory Tribunal and approval from the Minister for Planning to levy contributions greater than \$30,000 per lot.

Council has a S94A CP that applies to the whole local government area. Based on a total approximate cost of works involved in the development of the MTG release area of \$1,000M (as previously discussed) Council could levy for up to \$10M to provide infrastructure for the proposed development. However, the S94A CP does not specifically contemplate the development of the MTG release area and does not provide for the delivery of local infrastructure.

As well as providing an equivalent monetary contribution above what either a Section 94 or Section 94A Contributions Plan could readily collect (and avoiding the potential IPART review and Ministerial approval), the VPA proposal provides other significant benefits to the community as follows:

- Secures funding for the land and delivery of a multipurpose community hub building;
- Allows for the delivery of necessary local infrastructure to occur concurrently with the delivery of new lots;
- Utilises the basic efficiency of having local infrastructure delivered by the developer at the same time as land is subdivided and developed;
- As the subject site is owned by two landowners, the managing of the delivery of local infrastructure through a VPA provides a simpler, more efficient process.

- The VPA proposal removes the risk to Council associated with the potential for the actual cost of infrastructure when delivered by Council exceeding that estimated in the S94 Plan if it were prepared; and
- Allows Council to concentrate its infrastructure planning efforts on other, more fragmented development sites in the Campbelltown LGA that will need a proactive approach to infrastructure provision.

Accordingly the VPA offer is considered to be in the public interest. It is therefore proposed that no section 94 contributions or section 94A levies will apply to any development on the land that is approved by the Council after the date on which the agreement comes into effect.

Section 94EF of the EP&A Act relates to contributions made by developers to the State Government (or 'special infrastructure contributions'). The VPA proposal does not address special infrastructure contributions and so the proposed agreement does not affect the operation of section 94EF. MGP and S & A Dzwonnik are liaising separately with the DPE regarding entering into satisfactory arrangements for the delivery of regional infrastructure.

3.6 Security

For land owned by MGP, the developer, will provide security in a form acceptable to Council at the appropriate milestones throughout the development. As discussed above, the developer would be MGP unless an alternate developer such as LLC becomes party to the planning agreement. LLC currently have a contractual interest to purchase the land subject to the satisfactory progression of the rezoning.

For the remainder of the land in the subject site, S & A Dzwonnik will execute the VPA as both landowner and developer. S & A Dzwonnik will provide security, in a form acceptable to Campbelltown City Council, at the appropriate milestones throughout the development.

Further discussion with Council is required to establish the form and milestones for the provision of this security.

3.7 VPA Terms

The contractual terms of the VPA will be the subject of legal drafting during the preparation of the formal VPA document. However the following general terms are proposed.

- The delivery of infrastructure items will be tied to the completion of the stages of development or earlier where required (such as for drainage or road infrastructure works) identified in this VPA proposal.
- Land dedicated to Council will be at no cost, have appropriate title and be free from contamination.
- All works need to be approved by Council prior to construction to ensure that the future maintenance is to the satisfaction of Council.
- All works must be constructed and maintained at a level or standard suitable to Council prior to handover to Council.

- The developers will provide a suitable maintenance agreement to ensure that completed development works are maintained satisfactorily until handover to Council. The proposed maintenance periods are:
 - Road and drainage works – 12 months.
 - Open space facilities – 24 months.
 - Riparian corridors – 36 months (consistent with the requirements of NSW Office of Water).
 - Where the development of the release area has been completed and a maintenance period has yet to expire, a cash payment negotiated with Council, reflecting the value of maintenance works required to the conclusion the maintenance will be provided.
- Council will have the right to inspect the development works at any time prior to handover to Council.
- The VPA will require the delivery of all works based on a design that meets agreed specifications.
- Variations to development works will be permissible if all parties agree where better outcomes can be achieved. All parties would agree to act reasonably and promptly to consider such opportunities.
- Works to be carried out under the VPA will have the appropriate defects liability cover in place before handover to Council.
- The design, layout and embellishment of all open space areas will be generally as per the Infrastructure Services Delivery Plan prepared by Design + Planning dated August 2015 subject to a development approval by Council.

4.0 Conclusion

Mount Gilead Pty Ltd and S & A Dzwonnik propose to enter into a VPA with Campbelltown City Council to provide land and works supporting the delivery of local infrastructure that will sustain development of the Mount Gilead release area. If Lend Lease Communities decides to pursue their interest in developing the land, they will also be party to the agreement as a developer.

This submission explains the main features of the proposal and discusses other relevant considerations.

There are many advantages in pursuing a VPA approach to achieve the delivery of the required local infrastructure in the MTG release area. These include:

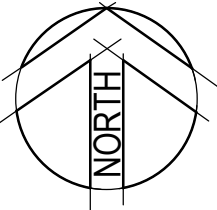
- the timely completion of the parks, drainage and other facilities that are required by the MTG release area development;
- utilising the basic efficiency of having local infrastructure delivered by the developer at the same time as land is subdivided and developed;
- utilisation of the developers' expertise in infrastructure provision;
- shifting the infrastructure project risk from Council to the developer;
- allowing the Council to concentrate its infrastructure planning efforts on other, more fragmented development sites in the Campbelltown LGA that will need a proactive approach to infrastructure provision; and
- streamlining contributions arrangements (including avoiding the need to prepare a draft section 94 contributions plan potentially requiring review by IPART and approval by the Minister for Planning).

Mount Gilead Pty Ltd and S & A Dzwonnik therefore seeks Council's endorsement to progress negotiations for entering into a VPA along the lines of the offer contained in this proposal.

APPENDIX A

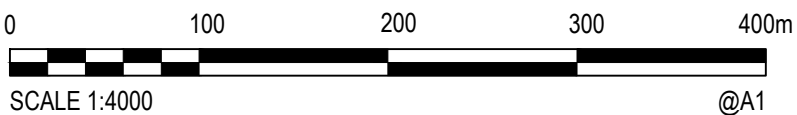
Infrastructure Map and Staging Plan





LEGEND

- STAGE BOUNDARY
- OPEN SPACE
 - RIPARIAN / BIOBANK
 - NEIGHBOURHOOD PARK
 - COMMUNITY FACILITIES
- DRAINAGE
 - DETENTION/WATER QUALITY BASIN
- ROADS
 - COLLECTOR ROADS
 - ROUNDBABOUT



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MT GILEAD
CAMPBELLTOWN COUNCIL
SECTION 94 VPA PLAN

DATUM	Date	Scale	Size
-	20/07/15	1:4000	A1
Drawing Number			Revision
89914069-003-SK008			03

APPENDIX B

Infrastructure Schedule

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
Carrying Out Of Works						
1	1	TM1	Transport Management	Collector Road	From Appin Road for approximately 765m, in accordance with DCP Schedule and Council Standards	\$3,198,312
2	1	TM2	Transport Management	Collector Road - Roundabout	Single roundabout at intersection of proposed Collector Road intersection with proposed Collector Road, in accordance with DCP Schedule and Council Standards	\$240,000
3	1	TM3	Transport Management	Collector Road - Roundabout	Single roundabout at intersection of proposed Collector Road intersection with proposed Collector Road, in accordance with DCP Schedule and Council Standards	\$240,000
4	2	OS6	Active and Passive Open Space & Recreation	Active and Passive Open Space	Continuation of OS5 to the east. Park to retain existing mature trees and be consolidated with additional tree planing and a native grass understory and new pathway	\$223,800
5	2	OS8	Passive Open Space	Passive Open Space	Continuation of OS7 to the north. Park to provide an extension of bushland landscaping with a small area of turf / informal seating creating a southern entrance to the park. Works also to include pathway, wayfinding and educational signage, post and cable fencing along street frontage, bushland revegetation and low seating walls.	\$199,320
6	2	D7	Water Management	Water Quality Management	Water quality swale and detention basin. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$1,174,860
7	2	D8	Water Management	Water Quality Management	Water quality swale and detention basin adjacent to the environmental conservation lands to the east, within unstructured open space areas and at a location generally consistent with the plan. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$1,174,860
8	2	D12	Water Management	Water Quality Management	Construction of culvert across existing creek. To meet the objectives of the Water Cycle Strategy and in accordance with Council Standards.	\$540,000

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
9	3	OS9	Active Open Space & Recreation	Structured Open Space	Park located at southern end of site, as shown on attached plan and developed in accordance with Council standards. Works to be delivered include: - pathway - post and cable fence along street frontage - bench seating - bushland revegetation	\$3,845,328
10	3	OS10	Passive and Active Open Space & Recreation	Structured and Passive Open Space	Park located along environmental conservation lands to the east. Works to be delivered include: - pathway - exercise station with equipment, playground area and a 'kick-around turf area' and water refill stations - post and cable fence along street frontage - garbage bins - tree plantings, landscaping and bushland revegetation - bench seating - feature boulders - environmental education and wayfinding signage	\$705,120
11	3	D9	Water Management	Water Quality Management	Water quality swale and detention basin adjacent to the environmental conservation lands to the north, within unstructured open space areas and at a location generally consistent with the plan. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$1,120,680
12	4	TM4	Transport Management	Collector Road	From Dzwonnik Stage A boundary for approximately 503m, in accordance with DCP Schedule and Council Standards	\$2,102,942
13	4	TM5	Transport Management	Collector Road - Roundabout	Single roundabout at intersection of proposed Collector Road intersection with proposed Collector Road, in accordance with DCP Schedule and Council Standards	\$240,000

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
14	4	OS3	Passive and Active Open Space & Recreation	Structured Open Space and Multi-use Playing Field	Multi-use turf playing field including a synthetic cricket pitch and playing field. Works to be delivered include: - turf playing field and synthetic cricket pitch - 50 lux lighting for oval (with capacity for later upgrade) - irrigation system for playing field - picnic shelter and BBQ area - picket fencing around playing field - play area - water refill stations and garbage bins - picnic table, bench seating and low seating walls - exercise equipment - tree planting and landscaping - car parking providing up to 62 spaces (including on-street parking) - pathway, wayfinding and heritage interpretative signage - public artwork	\$5,246,808 + allowance of \$50,000 for public artwork \$5,296,808
15	4	OS2	Passive and Active Open Space and Recreation	Passive and Active Open Space and Recreation	Revegetation works within the riparian corridor and bushland regeneration (4.29Ha as per biobanking agreement with OEH) and landscaping and planting to the remaining open space areas, post and cable fence along street frontage, firetrail and wayfinding and environmental education signage. Features of active park to include feature boulders, wayfinding signage, picnic table, pathway, landscaping and tree planting.	\$1,235,826
16	4	D4	Water Management	Water Quality Management	Water quality swale and detention basin adjacent to the environmental conservation lands to the north and within unstructured open space areas. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided.	\$841,860
17	4	D5	Water Management	Water Quality Management	Water quality swale and detention basin adjacent to the environmental conservation lands to the north and within unstructured open space areas. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided	\$296,100

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
18	4	D6	Water Management	Water Quality Management	Water quality swale along road to the west and detention basin adjacent to the environmental conservation lands to the north and within unstructured open space areas. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided	\$1,288,440
19	4	CF2	Community Facility - Sports Field Amenities	Community Facility	Construction of a sporting field amenities building, with approximate footprint of 206m2. Works to be delivered include: - home and away change rooms - referee change rooms - disabled amenities, showers, male and female toilets - storage - covered pathway connecting sports field amenities and community facilities	\$692,160
20	5	OS1	Passive Open Space	Passive Open Space	Revegetation works within the riparian corridor and bushland regeneration (3.52Ha as per biobanking agreement with OEH) and landscaping and planting to the remaining open space areas.	\$1,146,448
21	5	D1	Water Management	Water Quality Management	Water quality swale and detention basin adjacent to the environmental conservation lands to the north and within unstructured open space areas. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$653,040
22	5	D2	Water Management	Water Quality Management	Water quality swale and detention basin. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$500,040
23	5	D3	Water Management	Water Quality Management	Water quality and detention basin adjacent to the environmental conservation lands to the north and within unstructured open space areas. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$780,120
24	Dzwonnik A	TM6	Transport Management	Collector Road	From Appin Road for approximately 440m, in accordance with DCP Schedule and Council Standards	\$1,839,552

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
25	Dzwonnik A	TM7	Transport Management	Collector Road - Roundabout	Single roundabout at intersection of proposed Collector Road intersection with proposed Collector Road, in accordance with DCP Schedule and Council Standards	\$240,000
26	Dzwonnik A	D11	Water Management	Water Quality Management	Water quality swale and detention basin. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$1,009,620
27	Dzwonnik B	OS4	Passive Open Space	Passive Open Space	Landscaped passive open space, characterised by large stands of existing vegetation. Works to be delivered include: - pathway - wayfinding and environmental education signage - post and cable fencing along conservation areas - bushland revegetation	\$718,200
28	Dzwonnik B	OS5	Active and Passive Open Space & Recreation	Active and Passive Open Space	Park co-located with detention basin D10, planted with turf to provide an informal 'kick-around' area. Works to be delivered include: - bench seating - pathway - wayfinding and environmental education signage - landscaping and tree planting	\$259,920
29	Dzwonnik B	OS7	Passive Open Space	Passive Open Space	Landscaped passive open space, characterised by large stands of existing vegetation. Works to be delivered include: - pathway - wayfinding and environmental education signage - post and cable fencing along street frontage - bushland revegetation	Value of works included in Item 27
30	Dzwonnik B	D10	Water Management	Water Quality Management	Water quality and detention basin. To meet the objectives of the Water Cycle strategy and constructed in accordance with detailed design provided at DA.	\$1,296,000
31	Dzwonnik B	CH1	Community Facility	Community Facility	Construction of a multi-purpose community building with an approximate footprint of 500m2 and car parking for up to 38 cars, including off street parking and covered path connecting community building with sports field amenities and service provision for fitout of kiosk.	\$1,263,840

* Denotes subject to further negotiation with Council

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
Dedication of Land						
32	1	TM1	Transport Management	Collector Road	Dedication of 15,330m2 of land on which Item 1 is located, inclusive of land for single roundabouts at intersections on which Item 2 and Item 3 are located.	\$1,763,065
33	2	OS6	Active Open Space & Recreation	Structured Open Space	Dedication of 1,865m2 of land on which Item 4 is located.	\$214,475
34	2	OS8	Passive Open Space	Passive Open Space	Dedication of 1,661m2 of land on which Item 5 is located.	\$191,015
35	2	D7	Water Management	Water Quality Management	Dedication of 6,527m2 of land on which Item 6 is located.	\$97,905
36	2	D8	Water Management	Water Quality Management	Dedication of 6,527m2 of land on which Item 7 is located.	\$97,905
37	3	OS9	Active Open Space & Recreation	Structured Open Space	Dedication of 32,044m2 of land on which Item 9 is located.	\$3,685,060
38	3	OS10	Passive and Active Open Space & Recreation	Structured and Passive Open Space	Dedication of 5,876m2 of land on which Item 10 is located.	\$88,140
39	3	D9	Water Management	Water Quality Management	Dedication of 6,226m2 of land on which Item 11 is located.	\$93,390
40	4	TM4	Transport Management	Collector Road	Dedication of 9,984m2 of land on which Item 12 is located, inclusive of land for single roundabout at intersection on which Item 13 is located.	\$1,148,160
41	4	OS3	Passive and Active Open Space & Recreation	Structured Open Space and Multi-use Playing Field and Amenities	Dedication of 29,018m2 of land on which Item 14 is located, inclusive of land on which Item 19 is located.	\$3,337,070
42	4	OS2	Passive Open Space	Passive Open Space	Dedication of 83,789m2 of land on which Item 15 is located, inclusive of land on which Items 16, 17 and 18 are located.	\$1,256,835
43	5	OS1	Passive Open Space	Passive Open Space	Dedication of 70,066m2 of land on which Item 20 is located, inclusive of land on which Items 21 and 23 are located.	\$1,050,990
44	5	D2	Water Management	Water Quality Management	Dedication of 2,778m2 of land on which Item 22 is located.	\$41,670
45	Dzwonnik A	TM6	Transport Management	Collector Road	Dedication of 7,894m2 of land on which Item 24 is located, inclusive of land for single roundabout at intersection on which Item 25 is located.	\$907,810

Item No.	Stage	Reference	Public Purpose	Description of Work	Nature/Extent	Estimated Contribution Value
46	Dzwonnik A	D11	Water Management	Water Quality Management	Dedication of 5,609m2 of land on which Item 26 is located.	\$84,135
47	Dzwonnik B	OS4	Passive Open Space	Passive Open Space	Dedication of 18,487m2 of land on which Item 27 is located.	\$2,126,005
48	Dzwonnik B	OS5	Active and Passive Open Space & Recreation	Active and Passive Open Space	Dedication of 2,166m2 of land on which Item 28 is located.	\$249,090
49	Dzwonnik B	OS7	Passive Open Space	Passive Open Space	Dedication of 16,636m2 of land on which Item 29 is located.	\$1,913,140
50	Dzwonnik B	D10	Water Management	Water Quality Management	Dedication of 7,200m2 of land on which Item 30 is located.	\$108,000
51	Dzwonnik B	CH1	Community Facility	Community Facility	Dedication of 2,069m2 of land on which Item 31 is located.	\$237,935

APPENDIX C

Infrastructure Services Delivery Plan

Mt Gilead
Infrastructure Services Delivery Plan

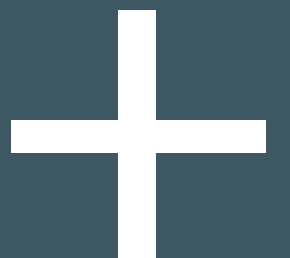
August 2015

Parties:

Mt Gilead Pty Ltd

S & A Dzwonnik

Campbelltown City Council



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4	Infrastructure Services Delivery Plan Summary	4
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1 Introduction

In accordance with the provisions of the *Environmental Planning and Assessment Act 1979* (EPAA 1979), S & A Dzwonnik and Mt Gilead Pty Ltd (The Applicants) propose a Voluntary Planning Agreement (VPA) with Campbelltown City Council (Council) for the delivery of essential infrastructure and facilities within the Mt Gilead development.

The applicants seek to meet its obligations with respect to local development contributions through a combination of measures including the carrying out of works in kind and the dedication of land. This Infrastructure Services Delivery Plan outlines the items that will form part of the formal Voluntary Planning Agreement for the Mt Gilead MDP area. The following is to be noted when reading the Infrastructure Delivery Plan:

- The proposed scope of works is outlined in the Description of Works.
- Costs to be submitted will be estimates and provided for information purposes only and do not prevent the works from being delivered at reduced costs.
- The estimated cost for each item will not include maintenance.
- The staging and hand over of works will be established in the VPA.
- The VPA will allow for the items identified in the Scope of Works to be substituted with Works of equivalent value but only with the agreement of all parties.

2 Proposed Development

The Mt Gilead site has an area of approximately 210 hectares and is currently described as Part Lot 1 DP 807555, Part Lot 2 DP 807555, Lot 59 DP 752042 and Lot 61 DP 752042, Appin Road Campbelltown. The site is approximately 5 km south of Campbelltown City Centre within Campbelltown LGA.

It is bound by Appin Road to the east, The Sydney Water canal to the north-west, Noorumba Reserve in the north and Beulah, a registered Bio-bank site to the south.

Mt Gilead will be a high quality residential estate set within a landscape setting. When completed, Mt Gilead will contain approximately 1,700 detached dwellings and a population of around 5,000 people.

Mt Gilead will contain significant open space and recreation areas which creates a pleasing setting for residential development. The new community will include a cricket field which can be used for a variety of active recreation purposes. A multi-purpose community facility integrated with open space will be provided and creates a focal point for the community. A number of conservation zones will be created within the open space as either bio-banks or bio-retention areas. Specifically, the Mt Gilead development will provide approximately:

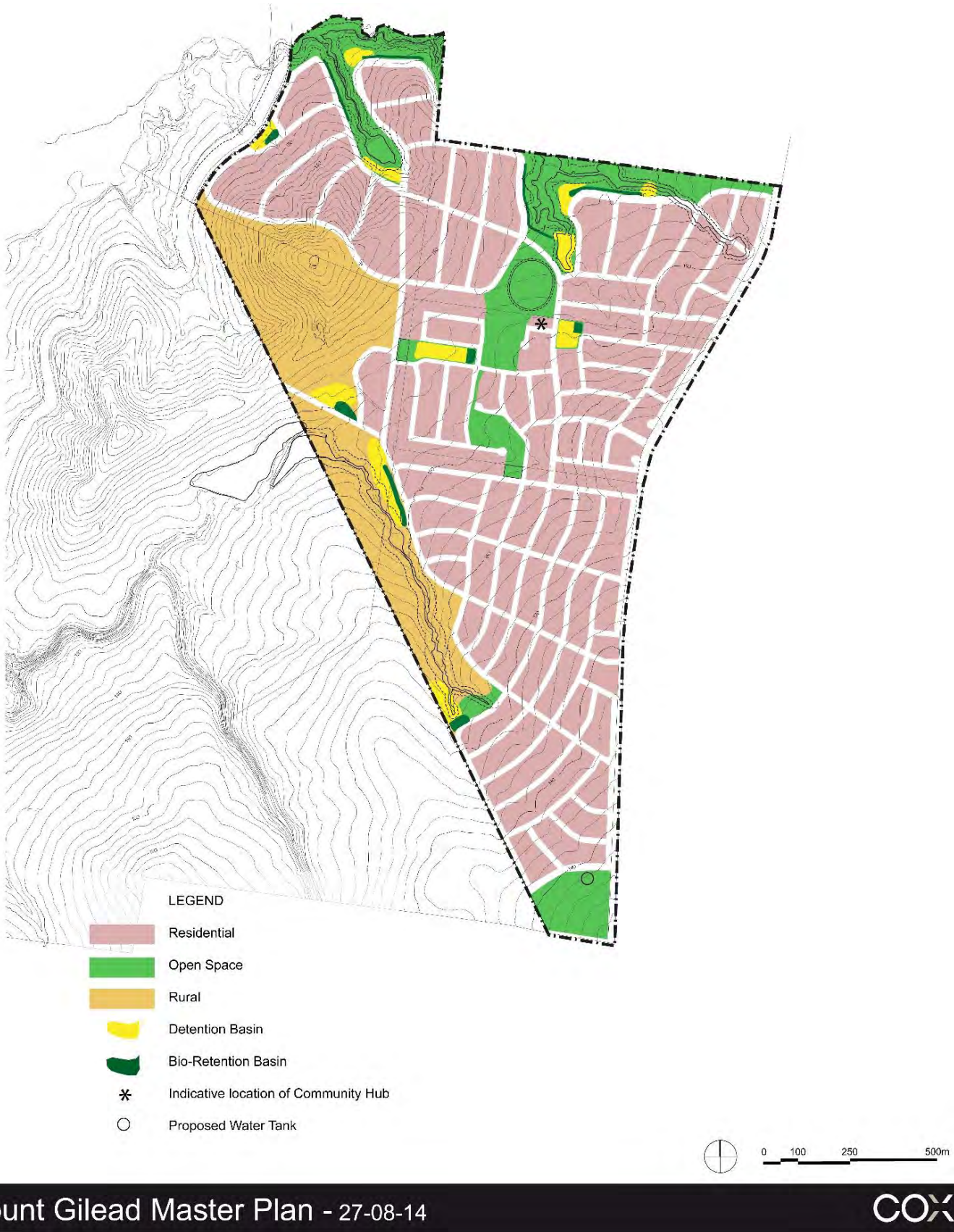
- 26 hectares of open space (including conservation bio-bank and bio-retention areas);
- 5 hectares of drainage land;
- 2,069m² Community building site;
- 500m² Multi-Purpose Community Facility footprint; and
- 206m² Sporting Field Amenities Building footprint.

Public art installations and furniture will be themed and suited to reflect site heritage and the character of the natural environment. Specific details regarding the theming of public art and furniture will be included in the Plan of Management.

The proposed parallel parking arrangements adjacent to the sports field will be addressed through a Traffic Management Strategy at the Development Application stage (that may include traffic calming devices, 40km/h zones and other pinch points, raised thresholds etc.).

An Indicative Structure Plan for Mt Gilead identifies the land to which the proposed VPA will apply is provided at Figure 1.

Figure 1: Mt Gilead Indicative Structure Plan



3 Timing

Timing and provision of items identified in this Infrastructure Delivery Plan will be established in the Voluntary Planning Agreement. Handover of works may be delivered progressively following the release of a subdivision certificate or based on a per lot threshold. It is anticipated that the formal VPA document will contain the ability for the timing for provision or hand over of work to be amended or changed with the agreement of Council. This is to acknowledge that the Staging Plan for development areas is indicative only and may change because of development delivery factors.

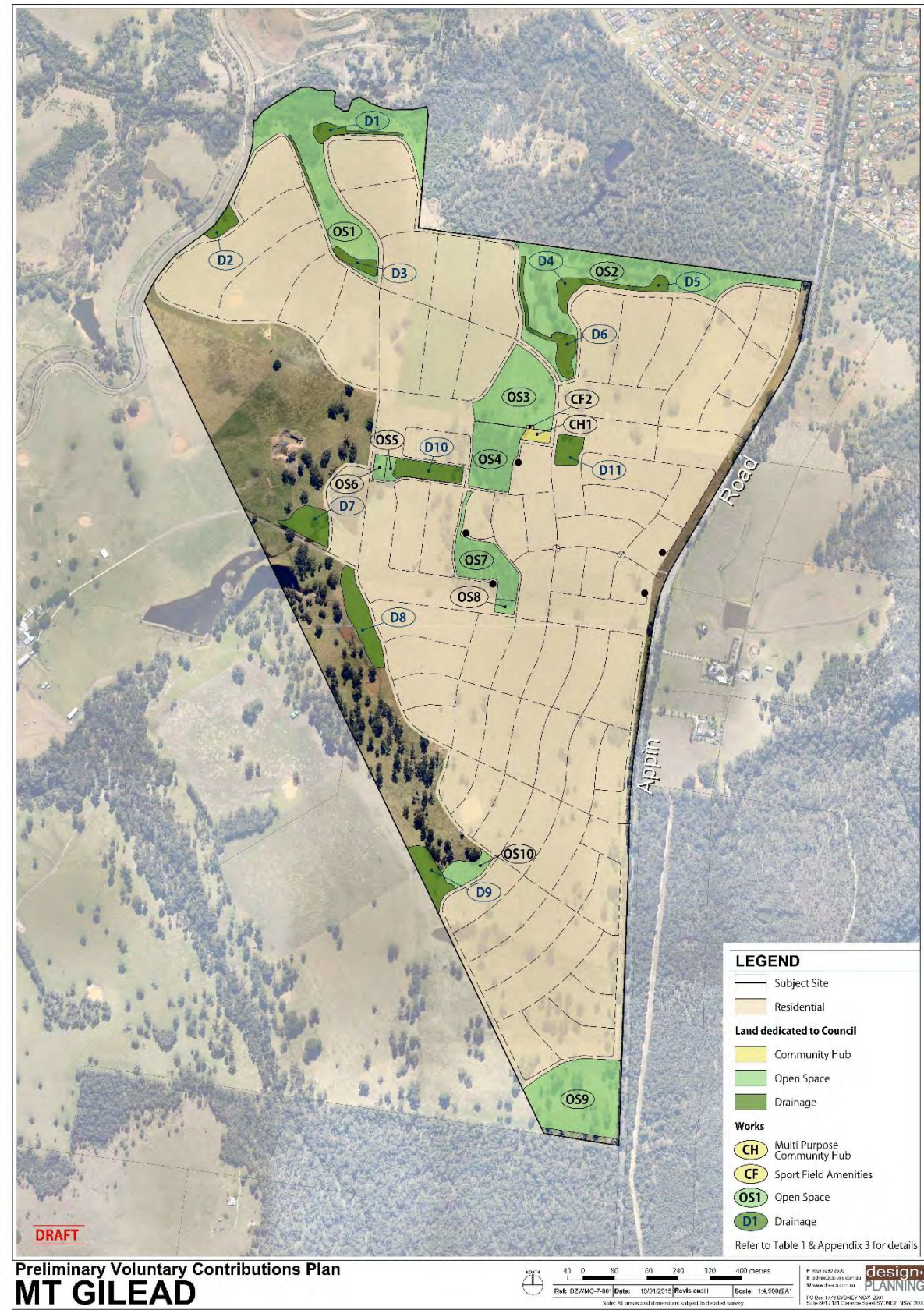
4 Infrastructure Services Delivery Plan Summary

The following table summarises the proposed contributions for Mt Gilead. The location of the proposed land dedication and works are identified on the Infrastructure Services Delivery Plan Index Map at Figure 2.

ITEM	CONTRIBUTION	APPROXIMATE AREAS
1. TOTAL AREA OF LAND TO BE DEDICATED	Community Building Site	2,069m ²
	Open Space	26 ha
	Drainage	5 ha
2. FACILITIES	WORKS	
Community Hub	Multipurpose Building Footprint	500m ²
Sports Field Amenities	Amenities Building Footprint	206m ²
3. OPEN SPACE	WORKS	
Open Space 1 Landscape Plan	Area OS1 and	62,104m ²
Open Space 2 Landscape Plan	Area OS2	70,309m ²
Open Space 3 Landscape Plan	Area OS3	29,018m ²
Open Space 4 Landscape Plan	Area OS4	18,487m ²
Open Space 5 Landscape Plan	Area OS5	2,166m ²
Open Space 6 Landscape Plan	Area OS6	1,865m ²
Open Space 7 Landscape Plan	Area OS7	16,636m ²
Open Space 8 Landscape Plan	Area OS8	1,661m ²
Open Space 9 Landscape Plan	Area OS9	32,044m ²
Open Space 10 Landscape Plan	Area OS10	5,876m ²
4. DRAINAGE	WORKS	
Water Quality and Treatment Basin D1	Item D1	3,628m ²
Water Quality and Treatment Basin D2	Item D2	2,778m ²
Water Quality and Treatment Basin D3	Item D3	4,334m ²
Water Quality and Treatment Basin D4	Item D4	4,677m ²
Water Quality and Treatment Basin D5	Item D5	1,645m ²
Water Quality and Treatment Basin D6	Item D6	7,158m ²
Water Quality and Treatment Basin D7	Item D7	6,527m ²
Water Quality and Treatment Basin D8	Item D8	6,527m ²
Water Quality and Treatment Basin D9	Item D9	6,226m ²
Water Quality and Treatment Basin D10	Item D10	7,200m ²
Water Quality and Treatment Basin D11	Item D11	5,609m ²

The final scope of works for inclusion in the VPA is subject to agreement with Campbelltown City Council.

Figure 2: Mt Gilead Infrastructure Delivery Plan Index Map



5 Development Contributions – Carrying Out of Works

The following table describes each item of work and includes a discussion on the scope and land area. An indicative plan is provided to show the location of each item of work.

1. FACILITIES

Community Hub

Map Reference	CH1
Public Purpose:	Community Facilities
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	A multi-purpose community building to meet the needs of the future Mt Gilead community.
Core Elements:	Design, size and fit-out of the community building to be confirmed. A covered pathway will be provided to connect the community building with the sport fields amenities. Potential for kiosk.
Approximate Building Footprint	500m ² (building footprint) Up to 38 parking spaces (including on street parking)



Mt Gilead - Facilities
Community Building

Sporting Field Amenities

Map Reference	CF2
Public Purpose:	Sports field amenities
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	An amenities building including home and away change rooms, referees change rooms, disabled amenities, showers, male and female toilets and storage.
Core Elements:	Design, size and fit-out to be confirmed. A covered pathway will be provided to connect the sports field amenities to the community building.
Approximate Building Footprint	206m ²



Mt Gilead - Facilities
Sports Field Amenities

2. OPEN SPACE

Open Space 1 Landscape Plan

Map Reference	OS1
Public Purpose:	OPEN SPACE/ BIO-BANK AREA
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	This open space shall comprise revegetation works within the proposed riparian corridor and bushland revegetation to the remaining open space areas. Part of the open space will form a dedicated Grey Box / Forest Red Gum conservation area (bio-bank area).
Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Riparian revegetation and bushland revegetation• Post & cable fence along street frontage
Approximate Area:	62,104m ²

The adjacent plan demonstrates the location of the open space area.



Mt Gilead - Open Space 1
Landscape Plan

LEGEND

P1	Turf	Proposed Native Tree Planting	Natural Boulders
P2	Bushland Revegetation Shrubs / Groundcovers	Existing Trees to be Retained	Timber Decking
P3	Native Grass Pasture Hydro-seed	Proposed Street Tree	Seating Element
P4	Mixed Native Planting	Concrete or Tarmac Shared Path	Picnic Table
P5	Bio-retention Basin	Softfall Safety Surface	Bench Seating
P6	Riparian / Detention Basin	Deco-Gravel Path/ Pavement	Open Space Site Boundary
			Biobank Areas

context

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NOT TO SCALE



Ref No.12584
Date: 14-May-15
Client:

Open Space 2 (South West) Landscape Plan

Map Reference	OS2 South-west
Public Purpose:	OPEN SPACE/ LOCAL PARK
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	A small local park set against a native bushland riparian corridor to the north. The park will cater for passive recreation uses with areas of turf and a picnic table located beneath the canopy of trees. A shared path will link residents from the north-east of the development through to OS3 to the south.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Feature boulders• Picnic table (to be durable material)• Pathway• Wayfinding signage• Landscaping & tree planting• Riparian revegetation
Approximate Area:	70,309m ² (total area for OS2)

The plans below shows the location of the open space area.

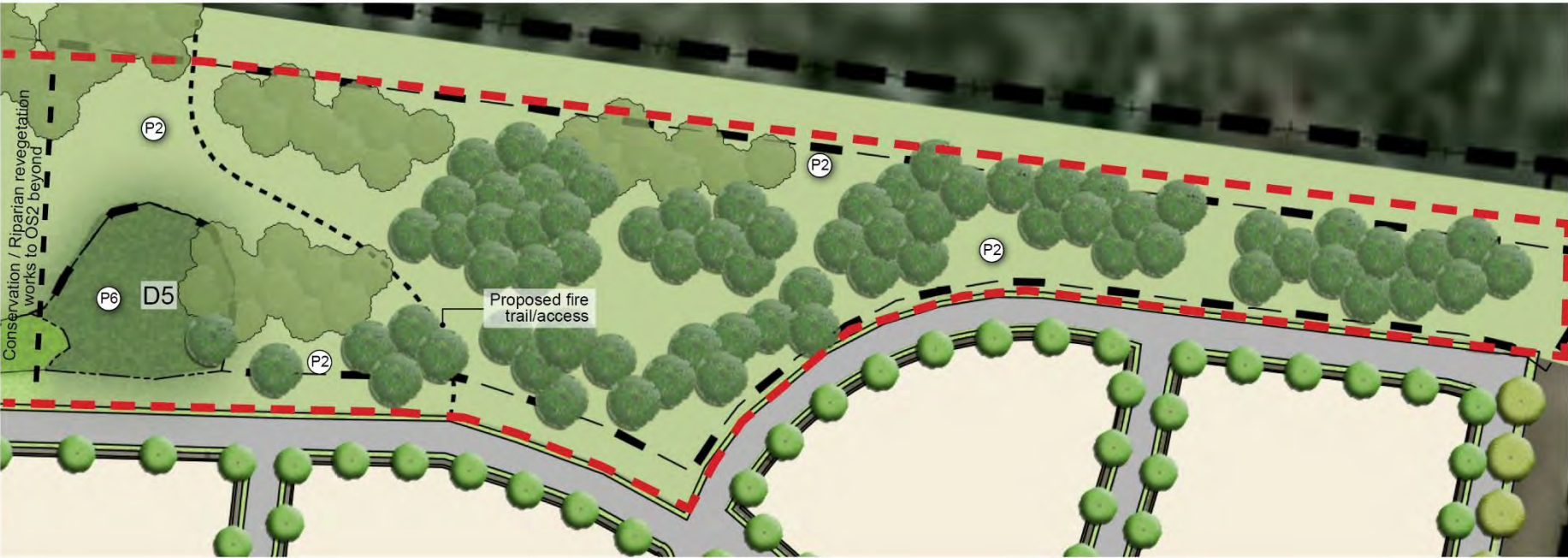


Open Space Plan 2 (North – East) Landscape Plan

Map Reference	OS2 North-east
Public Purpose:	OPEN SPACE/ BIO-BANK AREA
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	A native bushland park with large stands of existing trees. The north-east section of OS2 forms part of the Grey Box / Forest Red Gum Conservation Area and will consist primarily of bushland revegetation.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Fire Trail• Wayfinding signage• Riparian vegetation and Bushland revegetation• Post & cable fence along street frontage• Environmental education signage
Approximate Area:	70,309m ² (total area for OS2)

The plan below shows the location of the open space areas.



LEGEND

P1

Turf

P2

Bushland Revegetation
Shrubs / Groundcovers

P3

Native Grass Pasture
Hydro-seed

P4

Mixed Native Planting

P5

Bio-retention Basin

P6

Riparian /
Detention Basin

Proposed Native Tree
Planting

Existing Trees to be
Retained

Proposed Street Tree

Concrete or Tarmac
Shared Path

Softfall Safety Surface

Deco-Gravel Path/
Pavement

Natural Boulders

Timber Decking

Seating Element

Picnic Table

Bench Seating

Open Space
Site Boundary

Biobank Areas

Open Space 3 Landscape Plan

Map Reference	OS3
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	A local sporting destination with a multi-use turf playing field including a synthetic cricket pitch, surrounded by large stands of native trees. The park will cater for both active and passive recreation activities aimed at varied age groups. An amenities building and playground located to the south (along with the proposed community building), will create a 'neighborhood hub' promoting interaction between residents. A shared path encircles the park, providing links to an exercise station (potentially forming part of a broader parkland jogging circuit) and a picnic / bbq area overlooking the playing field. Potential for inclusion of public art around the intersection of pedestrian paths.
Core Elements:	<div>Works to be delivered include:</div> <ul style="list-style-type: none">• Turf playing field• Synthetic cricket pitch• Lighting for the oval at 50 lux (with capacity to upgrade)• Irrigation system for playing field• Picnic shelter (to be durable material)• BBQ area• Pathway• Way finding signage• Picket fencing around playing field (to be durable material)• Play area• Water refill stations• Garbage bins• Tree plantings and landscaping• Picnic table (to be durable material)• Bench seating (to be durable material)• Exercise equipment• Low seating walls• Up to 62 spaces (including on-street parking)• Public art work• Heritage interpretive signage
Approximate Area:	29,018m ²

The plan on the following page shows the location of the open space area.



LEGEND

	Turf
	Bushland Revegetation Shrubs / Groundcovers
	Native Grass Pasture Hydro-seed
	Mixed Native Planting
	Bio-retention Basin
	Riparian / Detention Basin
	Proposed Native Tree Planting
	Existing Trees to be Retained
	Proposed Street Tree
	Concrete or Tarmac Shared Path
	Softfall Safety Surface
	Deco-Gravel Path/ Pavement
	Natural Boulders
	Timber Decking
	Seating Element
	Picnic Table
	Bench Seating
	Open Space Site Boundary
	Biobank Areas

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Ref No.12584
Date: 14-May-15
Client:

Mt. Gilead - Open Space 3
Landscape Plan

Open Space S4 Landscape Plan

Map Reference	OS4
Public Purpose:	OPEN SPACE/ BIO-RETENTION AREA
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	OS4 is characterized by large stands of existing native trees forming part of an Iron bark / Grey Gum conservation area. The park will offer an experience of walking within a forest for residents along an informal path running north / south. A post and cable fence will be installed along street frontages to protect re-vegetated bush land.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Pathway• Wayfinding signage• Environmental education signage• Post & cable fence along conservation areas• Environmental education signage• Bushland revegetation
Approximate Area:	18,487m ²

The plan below shows the location of the open space area.



Open Space 5 Landscape Plan

Map Reference	OS5
Public Purpose:	OPEN SPACE/ BIO-RETENTION/ DETENTION BASIN
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	OS5 is largely utilised as a detention basin (D10).The basin will be planted with turf providing an informal 'kick-around' area during periods when the basin does not contain water. A shared path link runs along the southern edge of the park, buffered from the street with mixed native planting. A small informal seating area to the west offers a rest area and a place for adults to supervise children at play.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Bench seating (to be durable material)• Pathway• Wayfinding signage• Landscaping & tree planting• Environmental education signage
Approximate Area:	2,166m ²

The plan below shows the location of the open space area.



Open Space 6 Landscape Plan

Map Reference	OS6
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	OS6 forms a continuation of OS5 to the east. This open space contains areas of existing mature tree specimens which will be consolidated with additional tree planting and a native grass pasture understory.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Pathway• Landscaping & tree planting
Approximate Area:	1,865m ²

The plan below shows the location of the open space area.



Open Space 7 Landscape Plan

Map Reference	OS7
Public Purpose:	OPEN SPACE/ BIO-RETENTION AREA
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	OS7 is characterized by large stands of existing native trees forming part of an Iron bark / Grey Gum conservation area. An informal path will link the park to broader open space network.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Pathway• Post & cable fence along street frontage• Bushland revegetation• Wayfinding signage• Environmental education signage
Approximate Area:	16,636m ²

The plan below shows the location of the open space area



Open Space 8 Landscape Plan

Map Reference	OS8
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Forming the continuation of OS7 to the north, this open space provides an extension of bushland landscaping with a small area of turf / informal seating creating a southern entrance to the park.

The plan below shows the location of the open space area.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Pathway• Landscaping & tree planting• Post & cable fence along street frontage• Bushland revegetation• Wayfinding signage• Low seating walls• Environmental education signage
Approximate Area:	1,661m ²



Open Space 9 Landscape Plan

Map Reference	OS9
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	This park contains large stands of existing mature native trees forming an Iron bark / Grey Gum conservation area. Consolidation of existing trees through additional planting and bushland revegetation will bring a native forest character to the edge proposed residential lots. An informal path will allow residents to enjoy the tranquility of the open space with some rest spaces provided along the way.

Core Elements:	Works to be delivered include: <ul style="list-style-type: none">• Pathway• Post & cable fence along street frontage• Bench seating (to be durable material)• Bushland revegetation
Approximate Area:	32,044m ²

The plan below shows the location of the open space area.



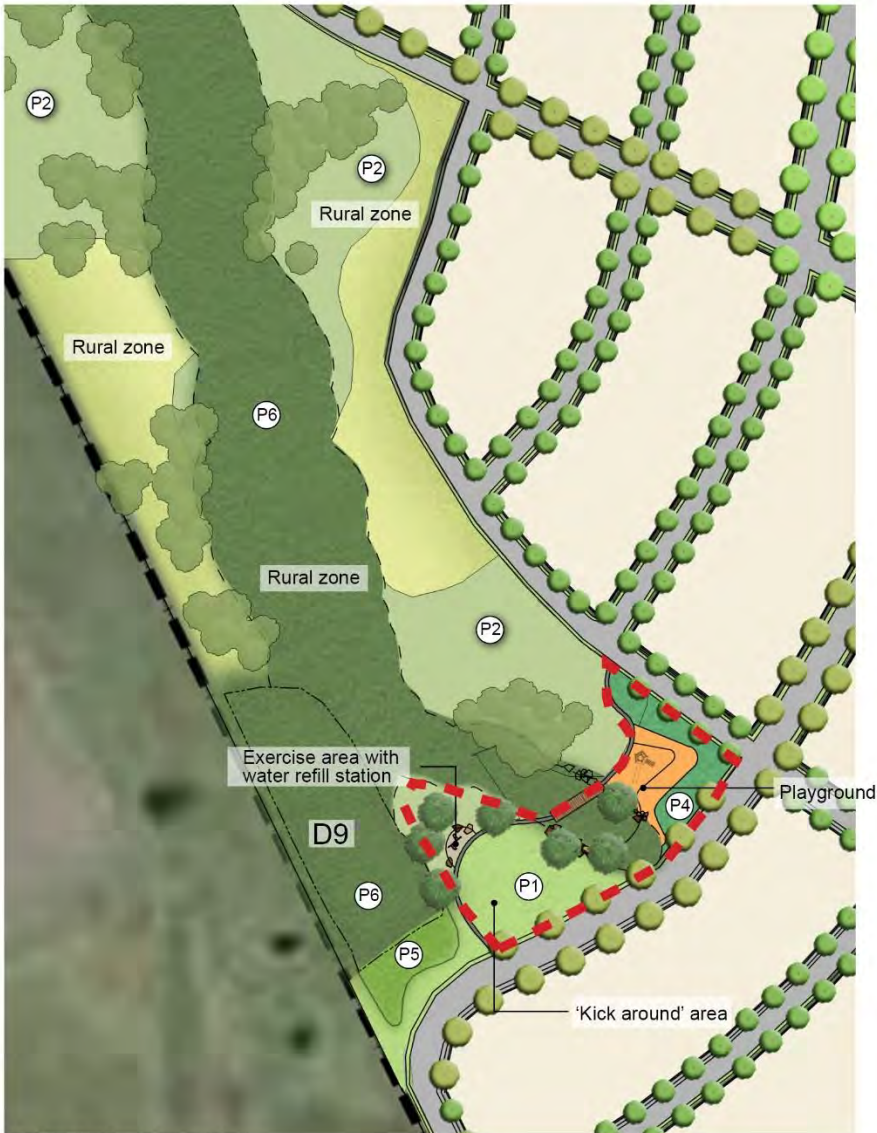
LEGEND

- P1 Turf
- P2 Bushland Revegetation Shrubs / Groundcovers
- P3 Native Grass Pasture Hydro-seed
- P4 Mixed Native Planting
- P5 Bio-retention Basin
- P6 Riparian / Detention Basin
- Proposed Native Tree Planting
- Existing Trees to be Retained
- Proposed Street Tree
- Concrete or Tarmac Shared Path
- Softfall Safety Surface
- Deco-Gravel Path/ Pavement
- Natural Boulders
- Timber Decking
- Seating Element
- Picnic Table
- Bench Seating
- Open Space Site Boundary
- Biobank Areas

Open Space 10 Landscape Plan

Map Reference	OS10
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Located along a riparian corridor to the east, this park offers both passive and active recreation opportunities. The majority of the open space forms part of a broader Iron bark / Grey Gum conservation area which will contain a meandering shared path running north / south. To the south of the open space, areas will be dedicated to active recreation activities including an exercise station, play space and a 'kick-around' turf area.
Core Elements:	<div>Works to be delivered include:</div> <ul style="list-style-type: none">• Pathway• Wayfinding signage• Play area• Water refill stations• Post & cable fence along street frontage• Garbage bins• Tree plantings and landscaping• Bench seating (to be durable material)• Exercise equipment• Bushland revegetation• Feature boulders• Environmental education signage
Approximate Area:	5,876m ²

The adjacent plan demonstrates the location of the open space area.



Mt Gilead - Open Space 10
Landscape Plan

LEGEND					
	Turf		Proposed Native Tree Planting		Natural Boulders
	Bushland Revegetation Shrubs / Groundcovers		Existing Trees to be Retained		Timber Decking
	Native Grass Pasture Hydro-seed		Proposed Street Tree		Seating Element
	Mixed Native Planting		Concrete or Tarmac Shared Path		Picnic Table
	Bio-retention Basin		Softfall Safety Surface		Bench Seating
	Riparian / Detention Basin		Deco-Gravel Path/ Pavement		Open Space Site Boundary
					Biobank Areas

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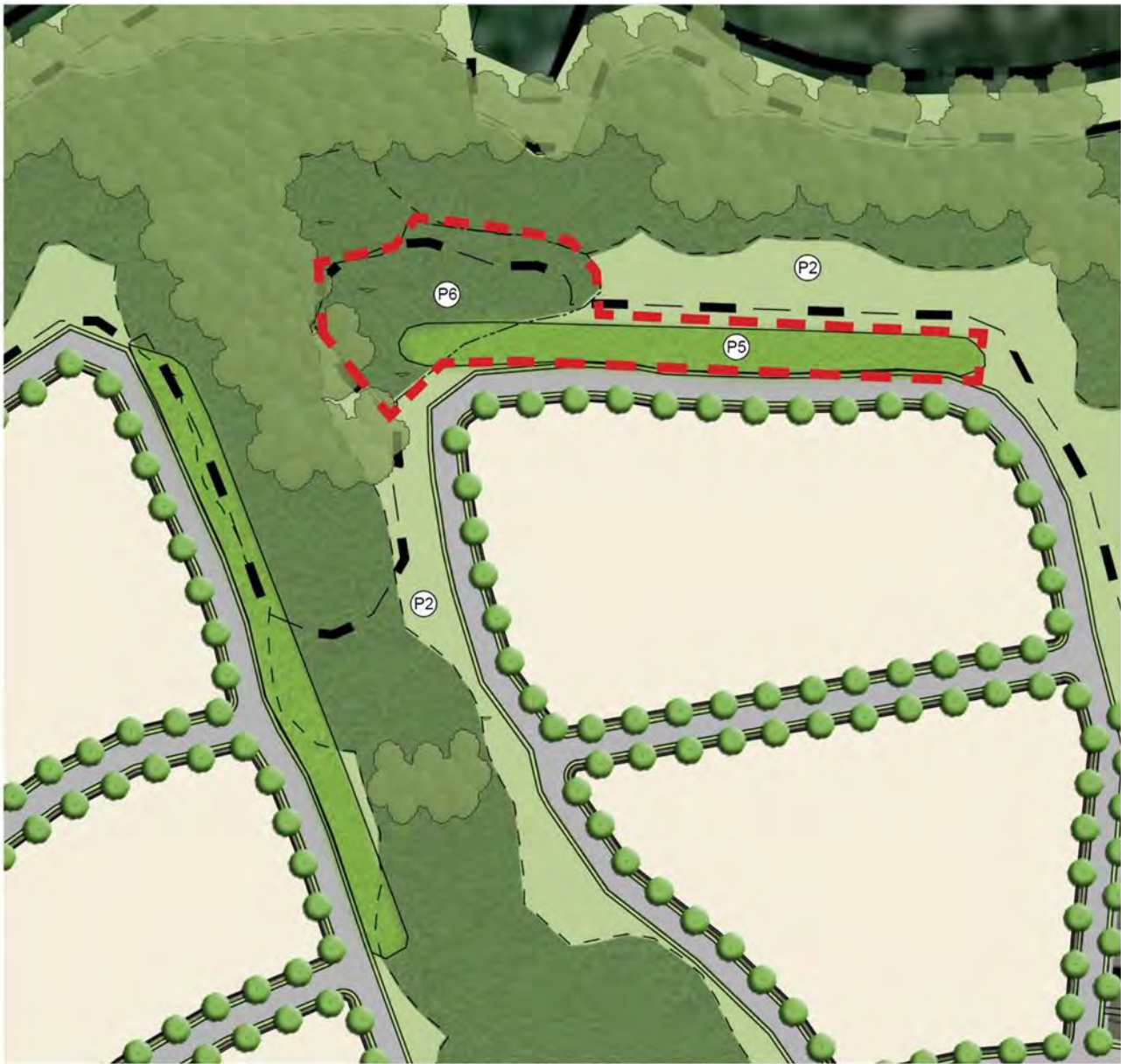
Ref No.12584
Date: 14-May-15
Client:

3. DRAINAGE

Water Quality and Treatment Basin D1

Map Reference	D1
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	3,628m ²

The plan below shows the location of the Water Quality Treatment Basin.



LEGEND

- (P1) Turf
- (P2) Bushland Revegetation Shrubs / Groundcovers
- (P3) Native Grass Pasture Hydro-seed
- (P4) Mixed Native Planting
- (P5) Bio-retention Basin
- (P6) Detention Basin
- Proposed Native Tree Planting
- Existing Trees to be Retained
- Proposed Street Tree
- Concrete or Tarmac Shared Path
- Softfall Safety Surface
- Deco-Gravel Path/ Pavement
- Natural Boulders
- Timber Decking
- Seating Element
- Picnic Table
- Bench Seating
- Water quality and Treatment Basin Boundary
- Biobank Areas



Water Quality and Treatment Basin D2

Map Reference	D2
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality and Detention Basin
Approximate Area:	2,778m ²

The plan below shows the location of the Water Quality Treatment Basin.



- LEGEND**
- P1 Turf
 - P2 Bushland Revegetation
Shrubs / Groundcovers
 - P3 Native Grass Pasture
Hydro-seed
 - P4 Mixed Native Planting
 - P5 Bio-retention Basin
 - P6 Detention Basin
 - Proposed Native Tree
Planting
 - Existing Trees to be
Retained
 - Proposed Street Tree
 - Concrete or Tarmac
Shared Path
 - Softfall Safety Surface
 - Deco-Gravel Path/
Pavement
 - Natural Boulders
 - Timber Decking
 - Seating Element
 - Picnic Table
 - Bench Seating
 - Water quality and Treatment
Basin Boundary
 - Biobank Areas

Water Quality and Treatment Basin D3

Map Reference	D3
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality and Detention Basin
Approximate Area:	4,334m ²

The plan below shows the location of the Water Quality Treatment Basin



Water Quality and Treatment Basin D4

Map Reference	D4
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	4,677m ²

The plan below shows the location of the Water Quality Treatment Basin.



Water Quality and Treatment Basin D5

Map Reference	D5
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	1,645m ²

The plan below shows the location of the Water Quality Treatment Basin.



- LEGEND**
- P1 Turf
 - P2 Bushland Revegetation
Shrubs / Groundcovers
 - P3 Native Grass Pasture
Hydro-seed
 - P4 Mixed Native Planting
 - P5 Bio-retention Basin
 - P6 Detention Basin
 - Proposed Native Tree
Planting
 - Existing Trees to be
Retained
 - Proposed Street Tree
 - Concrete or Tarmac
Shared Path
 - Softfall Safety Surface
 - Deco-Gravel Path/
Pavement
 - Natural Boulders
 - Timber Decking
 - Seating Element
 - Picnic Table
 - Bench Seating
 - Water quality and Treatment
Basin Boundary
 - Biobank Areas

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Ref No.12584
Date: 14-May-15
Client:

Mt Gilead - Water Quality and
Treatment Basin - D5

Water Quality and Treatment Basin D6

Map Reference	D6
Public Purpose:	OPEN SPACE
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	7,158m ²

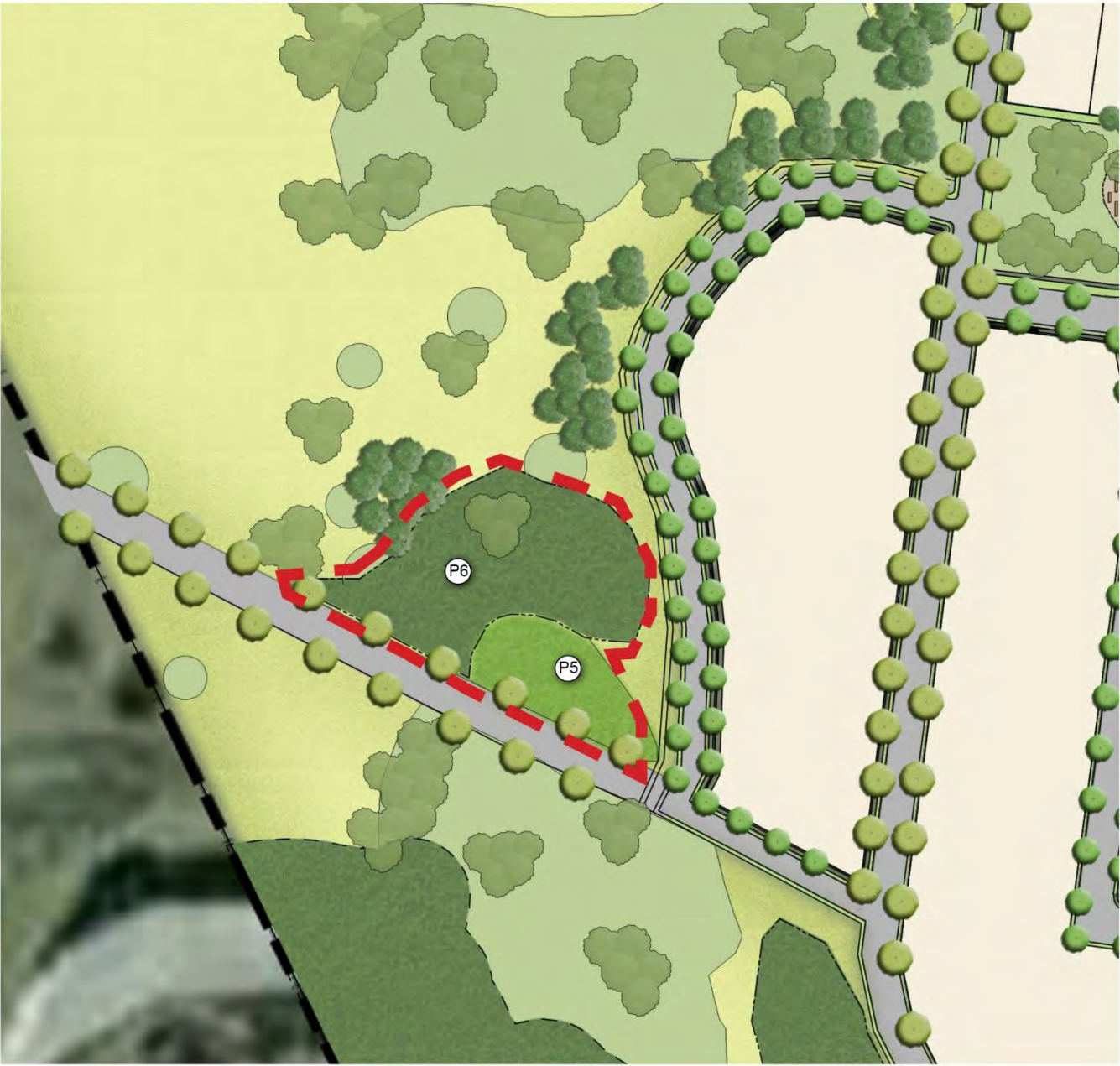
The plan below shows the location of the Water Quality Treatment Basin.



Water Quality and Treatment Basin D7

Map Reference	D7
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Detention Basin
Approximate Area:	6,527m ²

The plan below shows the location of the Water Quality Treatment Basin.

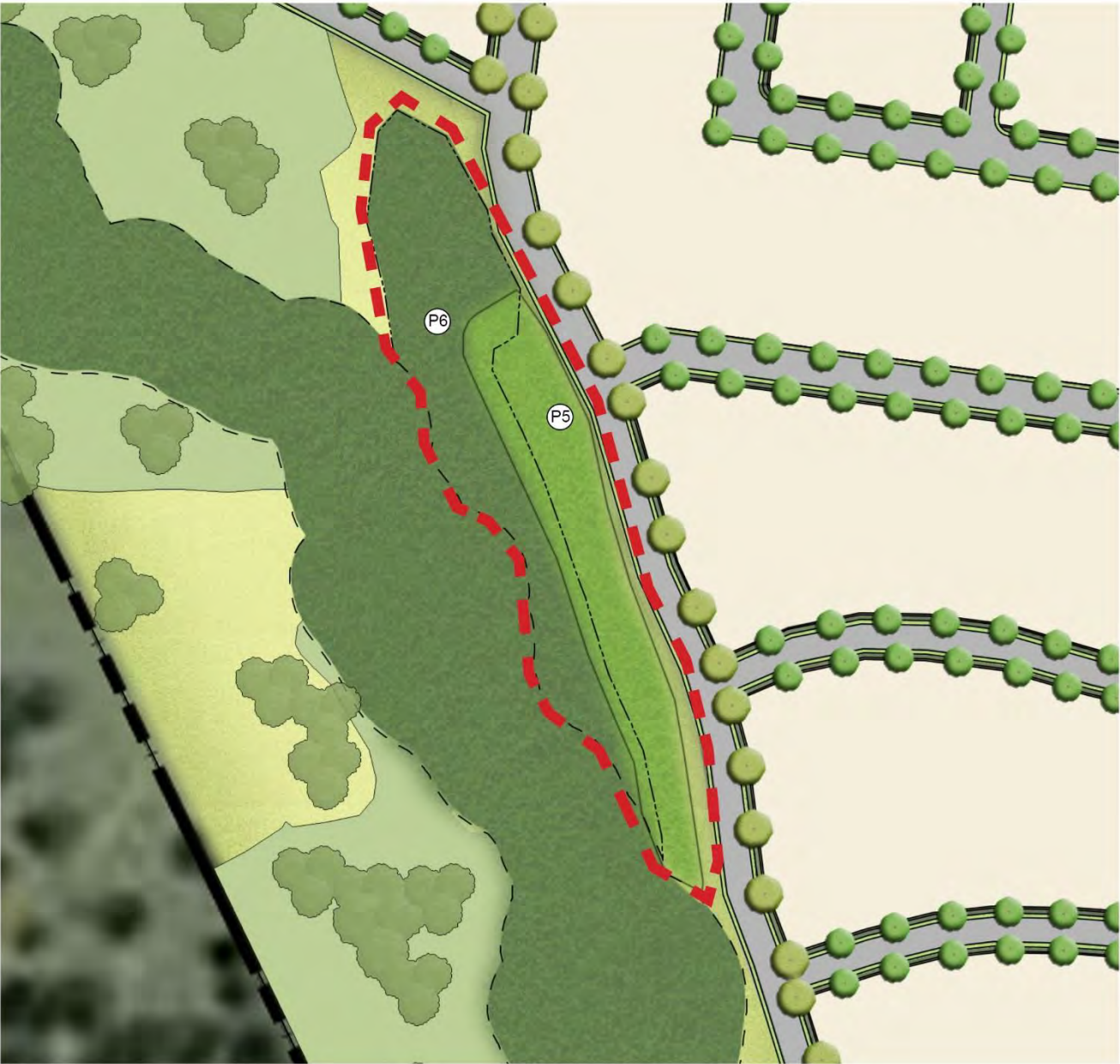


- LEGEND**
- P1 Turf
 - P2 Bushland Revegetation Shrubs / Groundcovers
 - P3 Native Grass Pasture Hydro-seed
 - P4 Mixed Native Planting
 - P5 Bio-retention Basin
 - P6 Detention Basin
 - Proposed Native Tree Planting
 - Existing Trees to be Retained
 - Proposed Street Tree
 - Concrete or Tarmac Shared Path
 - Softfall Safety Surface
 - Deco-Gravel Path/ Pavement
 - Natural Boulders
 - Timber Decking
 - Seating Element
 - Picnic Table
 - Bench Seating
 - Water quality and Treatment Basin Boundary
 - Biobank Areas

Water Quality and Treatment Basin D8

Map Reference	D8
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality and Detention Basin
Approximate Area:	6,527m ²

The plan below shows the location of the Water Quality Treatment Basin.



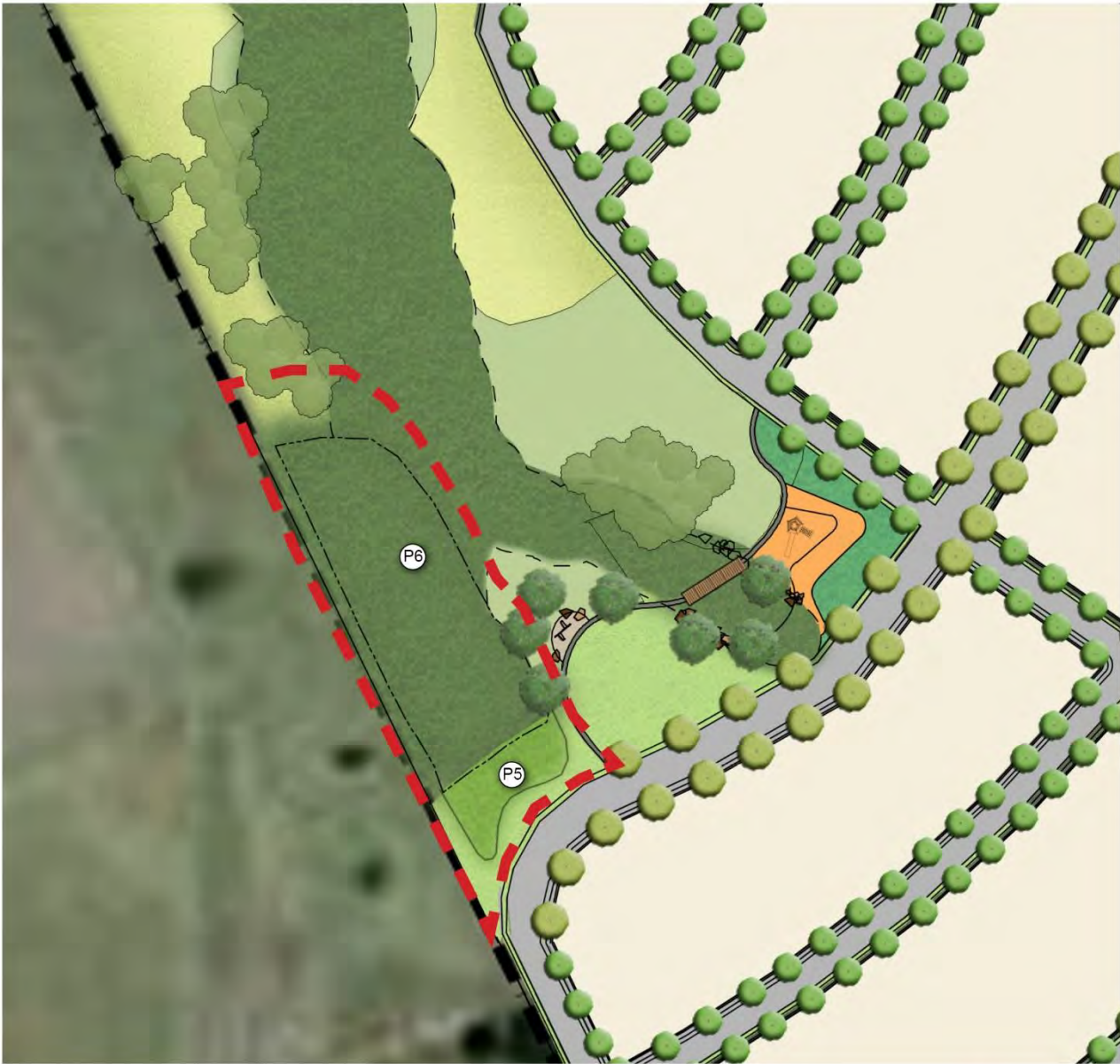
LEGEND

- P1 Turf
- P2 Bushland Revegetation Shrubs / Groundcovers
- P3 Native Grass Pasture Hydro-seed
- P4 Mixed Native Planting
- P5 Bio-retention Basin
- P6 Detention Basin
- Proposed Native Tree Planting
- Existing Trees to be Retained
- Proposed Street Tree
- Concrete or Tarmac Shared Path
- Softfall Safety Surface
- Deco-Gravel Path/ Pavement
- Natural Boulders
- Timber Decking
- Seating Element
- Picnic Table
- Bench Seating
- Water quality and Treatment Basin Boundary
- Biobank Areas

Water Quality and Treatment Basin D9

Map Reference	D9
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	6,226m ²

The plan below shows the location of the Water Quality Treatment Basin.



LEGEND

P1

Turf

P2

Bushland Revegetation
Shrubs / Groundcovers

P3

Native Grass Pasture
Hydro-seed

P4

Mixed Native Planting

P5

Bio-retention Basin

P6

Detention Basin

Proposed Native Tree
Planting

Existing Trees to be
Retained

Proposed Street Tree

Concrete or Tarmac
Shared Path

Softfall Safety Surface

Deco-Gravel Path/
Pavement

Natural Boulders

Timber Decking

Seating Element

Picnic Table

Bench Seating

Water quality and Treatment
Basin Boundary

Biobank Areas



Water Quality and Treatment Basin D10

Map Reference	D10
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality and Detention Basin
Approximate Area:	9366m ² (within OS5)

The plan below shows the location of the Water Quality Treatment Basin.



Water Quality and Treatment Basin D11

Map Reference	D11
Public Purpose:	Water Quality and Treatment
Staging	To be determined in Voluntary Planning Agreement
Description of Works:	Construction in accordance with detailed design provided at DA.
Core Elements:	Water Quality Swale and Detention Basin
Approximate Area:	5,602m ²

The plan below shows the location of the Water Quality Treatment Basin.



6 Plan of Management

The Plan of Management will provide further details regarding the delivery of the items identified in this Infrastructure and Services Delivery Program and will form part of the Voluntary Planning Agreement for Mt Gilead.



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