

ATTACHMENT 1



**Land & Housing
Corporation**

Renewal, Level 10, 234 Sussex Street
Sydney NSW 2000
Tel: 02 9268 3517 Fax: 02 9268 3496
ABN 24 960 729 253

09 May 2013

The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Attention: Scott Lee

Dear Paul,

**Airds Bradbury Renewal Project
Voluntary Planning Agreement
NSW Land and Housing Corporation and Campbelltown City Council**

The purpose of this letter is to make an offer under Section 93F of the Environmental Planning and Assessment Act (Act) to enter into a Voluntary Planning Agreement with Campbelltown City Council for the delivery of public amenity and infrastructure services associated with the Airds Bradbury Renewal Project. NSW Land and Housing Corporation has entered into Project Delivery Agreement with UrbanGrowth NSW for the delivery of the Project.

The general terms of the Airds Bradbury Renewal Planning Agreement is summarised below:

- The Planning Agreement is between NSW Land and Housing Corporation and Campbelltown City Council;
- The land to which the Agreement applies is described in Schedule 1 of the Planning Agreement;
- The nature of contributions to be provided under the Agreement and timing of works is described in the attached schedule;
- The monetary contribution of \$100,000 will be provided for the upgrade of the existing community facilities if Campbelltown City Council decide to retain the facilities;
- The Planning Agreement is not to be registered on title;
- The Agreement requires contributions, namely the carrying out of Work and dedication of land to be completed before Subdivision Certificates can be issued as a form of security;
- The Agreement excludes the application of s94, s94A of the Act to the Development;
- The Agreement does not exclude the application of s94EF of the Act to the Development;
- Each Party is to pay for their own costs of preparing, negotiating, executing and stamping the Agreement.

The works to be carried out are detailed within the Infrastructure Services Delivery Plan (ISDP) which is consistent with the Airds Bradbury Renewal Concept Plan approved 24 August 2012. The total cost of the works to be delivered excluding land is \$18,644,017 (based on option to retain and upgrade existing community facilities) or \$20,485,377 (based on option to build new integrated community facility and demolish existing community facilities).

I look forward to receiving Council's response to this letter of offer.

Yours sincerely


pcw Mark Shepherd
GENERAL MANAGER

ATTACHMENT 2

Airds Bradbury Renewal Project Planning Agreement
 Campbelltown City Council
 New South Wales Land and Housing Corporation



Schedule 3 (Clause 10) Development Contributions

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public purpose	Nature and Extent	Timing	Contribution Value
1. Georges River Road /Riverside Drive Intersection (single lane roundabout)	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road and Riverside Drive. Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$253,000.00
2. Georges River Road /Bellinger Road (Give-Way) with additional approach from Deans Road	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road, Bellinger Road and Deans Road Dedication of land on which the Work is	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1A. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final	\$189,750.00

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<p>3. Georges River Road / Junction Road (From Peppin Crescent extension) - (roundabout)</p>	<p>Road Works and Intersection Upgrades</p>	<p>located Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of Georges River Road, Junction Road and Peppin Crescent Dedication of land on which the Work is located</p>	<p>Lot in Development Area 1A. Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 5. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 5.</p>	<p>\$253,000.00</p>
<p>4. St John Road / Cambellfield Avenue Extension (single lane roundabout)</p>	<p>Road Works and Intersection Upgrades</p>	<p>located Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the intersection of St John Road and Cambellfield Avenue Dedication of land on which the Work is located</p>	<p>Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.</p>	<p>\$253,000.00</p>
<p>5. Collector Roads</p>	<p>Road Works and Intersection Upgrades</p>	<p>located Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to collector roads Dedication of land on which the Work is located</p>	<p>Work located within a particular Development Area 1B, 2A, 2B, 3, 4, 6 and 7A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the</p>	<p>\$2,700,528.00</p>

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			last Final Lot in that Development Area.	
6. Roads Adjacent to Parks	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to roads adjacent to parks and open space Dedication of land on which the Work is located	Work located within a particular Development Area 1B, 2B, 3, 4, 5, 8 and 9 is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	\$1,048,668.00
7. Remove existing underpasses	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to the removal of existing underpasses Dedication of land on which the Work is located	Work located within a particular Development Area 4 and 7A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	\$632,500.00
8. Trunk stormwater pipes and pits	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the	Work located within a particular Development Area 1B, 2A, 3, 6, 7B and 8 is to be completed before the issuing of the Subdivision Certificate.	\$2,677,613.00

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		ISDP relevant to trunk stormwater pipes and pits Dedication of land on which the Work is located	that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	
9. Upgrade of existing Kevin Wheatley wetland / pond	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to Kevin Wheatley Park Pond Area upgrade Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.	\$161,920.00
10. Proposed gross pollutant traps	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to gross pollutant traps Dedication of land on which the Work is located	Work located within a particular Development Area 1B, and 3 is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	\$632,500.00

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11. Upgrade of Existing Culverts	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to upgrade of existing culverts under Georges River Road Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$651,475.00
12. Smiths Creek Detention Basin	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to the Smiths Creek detention basin Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$169,510.00
13. Proposed bio-retention facilities	Water Cycle Management	Carrying out of Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to bio-retention facilities Dedication of land on which the Work is located	Work located within a particular Development Area is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in that Development Area. Land within a particular Development Area is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in that Development Area.	\$904,675.00

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<p>14. Kevin Wheatley Reserve Pond Area Landscaping</p>	<p>Open Space and Landscape Works</p>	<p>Carrying out of Works as described under the heading '3. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to pond area landscaping Dedication of land on which the Work is located</p>	<p>Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.</p>	<p>\$1,444,652.00</p>
<p>15. Kevin Wheatley Reserve Playing Fields</p>	<p>Open Space and Landscape Works</p>	<p>Carrying out of Works as described under the heading '3. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to playing fields Dedication of land on which the Work is located</p>	<p>Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.</p>	<p>\$1,878,043.00</p>
<p>16. Kevin Wheatley Reserve Amenities Block</p>	<p>Open Space and Landscape Works</p>	<p>Carrying out of Works as described under the heading '3. Kevin Wheatley VC Reserve' in Part A of the ISDP relevant to the amenities building Dedication of land on which the Work is located</p>	<p>Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.</p>	<p>\$640,533.00</p>
<p>17. Kevin Wheatley Reserve Car</p>	<p>Open Space and Landscape Works</p>	<p>Carrying out of Works as described under the heading '3. Kevin Wheatley VC Reserve' in Part A of the ISDP</p>	<p>Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.</p>	<p>\$354,200.00</p>

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Parking Area	Works	relevant to the car park located	Dedication of land on which the Work is located	residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.	
18 Merino Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Merino Park' in Part A of the ISDP Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 8. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 8.	\$419,457.00
19 Riley Park Amenities Block	Open Space and Landscape Works	Carrying out of Works as described under the heading '5. Riley Park' in Part A of the ISDP relevant to the amenities building Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 9C. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 9C.	\$640,533.00
20 Riley Park Car Parking Area	Open Space and Landscape Works	Carrying out of Works as described under the heading '5. Riley Park' in Part A of the ISDP relevant to the car park Dedication of land on which the Work is located		Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 9C. Land to be dedicated on or before	\$227,700.00

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21 Riley Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '5. Riley Park' in Part A of the ISDP relevant to playing fields Dedication of land on which the Work is located	the registration of the plan of subdivision that creates the last Final Lot in Development Area 9C.	
22 Baden Powell Reserve Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Baden Powell Reserve' in Part A of the ISDP Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 9C. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 9C.	\$1,106,158.00
23 George River Road Entry Wall	Open Space and Landscape Works	Carrying out of Works as described under the heading '7. Georges River Road Entry - Kevin Wheatley VC Wall' in Part A of the ISDP Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 9A. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 9A.	\$84,195.00
			Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$177,100.00

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24 Smiths Creek Reserve (BC1)	Riparian and Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the ISDP relevant to BC1 Smiths Creek Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$313,389.00
25 Kevin Wheatley (Riverside Dr West) (BC2)	Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the ISDP relevant to BC2 Kevin Wheatley Reserve Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3.	\$593,192.00
26 Peppin Park North (BC3)	Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the ISDP relevant to BC3 Peppin Park (North) Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 5. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 5.	\$35,552.00
27 Peppin Park South (BC4)	Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for	\$21,545.00

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		ISDP relevant to BC4 Peppin Park (South) Dedication of land on which the Work is located	residential purposes in Development Area 5. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 5.	
28 Georges River Reserve (Riverside Dr East) (BC5)	Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the ISDP relevant to BC5 Georges River Reserve Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 4. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 4.	\$39,321.00
29 Hagan Reserve (Greengate Road) (BC6)	Bushland Regeneration	Carrying out of Works as described under the heading '8 Riparian and Bushland Regeneration' in Part A of the ISDP relevant to BC6 Hagan Reserve. Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 8. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 8.	\$40,309.00
Total Contribution Value:				\$18,544,017.00
30 Retain and Upgrade of Existing Community	Community Facilities	Payment of \$100,000.00 to the Council towards the upgrade of the existing community facilities as described under the heading '9 Community Facilities' in	If required, before the issuing of a Subdivision Certificate for a plan of subdivision which creates the last Final Lot for residential purposes	\$100,000.00

Airds Bradbury Renewal Project Planning Agreement
Campbelltown City Council
New South Wales Land and Housing Corporation



Facilities		Part A and '1 Upgrade Existing Community Facilities' in Part B of the ISDP, but only if Council notifies the Developer in writing prior to 30 June 2014 that existing community facilities are to be retained.	within Development Area 3.	
31 Amarina Child Care Centre Land Dedication	Community Facilities	Dedication of Land on which the Amarina Child Care Centre is located, as described under the heading '9 Community Facilities' in Part A of the ISDP, but only if Council notifies the Developer in writing prior to 30 June 2014 that existing community facilities are to be retained.	If required, before the issuing of a Subdivision Certificate for a plan of subdivision which creates the last Final Lot for residential purposes within Development Area 3.	N/A
Total Contribution Value for Option to Retain & Upgrade Existing Facilities Value: \$100,000.00				
32 New Community Facilities Centre	Community Facilities	If Items 30 and 31 are not required to be provided: <ul style="list-style-type: none"> Carrying out of Works as described under the heading '9 Community Facilities' in Part A of the ISDP relevant to constructing a new community facilities centre Dedication of land on which the Work is located 	If required: <ul style="list-style-type: none"> Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 3. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 3. 	\$1,801,360.00
33 Demolition of existing Community	Community Facilities	If Items 30 and 31 are not required to be provided: <ul style="list-style-type: none"> Carrying out of Works as described 	If required: <ul style="list-style-type: none"> Work to be completed before the issuing of the Subdivision 	\$140,000.00

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Campbelltown City Council
New South Wales Land and Housing Corporation



Facilities		<p>under the heading '9 Community Facilities' in Part A of the ISDP relevant to demolition of existing community facilities</p> <ul style="list-style-type: none"> • Dedication of land on which the Work is located 	<p>Certificate that creates the last Final Lot for residential purposes in Development Area 4.</p> <ul style="list-style-type: none"> • Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 4. 	
Option for New Community Facilities Centre Value:				\$1,941,360.00

ATTACHMENT 3

Airds Bradbury Renewal ISDP May 2013

Planning Agreement Summary Table

#	Item	Approx area (ha)	Timing	Contribution Value	Nature of Contribution
Road and Intersection Upgrades					
1	Collector Roads		1B, 2A, 2B, 3, 4, 6, 7A	\$2,700,528	Works in Kind
2	Roads Adjacent to Parks		1B, 2B, 3, 4, 5, 8, 9	\$1,048,668	Works in Kind
3	Removal of Existing Underpasses		4, 7A	\$632,500	Works in Kind
4	Georges River Road/ Riverside Drive Intersection		1B	\$253,000	Works in Kind
5	Georges River Road /Bellinger Road /Deans Road Intersection		1A	\$189,750	Works in Kind
6	Georges River Road /Junction Road /Peppin Crescent Intersection		5	\$253,000	Works in Kind
7	St John Road / Cambellfield Avenue Intersection		3	\$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	\$2,677,613	Works in Kind
9	Kevin Wheatley Park Pond Area Engineering Upgrade		3	\$161,920	Works in Kind
10	Proposed Gross Pollutant Traps		1B, 3	\$632,500	Works in Kind
11	Upgrade Existing Culverts under Georges River Road		1B	\$651,475	Works in Kind
12	Proposed Detention Basin		1B	\$169,510	Works in Kind
13	Proposed Bio-Retention Facilities		All Stages	\$904,675	Works in Kind
Open Space and Landscape Works					
14	Kevin Wheatley Reserve Pond Area	4.26	3	\$1,444,652	Works in Kind
15	Kevin Wheatley Reserve Playing Fields		3	\$1,878,043	Works in Kind
16	Kevin Wheatley Reserve Amenities Block		3	\$640,533	Works in Kind
17	Kevin Wheatley Reserve Car Parking Area		3	\$354,200	Works in Kind
18	Merino Park Landscaping	0.74	8	\$419,457	Works in Kind
19	Riley Park Landscaping	2.37	9C	\$1,106,158	Works in Kind
20	Riley Park Amenities Block		9C	\$640,533	Works in Kind
21	Riley Park Car Parking Area		9C	\$227,700	Works in Kind
22	Baden Powell Reserve Landscaping	0.49	9A	\$84,195	Works in Kind
23	Georges River Road Entry Wall		1B	\$177,100	Works in Kind
Riparian and Bushland Regeneration					
24	Smiths Creek Reserve (BC1)	2.22	1B	\$313,389	Works in Kind
25	Kevin Wheatley Reserve (BC2)	5.26	3	\$593,192	Works in Kind
26	Peppin Park North (BC3)	0.40	5	\$35,552	Works in Kind
27	Peppin Park South (BC4)	0.17	5	\$21,545	Works in Kind
28	Georges River Reserve (BC5)	0.84	4	\$39,321	Works in Kind
29	Hagan Reserve (BC6)	0.79	8	\$40,309	Works in Kind
Total Contribution Value				\$18,544,017	
Community Facilities – Option 1: Retain and Upgrade Existing Facilities					
30	Retain and Upgrade Existing Community Facilities		3	\$100,000	Monetary Contribution
31	Amarina Child Care Centre Land		3	\$0	Dedication of Land
OR					
Community Facilities – Option 2: New Community Facilities Centre					
33	New Community Facilities Centre		3	\$1,801,360	Works in Kind
34	Demolition of Existing Facilities		4	\$140,000	Works in Kind

ATTACHMENT 4



Planning &
Infrastructure

28 June 2013

Contact: Megan Fu
Phone: (02) 9228 6531
Fax: (02) 9228 6455
Email: megan.fu@planning.nsw.gov.au
Our ref.: MP 10_0186 MOD 1

Mr Jeff Lawrence
Director Planning and Environment
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Attention: Scott Lee

Dear Mr Lawrence

Subject: Notification of Modification Request for Airids Bradbury Renewal Project (MP 10_0186 MOD 1)

UrbanGrowth NSW (the proponent) has submitted a request to modify the above concept plan. The department has placed the application and supporting documentation on the department's development assessment tracking system under reference 'MP 10_0186 MOD 1' (<http://majorprojects.planning.nsw.gov.au>).

The modification application seeks to amend future assessment requirement No. 4 of the concept plan approval in relation to development contributions to reference the letter of offer to council to provide greater certainty regarding the nature of the contributions and timing of the delivery of the contributions. The modification also seeks to amend the timing for execution of the contributions agreement to Stage 3 of the development.

I have enclosed a hard copy of the application and supporting documentation for your review. I invite you to make a submission on the request, including advice on recommended conditions of approval, by Friday 12 July 2013.

It is departmental policy to make your submission available on the department's website.

Your contact officer for this proposal, Megan Fu, can be contacted on 9228 6531 or via email at megan.fu@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,

A handwritten signature in black ink that reads 'David Gibson'.

David Gibson
Team Leader, Metropolitan and Regional Projects North

ATTACHMENT 5

Airds Bradbury Renewal Project Stages 1A and 1B - Works-in-Kind Ag
 Campbelltown City Council
 NSW Land and Housing Corporation



Schedule 3

(Clause 1.1)

Work to be carried out by Developer

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public purpose	Nature and Extent	Timing	Contribution Value
1. Proposed bio-retention facilities	Water Cycle Management	Carrying out of the part of the Works as described under the heading '2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices' in Part A of the ISDP relevant to bio-retention facilities, that are located in Development Area 1A Dedication of land on which the Work is located	Work located within Development Area 1A is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1A. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1A.	\$54,770.00
2. Georges River Road /Bellingher Road (Give-Way) with	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in	\$189,750.00

Airds Bradbury Renewal Project Stages 1A and 1B - Works-in-Kind Ag

Campbelltown City Council

NSW Land and Housing Corporation



additional approach from Deans Road		ISDP relevant to the intersection of Georges River Road, Bellingier Road and Deans Road Dedication of land on which the Work is located	Development Area 1A. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1A.	\$244,520.00
3. Collector Roads	Road Works and Intersection Upgrades	Carrying out of the part of the Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to collector roads, that are located in Development Area 1B Dedication of land on which the Work is located	Stage 1A subtotal Work located within Development Area 1B is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$415,269.00
4. Roads Adjacent to Parks	Road Works and Intersection Upgrades	Carrying out of the part of the Works as described under the heading '1. Road Works (Incl. Cycleways and Bus Stops) and Intersection Upgrades' in Part A of the ISDP relevant to roads adjacent to parks and open space, that are located in Development Area 1B Dedication of land on which the Work is located	Work located within Development Area 1B is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$111,045.00
5. Trunk stormwater pipes	Water Cycle Management	Carrying out of the part of the Works as described under the heading '2.	Work located within Development Area 1B is to be completed before	\$613,525.00

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and pits		<i>Deterition Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> in Part A of the ISDP relevant to trunk stormwater pipes and pits, that are located in Development Area 1B Dedication of land on which the Work is located	the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B Land is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B	
6. Upgrade of Existing Culverts	Water Cycle Management	Carrying out of Works as described under the heading '2. <i>Deterition Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP relevant to upgrade of existing culverts under Georges River Road Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$651,475.00
7. Smiths Creek Detention Basin	Water Cycle Management	Carrying out of Works as described under the heading '2. <i>Deterition Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP relevant to the Smiths Creek detention basin Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$169,510.00
8 Smiths Creek Reserve North (BC1)	Riparian and Bushland Regeneration	Carrying out of Works as described under the heading '8 <i>Riparian and Bushland Regeneration</i> ' in Part A of the	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for	\$174,383.00

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		ISDP relevant to BC1 Smiths Creek Dedication of land on which the Work is located	residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	
9. Proposed gross pollutant traps	Water Cycle Management	Carrying out of the part of the Works as described under the heading '2. <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP relevant to gross pollutant traps, that are located in Development Area 1B Dedication of land on which the Work is located	Work located within Development Area 1B is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B Land is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B	\$316,250.00
10. Proposed bio-retention facilities	Water Cycle Management	Carrying out of the part of the Works as described under the heading '2. <i>Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices</i> ' in Part A of the ISDP relevant to bio-retention facilities, that are located in Development Area 1B Dedication of land on which the Work is located	Work located within Development Area 1B is to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B Land is to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B	\$69,512.00
11. Georges River Road /Riverside Drive	Road Works and Intersection Upgrades	Carrying out of Works as described under the heading '1. <i>Road Works (Incl. Cycleways and Bus Stops) and</i>	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for	\$253,000.00

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Intersection (single lane roundabout)		<i>Intersection Upgrades</i> in Part A of the ISDP relevant to the intersection of Georges River Road and Riverside Drive. Dedication of land on which the Work is located	residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	
12 George River Road Entry Wall	Open Space and Landscape Works	Carrying out of Works as described under the heading '7. Georges River Road Entry – Kevin Wheatley VC Wall' in Part A of the ISDP Dedication of land on which the Work is located	Work to be completed before the issuing of the Subdivision Certificate that creates the last Final Lot for residential purposes in Development Area 1B. Land to be dedicated on or before the registration of the plan of subdivision that creates the last Final Lot in Development Area 1B.	\$177,100.00
			Stage 1B subtotal	\$2,951,069.00
			Sum of all Contribution Values	\$3,195,589.00