

Infrastructure Services Delivery Plan

Airds Bradbury Renewal Project

September 2014

Works listed in Schedule 2 of the Planning Agreement between
NSW Land and Housing Corporation and Campbelltown City Council

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Purpose

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

The physical and social renewal of the area will be supported by the appropriate provisions of infrastructure necessary to support the existing and new community. The works set out in the ISDP has been designed generally consistent with the Airds Bradbury Renewal Concept Plan (refer to Figure A) approved via Part 3A of the Act in August 2012.

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

1. In Schedule 3 and Clause 10 of the Planning Agreement which lists the Core Elements to be delivered as Development Contributions; and
2. In Clause 11.2 which provides that the content of the ISDP can be considered in determining whether to approve a variation to the scope or timing for the provision of Development Contributions under the Planning Agreement.

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

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

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

- The Description of the Works outlines the scope of works proposed to be delivered.
- The cost estimates for each item of work are based upon today's construction rates. These cost estimates includes allowances for contingency, professional fees, approvals, maintenance and defects liability period.
- All hard landscaping works will be maintained by the Developer for a period no longer than 12 months from the completion of works. Soft landscaping works will be maintained by the Developer for 24 months from the date of completion (excluding bushland regeneration works).
- Bushland Regeneration to conserve remnant vegetation and regenerate threatened species and endangered ecological communities is to run for 5 years from commencement of works or for a reduced period as agreed with Council.
- Maintenance does not include repair works due to vandalism but includes provision for replacement of plants due to vandalism.
- The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. Any cost savings achieved by the Developer do not need to be passed onto Council.

- For the ISDP items, a scope of works has been defined as a performance specification (ie. Roads, drainage, utilities etc.) An upper limit fixed prices for all items is provided.
- On a project of this size, there is provision for flexibility in time when the Developer and Council can negotiate refinements or changes to the details of the infrastructure provisions and delivery timing pursuant to Clause 10 of the Planning Agreement. The flexibility is subject to the following limitations and assurances:
 - Conditions attached to the Part 3A approval or subsequent planning approvals for the redevelopment of Airds Bradbury; and
 - The Description of Works identified in the ISDP cannot be varied without an amendment.

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

Proposed development

The Airds Bradbury Renewal Project involves the redevelopment of the existing Airds Bradbury public housing estate. The renewal area comprises approximately 1,540 dwellings, 94% of which are in public ownership. The current 'Radburn' design of the estate has resulted in poor amenity and poor environmental and social outcomes, including poor quality open spaces, lack of surveillance and poor maintenance of common areas.

The Airds Bradbury Renewal Project seeks to improve the quality of the social and urban environment by creating conditions conducive to the establishment of a sustainable place to live. The project comprises a new urban structure within the renewal area reflecting a new street pattern and subdivision layout based around a series of existing and new infrastructure and dwellings.

The Concept Plan will provide in the order of 2,095 dwellings upon completion of the project, comprising generally the following:

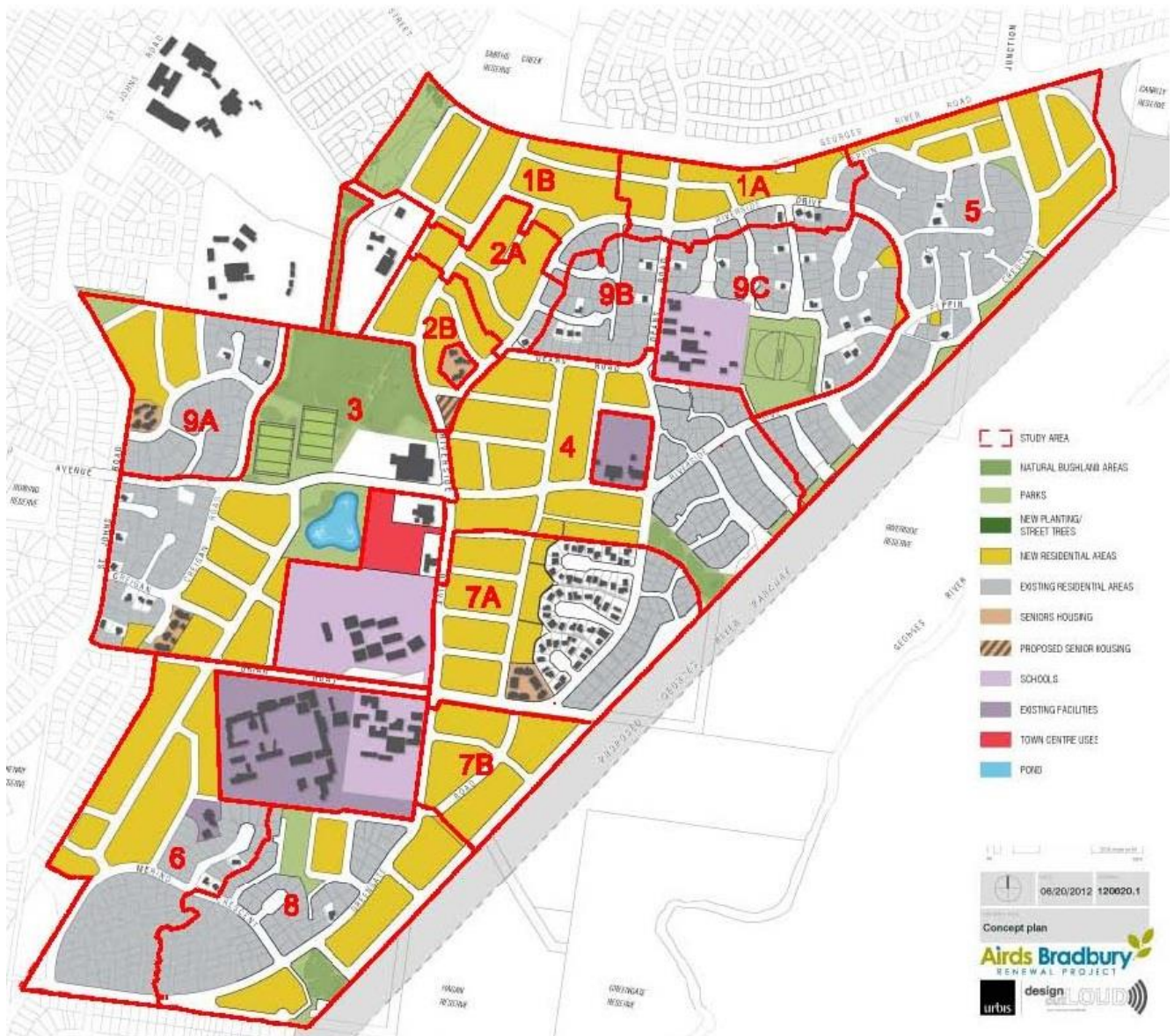
- Retention of 830 existing dwellings each on a separate lot with some to be retained for social housing and some to be on-sold to the private market.
- Retention of 53 seniors housing units and the provision of an additional 52 units; and
- 1,160 new dwellings/lots for both social housing and private housing.

These figures are indicative and are subject to change as the development proceeds depending on detailed design considerations, market responses and community demand.

Timing

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

Figure A – Airds Bradbury Renewal Concept Plan and Development Areas



#	Item	Approx area (ha)	Location (Development Area)	Timing	Contribution Value	Nature of Contribution
Road and Intersection Upgrades						
1	Collector Roads		1B, 2A, 2B, 3, 4, 6, 7A	Final Lot of the relevant Development Area	\$2,700,528	Works in Kind
2	Roads Adjacent to Parks		1B, 2B, 3, 4, 5, 8, 9	Final Lot of the relevant Development Area	\$1,048,668	Works in Kind
3	Removal of Existing Underpasses		4, 7A	Final Lot of the relevant Development Area	\$632,500	Works in Kind
4	Georges River Road/ Riverside Drive Intersection		1B	180 th Lot in the Development	\$253,000	Works in Kind
5	Georges River Road /Bellinger Road / Deans Road Intersection		1A	180 th Lot in the Development	\$189,750	Works in Kind
6	St John Road / Cambellfield Avenue Intersection		3	395 th Lot in the Development	\$253,000	Works in Kind
7	Georges River Road /Junction Road/ Peppin Crescent Intersection		5	710 th Lot in the Development	\$253,000	Works in Kind
Water Cycle Management						
8	Trunk Stormwater Pipes and Pits (ex. network in collector roads)		1B, 2A, 3, 6, 7B, 8	Final Lot of the relevant Development Area	\$2,677,613	Works in Kind
9	Pond Area Engineering Upgrade		3	395 th Lot in the Development	\$161,920	Works in Kind
10	Proposed Gross Pollutant Traps		1B, 3	Final Lot of the relevant Development Area	\$632,500	Works in Kind
11	Upgrade Existing Culverts under Georges River Road		1B	395 th Lot in the Development	\$651,475	Works in Kind
12	Proposed Detention Basin		1B	395 th Lot in the Development	\$169,510	Works in Kind
13	Proposed Bio-Retention Facilities		All Stages	Final Lot of the relevant Development Area	\$904,675	Works in Kind
Open Space and Landscape Works						
14	Smiths Creek Reserve Landscaping	2.22	1B, 2A	Final Lot of the relevant Development Area	\$218,257	Works in Kind
15	Kevin Wheatley VC Reserve and Pond Area Landscaping	4.26	3	595 th Lot in the Development	\$1,444,652	Works in Kind
16	Kevin Wheatley VC Reserve Playing Fields		3	595 th Lot in the Development	\$1,878,043	Works in Kind
17	Kevin Wheatley VC Reserve Amenities Block		3	595 th Lot in the Development	\$640,533	Works in Kind
18	Kevin Wheatley VC Reserve Car Parking Area		3	595 th Lot in the Development	\$354,200	Works in Kind
19	Kevin Wheatley VC Bushland Landscaping	5.26	3	395 th Lot in the Development	\$411,626	Works in Kind
20	Merino Park Landscaping	0.74	8	1,110 th Lot in the Development	\$419,457	Works in Kind
21	Riley Park Landscaping	2.37	9	710 th Lot in the Development	\$1,106,158	Works in Kind
22	Riley Park Amenities Block		9	710 th Lot in the Development	\$640,533	Works in Kind
23	Riley Park Car Parking Area		9	710 th Lot in the Development	\$227,700	Works in Kind
24	Baden Powell Reserve Landscaping	0.9	9	1,160 th Lot in the Development	\$84,195	Works in Kind
25	Georges River Road Entry Wall		1B	180 th Lot in the Development	\$177,100	Works in Kind
Bushland Regeneration						
26	Smiths Creek Reserve (BC1)	2.22	1B	310 th Lot in the Development	\$128,726	Works in Kind
27	Kevin Wheatley VC Reserve (BC2)	5.26	3	395 th Lot in the Development	\$168,559	Works in Kind
28	Peppin Park North (BC3)	0.40	5	710 th Lot in the Development	\$44,407	Works in Kind
29	Peppin Park South (BC4)	0.17	5	710 th Lot in the Development	\$31,981	Works in Kind
30	Georges River Reserve (BC5) Including Koala Linkage strategy	0.84	4	925 th Lot in the Development	\$105,796	Works in Kind
31	Hagan Reserve (BC6)	0.79	8	1,110 th Lot in the Development	\$64,344	Works in Kind
Total Contribution Value						\$18,674,406

Community Facilities

Community Facilities – New Community Facilities Centre						
32	New Community Facilities Centre		3	825 th Lot in the Development	\$2,632,445	Works in Kind
33	Demolition of Existing Facilities		4	Final Lot of the relevant Development Area	\$140,000	Works in Kind
Total Contribution Value					\$21,446,851	

Part A: Development Contributions – Carrying Out of Works

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

Public purpose:	Roads, Traffic and Transport
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Road Works: The road works include the demolition of redundant roads and underpasses, embellishment of retained existing roads and the construction of new roads, verges, cycleways, footpaths, bus stops and shelters. Whilst some existing roads will be embellished with new landscaping and footpaths, it is not proposed to upgrade the pavement of existing dedicated roads. Refer to figure 1.1 for the Road Hierarchy Plan and Figure 1.2 for the VPA Road Allocation Plan. The various road types will be designed in accordance with Figures 1.3 -1.11.</p> <p>Cycleways and Shared Paths: The bicycle network includes both on-street cycleways and off-street shared paths. On-street cycleways include standalone bicycle lanes or integrated with parking lanes with appropriate signage and line marking. Off-street shared paths are provided along the verge of roads or through public open space. Refer to Figure 1.12 for Proposed Bicycle Routes.</p> <p>Bus Stops and Shelters: Bus stops and 3x bus shelters are to be provided within easy walking distance (maximum 400m) from all residences. Bus stop signage shall be installed in accordance with Campbelltown City Council and the local bus authority. The stops and shelters will be located generally in accordance with the Proposed Bus Routes plan shown in Figure 1.13.</p> <p>Intersection Upgrades: Existing intersections that require upgrades have been approved via the Concept Plan and will be designed in accordance with Figure 1.14. None of the intersections require any additional land acquisition to provide the intended configurations.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Collector Roads ▪ Roads Adjacent to Parks ▪ Removal of Existing Underpasses ▪ Georges River Road /Riverside Drive Intersection ▪ Georges River Road /Bellinger Road /Deans Road Intersection ▪ Georges River Road /Junction Road /Peppin Crescent Intersection ▪ St John Road / Cambellfield Avenue Intersection
Estimates Works Value:	The estimated cost for the works listed above is \$5,330,446
Area:	TBA

Figure 1.1 – Road Hierarchy Plan

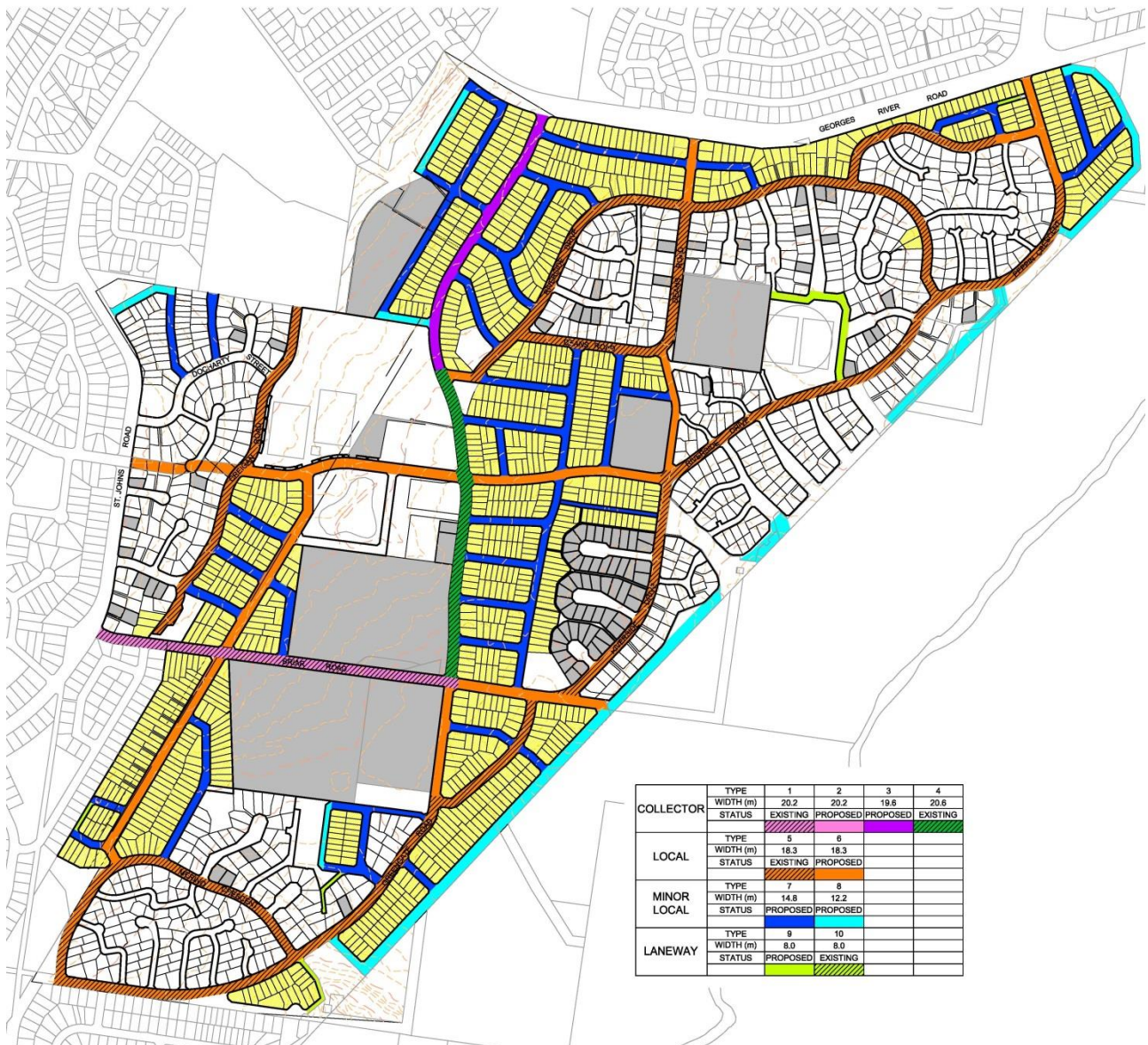


Figure 1.2 – VPA Road Allocation Plan

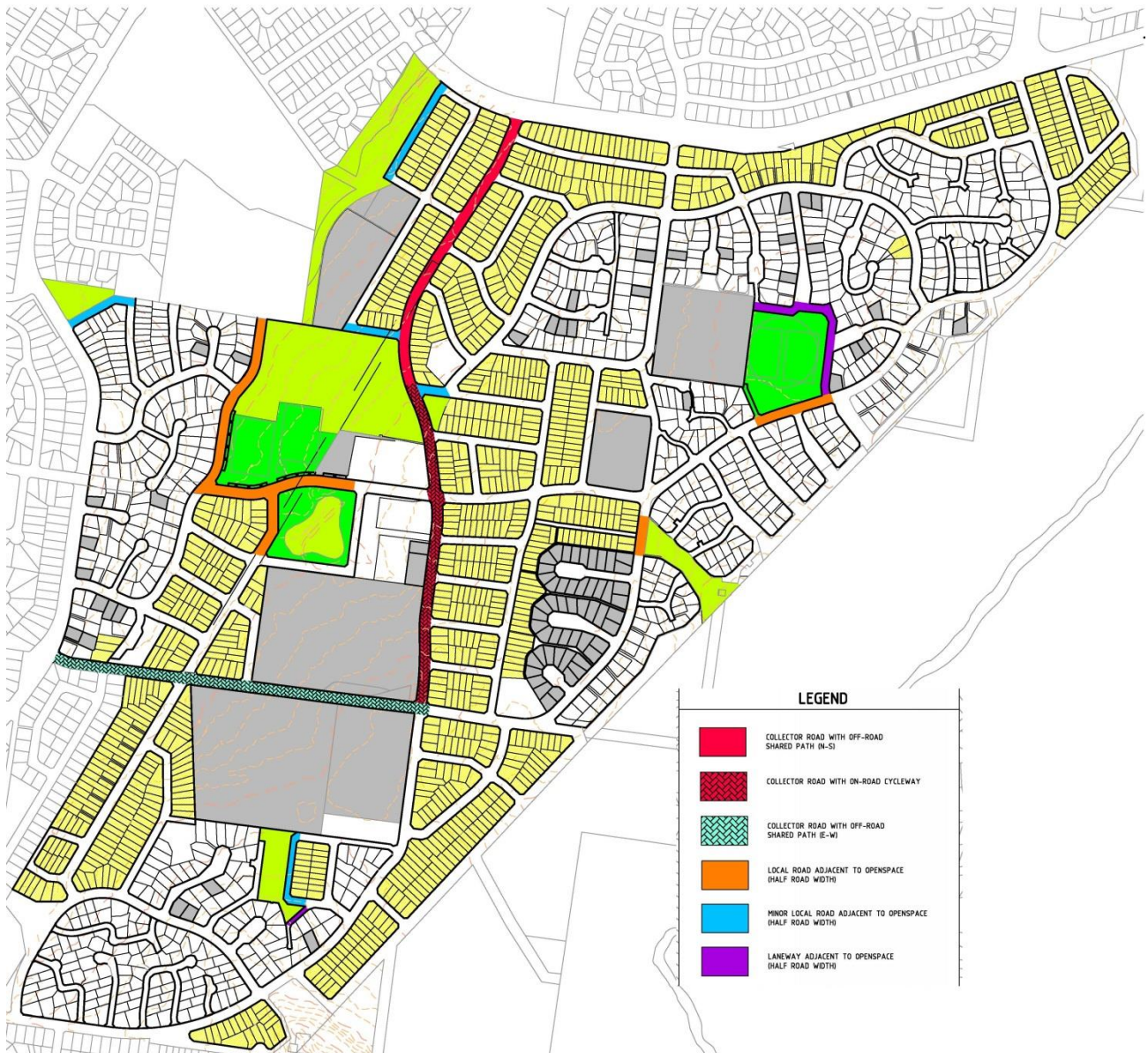


Figure 1.3 - Road Type 1: Existing Collector Road with on-road cycleway (Briar Road)

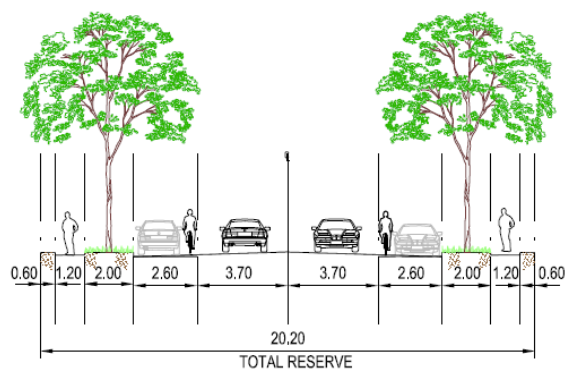


Figure 1.4 - Road Type 2: Collector Road (East-West) with shared path (Briar Road)

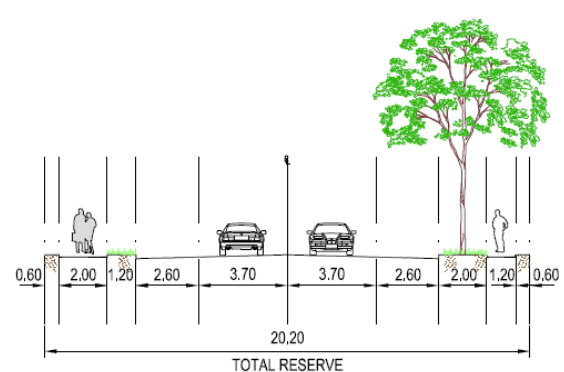


Figure 1.5 - Road Type 3: Collector Road (North-South) with Shared Path (Riverside Dr Extension)

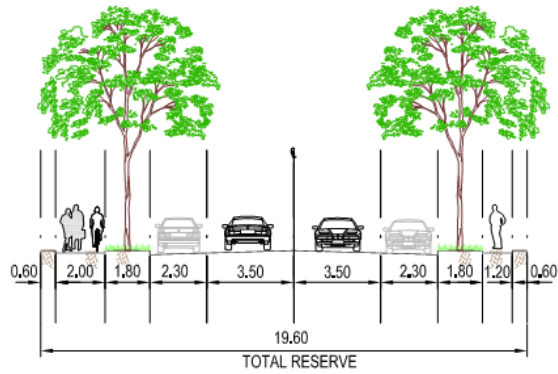


Figure 1.6 - Road Type 4: Collector Road with shared path

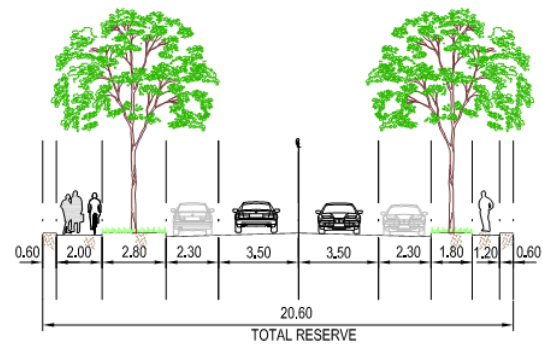


Figure 1.7 - Road Type 5: Existing Local Street with Shared Path

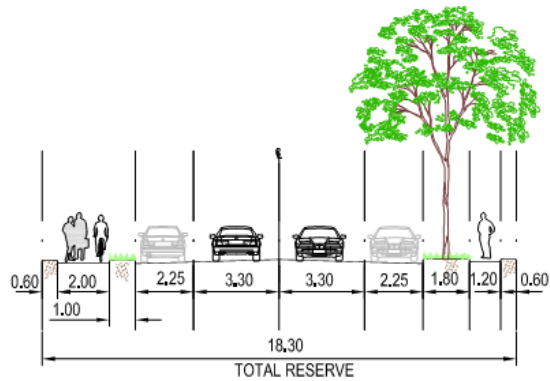


Figure 1.8 - Road Type 6: Proposed Local Street with Shared Path

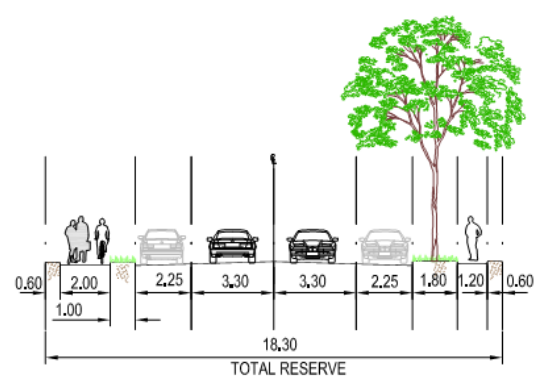


Figure 1.9 - Road Type 7: Minor Local Street

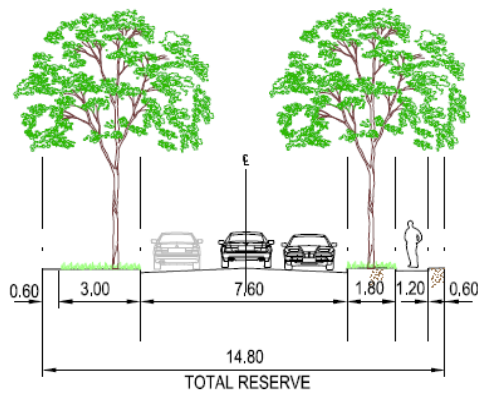


Figure 1.10 - Road Type 8: Minor Local Street next to Public Open Space

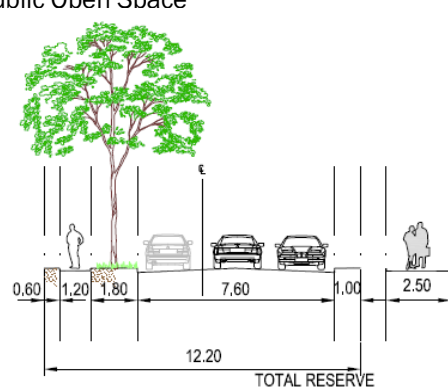


Figure 1.11 - Road Type 9: Accessway

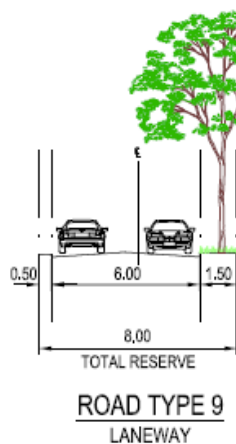


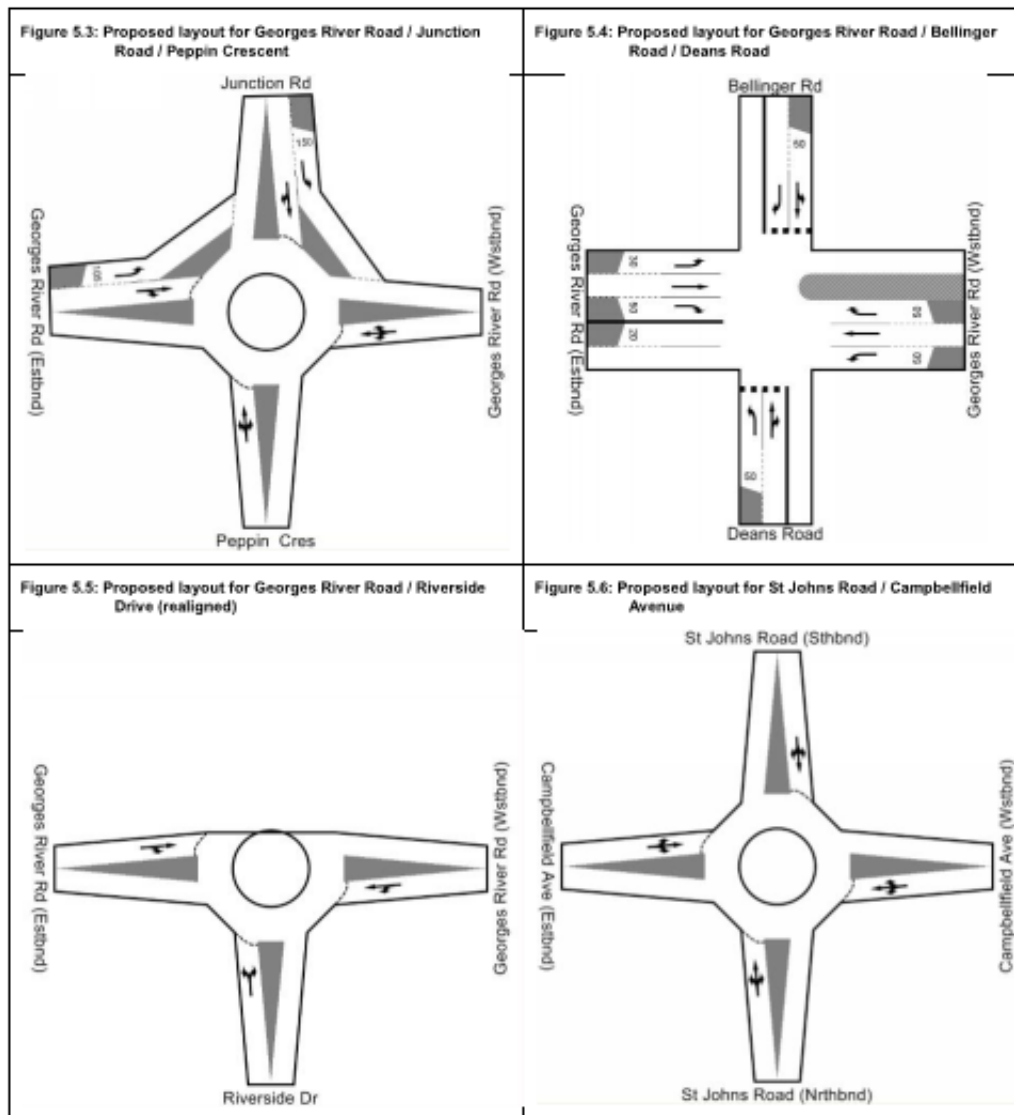
Figure 1.12 – Proposed Bicycle Routes



Figure 1.13 – Proposed Bus Routes and Bus Stops



Figure 1.14 – Proposed Intersection Upgrades



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

Public purpose:	Water Cycle and Water Quality Management
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Detention Facilities: It is proposed to construct a single, stormwater detention facility in the Smiths Creek corridor immediately upstream of Georges River Road. As a minimum it will adequately mitigate the stormwater quantity/flooding impacts created by the development upon the downstream catchments as per the approved Concept Plan documentation.</p> <p>Gross Pollutant Traps and Bio-Retention Devices: The GPTs will be standard proprietary pre-cast units requiring excavation and installation. The bio-retention facilities will require excavation, liner material, subsoil drainage, filter media and grass plantings capable of withstanding temporary inundation and periods of drought.</p> <p>Refer to Figures 2.1 and 2.2 for the approved Water Cycle Management Plan and Water Quality Strategy for Airds Bradbury Renewal.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Trunk Stormwater Pipes and Pits (ex. network in collector roads) ▪ Pond Area Engineering Upgrade is required to ensure the integrity of the pond structure, including certification of the works. ▪ Proposed Gross Pollutant Traps ▪ Upgrade Existing Culverts under Georges River Road ▪ Smiths Creek Detention Basin ▪ Proposed Bio-Retention Facilities
Estimates Works Value:	The estimated cost for the items of works listed above is \$5,197,693.
Area:	TBA

Figure 2.1 – Water Cycle Management Plan

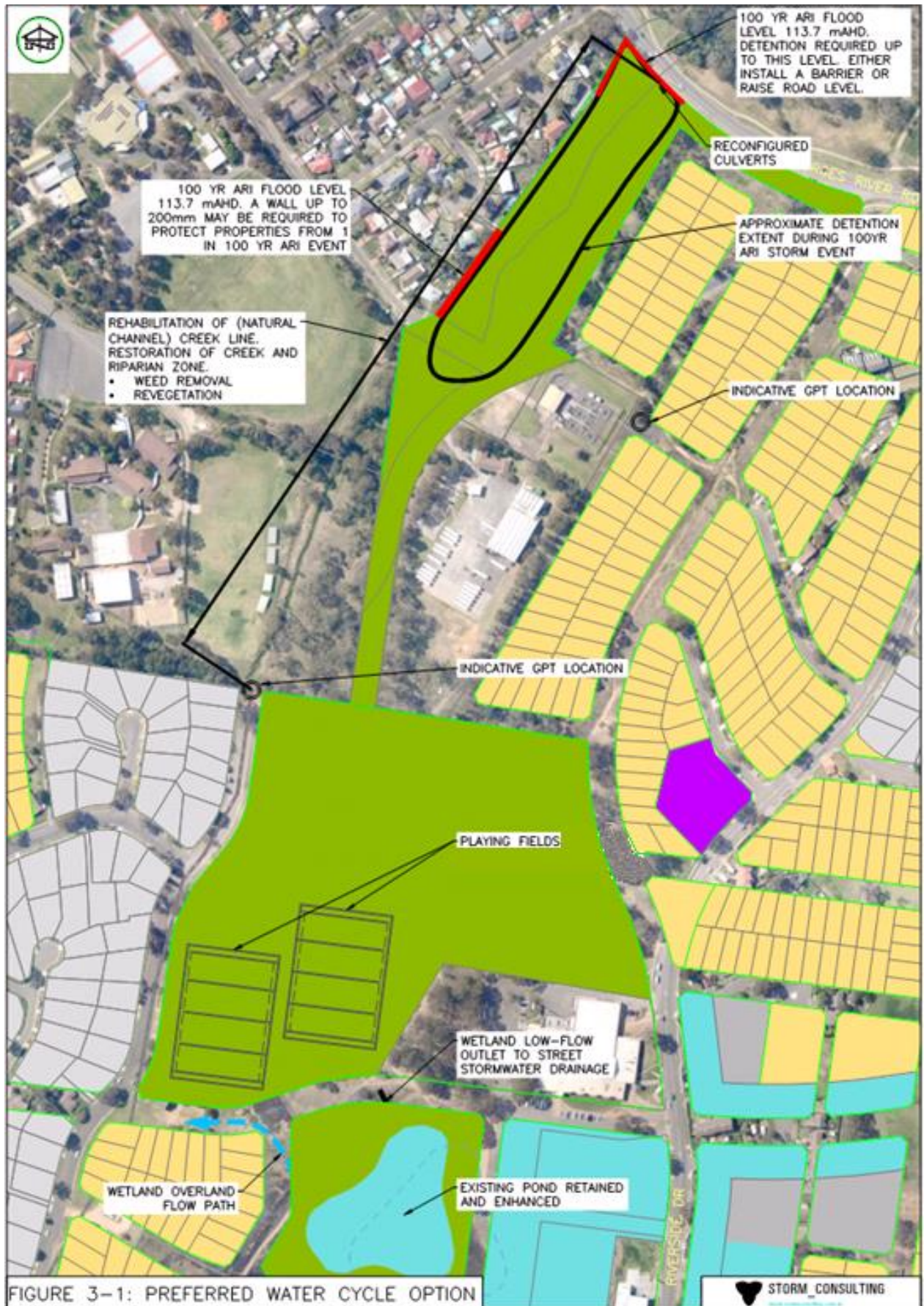
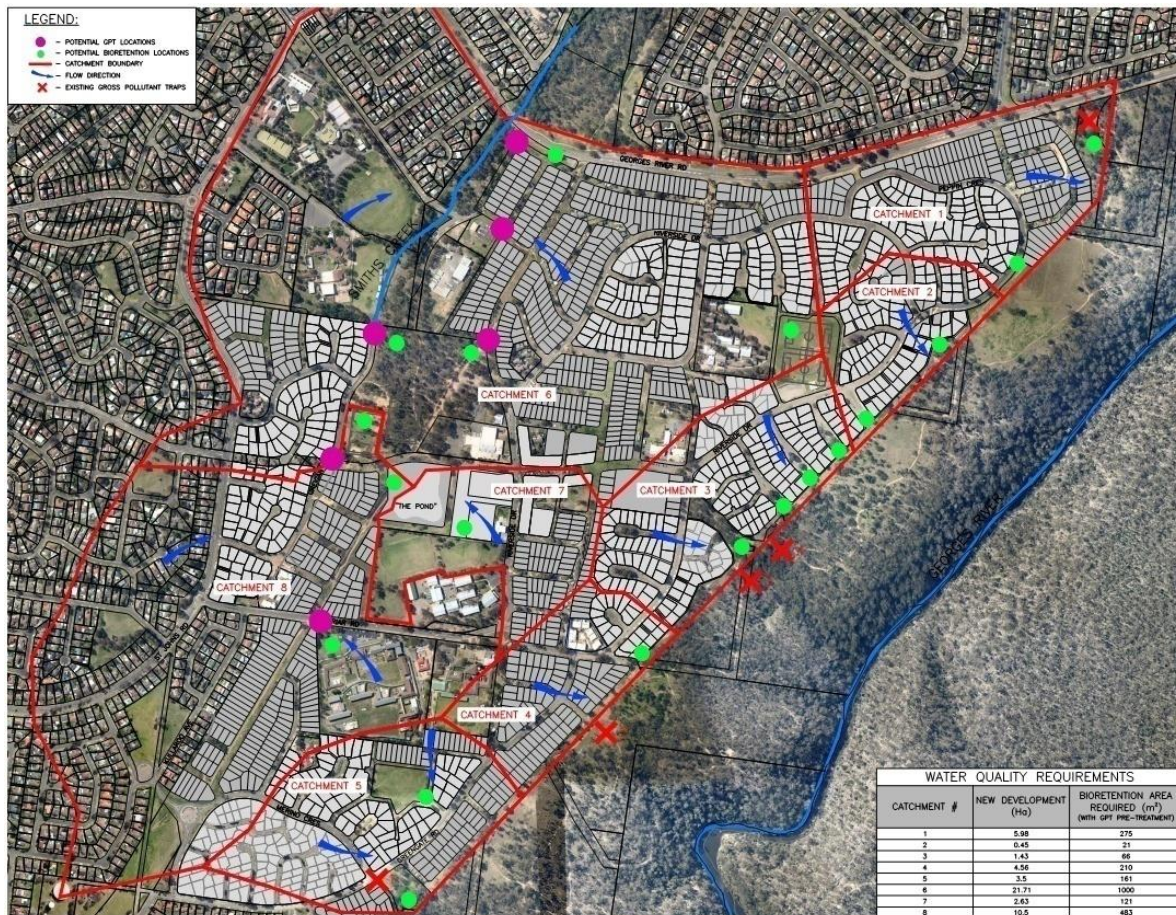


Figure 2.2 – Water Quality Strategy



3. Smiths Creek Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stages 1B and 2A
Description of works	Landscaping and revegetation of Smiths Creek Reserve including restoration of riparian vegetation. Refer to Figure 3.1.
Core Elements	<p>Smiths Creek Reserve Landscaping</p> <ul style="list-style-type: none"> Restoration and revegetation of riparian vegetation. Works to include cultivation, planting and mulching.
Estimates Works Value:	The estimated cost for the Kevin Wheatley VC Pond Area and Playing Fields is \$218,257.
Area:	Approximately 2.22ha

Figure 3.1 – Smiths Creek Corridor Landscaping Works

SMITHS CREEK RIPARIAN CORRIDOR

DRAWING REGISTER - LANDSCAPE PLANS

DWG NO.	DRAWING TITLE	SCALE	SIZE	ISSUE
L01	RESTORATION STRATEGY	1:500	A1	A
L02	PLANTING DETAILS	n.t.s	A1	A
L03	PLANTING PLAN NORTH	1:500	A1	A
L04	PLANTING PLAN SOUTH	1:500	A1	A



4. Kevin Wheatley VC Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 3
Description of works	Kevin Wheatley VC Reserve will include landscaping to the bushland area, the area surrounding the pond, construction of 2x playing fields, a new amenities building and provision for 80 car parking spaces. Refer to Figures 4.1 and 4.2 for Kevin Wheatley VC Reserve Playing Fields and Pond Area Concept Plans.
Core Elements	<p>Kevin Wheatley VC Reserve and Pond Area Landscaping (Ex. Engineering Upgrades)</p> <ul style="list-style-type: none"> Planting around the playing fields with an exercise area with a range of fitness equipment, shade structure, seating with robust anti-graffiti and vandalism material; Additional planting and footpaths around the bushland area; Embellish pond area to include walking circuit around pond area, small seating viewing areas, planting for passive recreation opportunities, and a playground that caters for a range of ages and challenge levels; Public Domain furniture incl. rubbish bins, 3x BBQ (electric) and 1 pergola will small grassed play area; <p>Playing Fields</p> <ul style="list-style-type: none"> 2x playing fields (68m x 100m) plus 8 metre in-goal area and 5 metre over runs on all sides with subsurface drainage and automatic irrigation system complete (incl. moisture sensor) with tank top up from portable main, slave unit to Council's central controller for lights and Irrigation; Flood lights in 25 metre steel poles, min 50 lux to whole field with electrical capacity and infrastructure to increase to 100 lux, control as above. Park lighting to Endeavour Energy's basic standard; Upgrade surface of existing basketball courts located behind the Airds Youth Centre; <p>Amenities Building</p> <ul style="list-style-type: none"> Amenity building including home & away change facilities, referees room, public toilets, and canteen (205m² GFA and 110m² Awning @ \$2,470/m² of GFA). Also accommodated in this building is Council's maintenance storage including separate irrigation pump room; <p>Car Park</p> <ul style="list-style-type: none"> Min 80 marked car parking spaces (60 paved onsite) for the playing fields, with an additional 20 marked shared parking spaces with the pond area and town centre with planting to soften visual impact of car park.
Estimates Works Value:	The estimated cost for the Kevin Wheatley VC Pond Area and Playing Fields is \$4,729,054.
Area:	Approximately 9.52ha

Figure 4.1 – Kevin Wheatley VC Reserve - Playing Fields



Figure 4.2 – Pond Area



5. Merino Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 8
Description of works	Merino Park will be embellished to include planting along edges, run around grass area, 1.2m wide footpaths, informal playground, half basketball court, seating and picnic area. Refer to Figure 5.1 for Merino Park Concept Plan.
Core Elements	<ul style="list-style-type: none"> ▪ Street tree planting along northern and western edge; ▪ Adequate parallel on street parking already exists along park edges; ▪ Reinforce access points: doormat + feature entry planting; ▪ Canopy trees to provide shade and create 'forest' character; ▪ Low native planting along edges; ▪ 1.2m wide footpath through the park; ▪ Run around grass area, introduce shallow batter along main footpath to redirect straight desire line into slight curve; ▪ Playground (informal play) utilise existing change in level to create undulating landscape, tree planting to provide; ▪ Half basketball court; ▪ Seating and picnic tables associated with children's play area.
Estimates Works Value:	The estimated cost for Merino Park works is \$419,457.
Area:	Approximately 0.74ha

Figure 5.1 – Merino Park



LOCATION PLAN

LEGEND

	1.2m Path
	Planting
	Turf Areas
	Tree Planting
	Feature Tree
	Rubber Softwall
	Decomposite Granite
	Plexipave
	Mulch

PROPOSED FACILITIES

Seating
Picnic Settings, Bin
School Age Playground
Pre School Playground
Adventure / Nature Play
Basketball Half Court
Bike Rack
Run around



6. Riley Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 9C
Description of works	Riley Park facilities will be improved and will include re-sized football fields, a synthetic cricket wicket, a new amenities building, BBQ area, children's play area, boundary and street planting and 80 paved spaces car park. Conduits for future lighting will be provided. Refer to Figure 6.1 for Riley Park Concept Plan.
Core Elements	<p>Playing Fields</p> <ul style="list-style-type: none"> ▪ Maintain current 2x football fields with over runs of 5 metres around; ▪ Synthetic cricket wicket between both fields with adult cricket field fitting within precinct; ▪ Sporting fields with sub surface drainage and automatic irrigation system complete (incl. moisture sensor) with tank top up from potable main, slave unit to Council central controller for lights and irrigation; ▪ Conduits for future park lighting; ▪ Consider provision of bench seating / viewing banks for spectators; ▪ Boundary and street tree planting spaced along the length of the park and tall clear trunked indigenous trees along park edge will maintain open views out and frames views in to the park promoting passive surveillance; ▪ Pedestrian path linking to school; ▪ 1x electric double unit barbeque; ▪ Younger children's play area located in close proximity of amenity building with shade structure nearby and/or covering part of play area. Shade structure of robust anti-graffiti and vandal resistant material. Rubber softfall to be used under all play equipment (no organic mulch). <p>Amenities Building</p> <ul style="list-style-type: none"> ▪ Amenity building including home & away change facilities, referees room, public toilets, and canteen (205m² GFA and 110m² Awning @ \$2,470/m² of GFA). Also accommodated in this building is Council's maintenance storage including separate irrigation pump room; <p>Car Park</p> <ul style="list-style-type: none"> ▪ Car park (40 paved spaces and 40 overflow) + cycle parking provide buffer planting along riverside drive.
Estimates Works Value:	The estimated cost for Riley Park works is \$1,974,391
Area:	Approximately 2.37ha

Figure 6.1 – Riley Park



LOCATION PLAN

LEGEND

- 1.5m Path
- 3.0m Path
- Mass Planting Type 1
- Mass planting Type 2
- Turf Areas
- Playing Fields
- Tree Planting
- Rubber Softwall

PROPOSED FACILITIES

- Toddler's Play
- New Amenities
- New Car Park
 - a) 40 spaces
 - b) 40 overspill spaces
- Seating
- Cricket Wicket
- Practice Net
- BBQ & Shelter
- Picnic Settings, Bin
- Bikes Racks









7. Baden Powell Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 9A
Description of works	Baden Powell Reserve will retain existing vegetation and will be embellished with feature tree planning, central run around area, playground, seating and pedestrian linkages.
Core Elements	<ul style="list-style-type: none"> ▪ Retain existing vegetation; ▪ Provide north / south pedestrian linkages; ▪ Reinforce access points: doormat + feature tree planting; ▪ Create central run around area and provide 'observer' seating; ▪ Playground area; ▪ Trees to provide screening and shade.
Estimates Works Value:	The estimated cost for Baden Powell Reserve works is \$84,195
Area:	Approximately 0.90ha

Figure 7.1 – Baden Powell Reserve



LEGEND

-  1.2m Path
-  Planting
-  Open Turf Areas
-  Proposed Trees
-  Existing Trees
-  Feature Trees
-  Rubber Softfall

PROPOSED FACILITIES

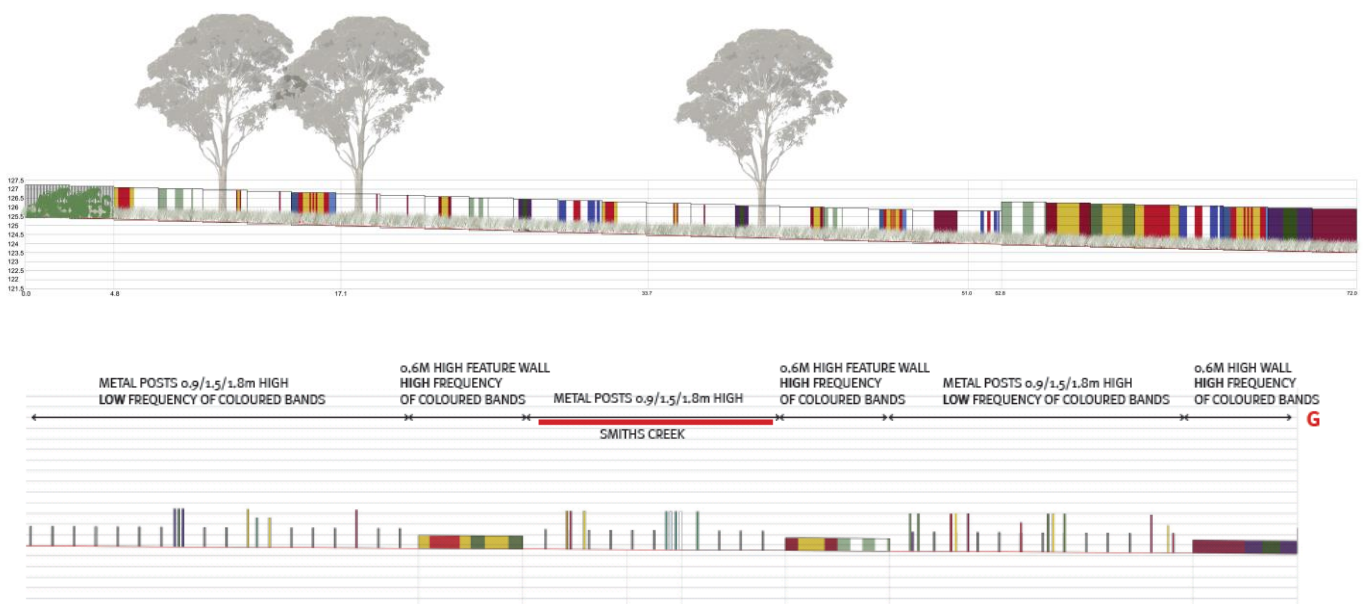
- Seating
- Playground
- Run around



8. Georges River Road Entry – Kevin Wheatley VC Wall

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 1B
Description of works	A combination of concrete wall panels faced with bands of coloured tiles and metal posts will be provided along Georges River Road as an entry feature to the development. The entry marker becomes an expression of past memories, valour and hope for the future with the overall theme celebrating the idea of courage. The past courage of Kevin Wheatley VC is an act of validation and a role model for the community to take responsibility for the future.
Core Elements	<ul style="list-style-type: none"> ▪ The entry wall is themed the 'exploration of courage'; ▪ The past courage of Kevin Wheatley VC is an act of validation and a role model for the community to take responsibility for the future; ▪ The entry and boundaries walls will be rendered masonry or concrete walls faced with bands of coloured tiles. Wall materials designed to discourage graffiti; ▪ Low native grasses and groundcovers will be planted in front of the wall to visually soften and provide colour and massing; ▪ Street tree and understorey planting is part of the entry sequence into the site; ▪ Open canopy trees to frame the roadway and connect to the bushland along Smiths Creek corridor.
Estimates Works Value:	The estimated cost Kevin Wheatley VC Entry Wall works is \$177,100
Area:	TBA

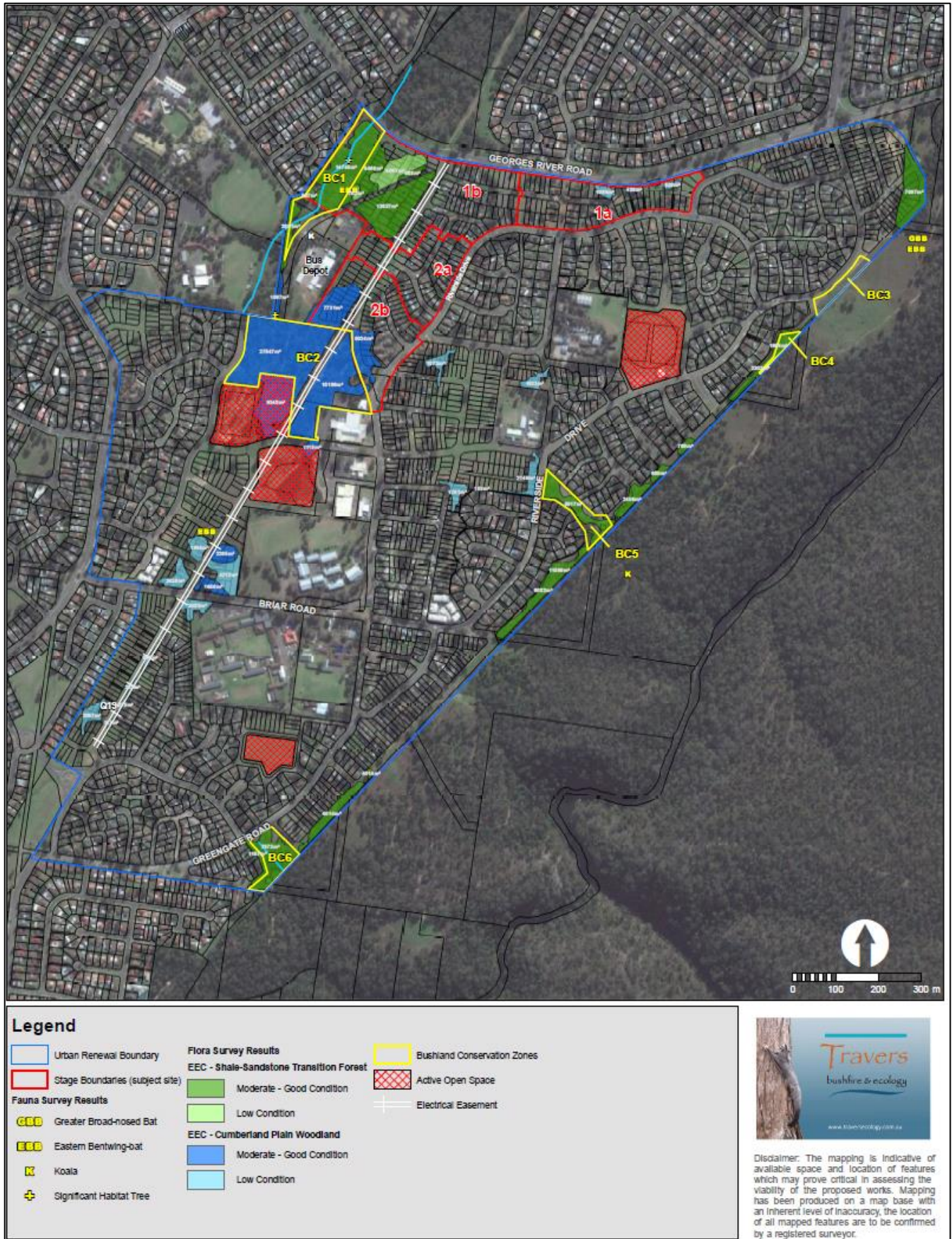
Figure 8.1 – Kevin Wheatley VC Entry Wall – Georges River Road



9. Bushland Regeneration

Public purpose:	Public Open Space
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of works	The aim is to conserve remnant vegetation of conservation value within Airds Bradbury and to undertake long term regeneration and management of the reserves to enhance habitat for threatened species and endangered ecological communities. The bushland regeneration is to run for 5 years from commencement of works or for a reduced period as agreed with Council. Refer to Figure 9.1 for Bushland Regeneration Plan.
Core Elements	<p>BC1 Smiths Creek</p> <ul style="list-style-type: none"> Shale Sandstone Transition Forrest Regeneration and Revegetation <p>BC2 Kevin Wheatley VC Reserve</p> <ul style="list-style-type: none"> Cumberland Plain Woodland Regeneration and Revegetation <p>BC3 Peppin Park (North) and BC4 Peppin Park (South)</p> <ul style="list-style-type: none"> Shale Sandstone Transition Forrest Regeneration and Revegetation <p>BC5 Georges River Reserve</p> <ul style="list-style-type: none"> Shale Sandstone Transition Forrest Regeneration and Revegetation <p>BC6 Hagan Reserve</p> <ul style="list-style-type: none"> Shale Sandstone Transition Forrest Regeneration and Revegetation
Estimates Works Value:	<p>The estimated cost for riparian and bushland regeneration works is \$543,813</p> <p>This estimate includes \$47,500 for Koala Linkage Strategy associated works.</p>
Area:	Approximately 9.68ha

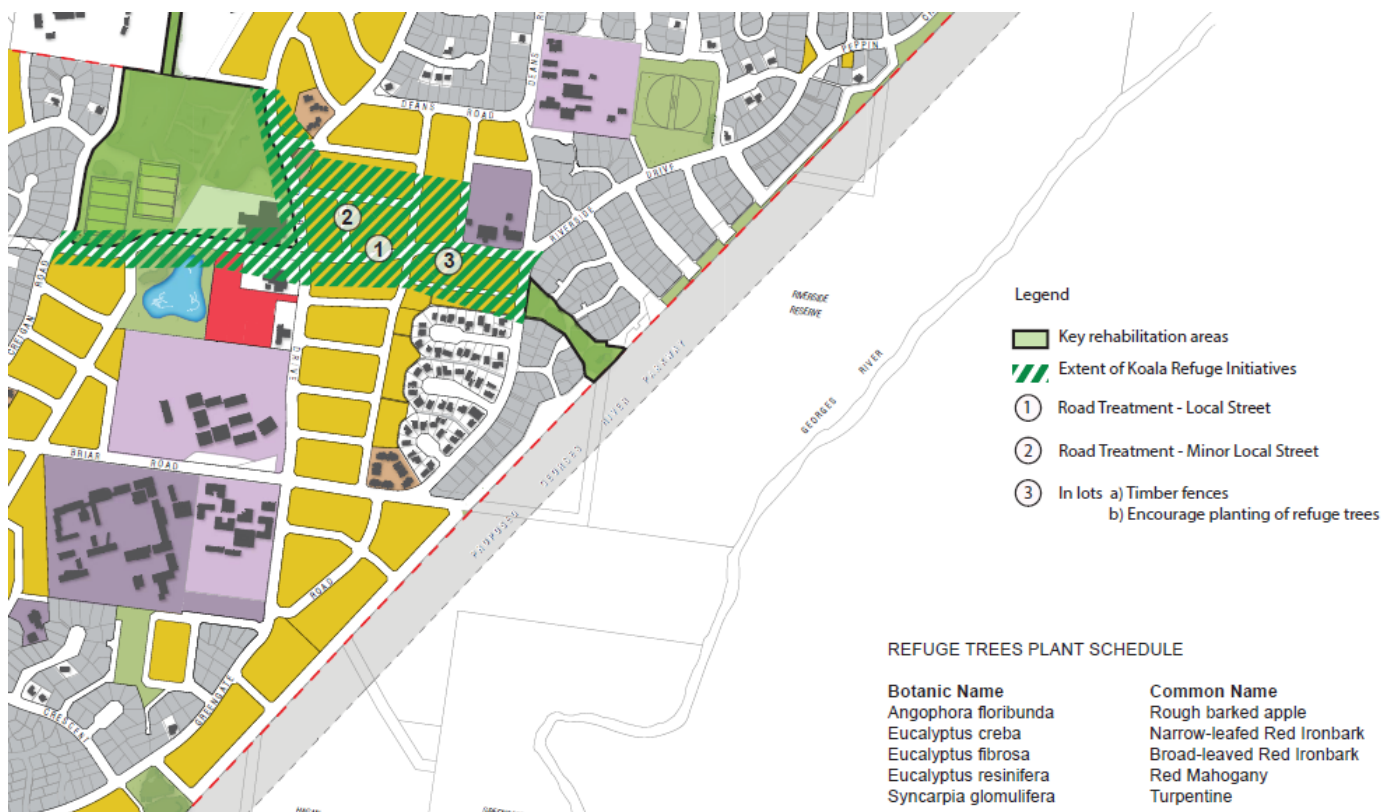
Figure 9.1 – Bushland Regeneration Areas



9a. Koala Linkage Strategy

Public purpose:	Environmental Protection
Development Area/Staging Rationale	Stage 3 and 4 (Works included in item 30 – Georges River Reserve BC5)
Description of works	Package of works to be undertaken in a strategic koala linkage area to assist in the safe movement of koalas from the Georges River Reserve to the Smiths Creek reserve.
Core Elements	Koala linkage works <ul style="list-style-type: none"> ▪ Timber boundary fencing to all new lots ▪ Planting of appropriate shelter trees on linkage roads ▪ Speed limit below 60kph and lighting to linkage roads ▪ Bushland regeneration works ▪ Provide educational information to new home owners about living around koalas
Estimates Works Value:	Estimated cost for the koala linkage works (over and above bushland regeneration works) are: \$47,500 Value of work included in item 30 – Georges River Reserve BC5.
Area:	As per plan

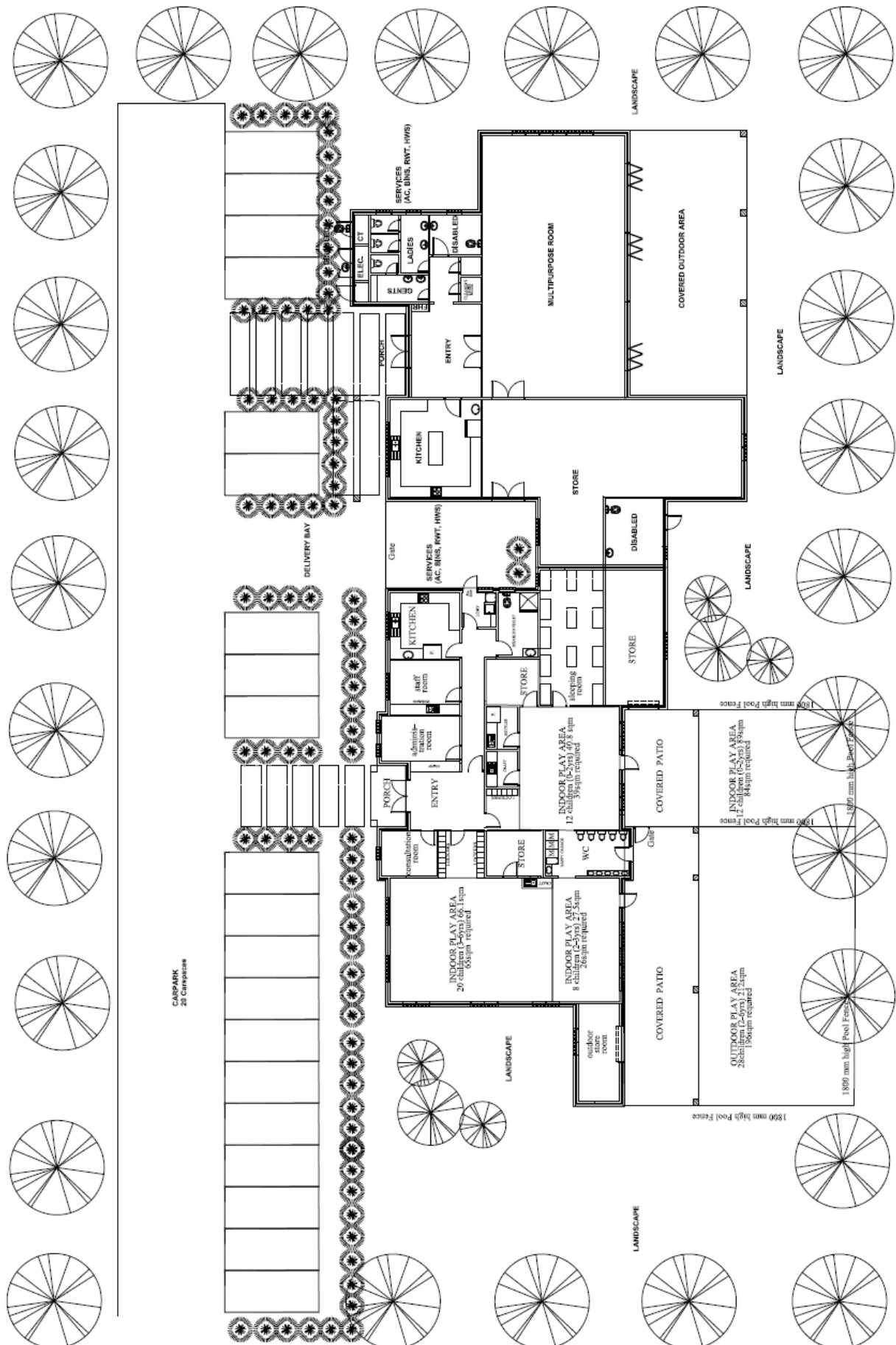
Figure 11.1 – Koala linkage works



10. Community Facilities

Public purpose:	Community Facilities
Development Area/Staging Rationale	Stage 3
Description of works	<p>Two options were provided to Council for Community Facilities;</p> <p>Option 1 – To retain the existing facilities</p> <p>Option 2 – To Construct New Community Facilities Centre.</p> <p>Council agreed to proceed with Option 2 at their meeting of 14th October 2014. This option involves the construction of a new Community Facilities Centre (integration of community centre and, child and family centre) on a minimum 1,450m² lot within the Town Centre.</p>
Core Elements	<p>Construct New Community Facilities Centre</p> <ul style="list-style-type: none"> ▪ This option involves the construction of a new Community Facilities Centre (integration of community centre and, child and family centre) on a minimum 1,450m² lot within the Town Centre; ▪ Approx. 700m² of Gross Floor Area (includes external accessible toilet facilities and 100m² of storage, but excludes fixtures, furniture and equipment - defined as any movable furniture, fixtures or equipment that has no permanent connection to the structure of the building); ▪ Landscaping, external lighting and access to and provision of 20 dedicated car parking spaces for the new Community Facilities Centre secured through an appropriate legal mechanism. ▪ Council is the responsible management authority for any newly constructed Community Facilities Centre, from the commencement of its operation and should facilitate NSW Land and Housing Corporation (or representative) access to the centre to support implementation of initiatives within the social plan; ▪ Demolition of the existing community facilities including the Airds Neighbourhood Centre, Amarina Child Care Centre and Campbelltown Child and Family Centre, but, excluding the Airds Youth Centre; ▪ Dedication of Airds Youth Centre Land as Community Open Space.
Estimates Works Value:	\$2,632,445 for new Community Facilities Centre and \$140,000 for demolition of existing community facilities,
Area:	TBA

Figure 10.1 – Airds Community Facilities Centre (DRAFT)



Part B: Land Dedication Provision

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

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

1. Associated Costs

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

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

2. Dedication Timing

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

3. Public Roads

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

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

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

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

4. Parks and Open Space

Existing public open space areas within the development site are currently owned by both NSW Land & Housing Corporation and Campbelltown City Council. Figure 11.1 identifies 16.74 hectares of open space currently owned by Council, plus a further 3.19 hectares currently in NSW Land & Housing Corporation title gazetted to Council.

During the redevelopment process, the location and shape of existing open space may be changed to suit the new road and lot layout and so it will be necessary for the Developer to acquire part or all of the existing open space from Council under the Land Acquisition (Just Terms Compensation) Act.

The existing and new open space areas will also be enhanced and redeveloped prior to dedication back to Council as public open space. Figure 11.2 identifies the proposed 18.90 hectares of open space that will be dedicated back to Council.

5. Land Remediation

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

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

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

Figure 11.1 – Existing Council Owned Open Space Plan



Figure 11.2 – Proposed Council Owned Open Space Plan

