

ATTACHMENT 1



**Land & Housing
Corporation**

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10 October 2013

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

OCT16'13 07:55:56 RCVD

Attention: Paul Tosi

Dear Paul,

**Airds Bradbury Renewal Project
Revised Voluntary Planning Agreement Offer**

The purpose of this letter is to make a revised offer to enter into a Planning Agreement with Campbelltown City Council for the delivery of public amenity and infrastructure services associated with the Airds Bradbury Renewal Project. This offer is made under Section 93F of the Environmental Planning and Assessment Act (Act) and it incorporates the following amendments to our previous offer dated 9 May 2013.

The general terms of the Airds Bradbury Renewal Planning Agreement remain:

- 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.

In addition to our previous offer, we propose the following (items previous requested by Council):

- 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.
- Any newly constructed Community Facilities Centre has access to at least 20 exclusive on site car parking spaces, secured through an appropriate legal mechanism.
- Detailed specifications for the proposed Community Facilities Centre (Option 2) are to be provided to Council demonstrating that the funds are adequate to construct the facility.
- The proposed amenities buildings at both the proposed new Kevin Wheatley VC Reserve and Riley Park are a minimum of 205sqm GFA plus 110sqm awning.
- A minimum 80 off-street spaces are provided at the proposed new Kevin Wheatley VC Reserve playing fields (including the sporting fields and pond area).
- The minimum establishment/early maintenance period for bushland regeneration areas containing EECs has increased from two years to five years.
- Engineering certification, attesting to the integrity of the walls of the pond at Kevin Wheatley VC Reserve, is provided and referred to in the Voluntary Planning Agreement.

The works to be carried out are detailed within the attached Infrastructure Services Delivery Plan (ISDP) which is consistent with the Airs Bradbury Renewal Concept Plan approved 24 August 2012. The total cost of the works to be delivered excluding land is \$18,726,906 (based on option to retain and upgrade existing community facilities) or \$21,399,351 (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



Mark Shepherd
GENERAL MANAGER

ATTACHMENT 2

Airds Bradbury Renewal Project Development Contributions

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public Purpose	Scope	Contribution Value	Development Area (Stage)
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. Dedication of Land on which the Work is located.	\$253,000	1B
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. Dedication of Land on which the Work is located.	\$189,750	1A
3 Georges River Road / Junction Road (From Peppin Crescent extension) (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. Dedication of Land on which the Work is located.	\$253,000	5
4 St Johns Road / Cambellfield Avenue Extension (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. Dedication of Land on which the Work is located.	\$253,000	3
5 Collector Roads	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. Dedication of Land on which the Work is located.	\$2,700,528	1B, 2A, 2B, 3, 4, 6, 7A
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. Dedication of Land on which the Work is located.	\$1,048,668	1B, 2B, 3, 4, 5, 8, 9
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. Dedication of Land on which the Work is located.	\$632,500	4, 7A
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 ISDP. Dedication of Land on which the Work is located.	\$2,677,613	1B, 2A, 3, 6, 7B, 8
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. Dedication of Land on which the Work is located.	\$181,920	3
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. Dedication of Land on which the Work is located.	\$632,500	1B, 3
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. Dedication of Land on which the Work is located.	\$651,475	1B
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. Dedication of Land on which the Work is located.	\$169,510	1B
13 Proposed bioretention 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. Dedication of Land on which the Work is located.	\$904,675	All Stages
14 Smiths Creek Reserve Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '3. Smiths Creek Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$218,257	1B & 2A
15 Kevin Wheatley Reserve and Pond Area Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$1,444,652	3
16 Kevin Wheatley Reserve Bushland Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$411,626	3
17 Kevin Wheatley Reserve Playing Fields	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$1,878,043	3
18 Kevin Wheatley Reserve Amenities Block	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$640,533	3
19 Kevin Wheatley Reserve Car Parking Area	Open Space and Landscape Works	Carrying out of Works as described under the heading '4. Kevin Wheatley VC Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$354,200	3

**Airds Bradbury Renewal Project
Development Contributions**

Column 1	Column 2	Column 3	Column 4	Column 5
Item	Public Purpose	Scope	Contribution Value	Development Area (Stage)
20 Merino Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '5. Merino Park' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$419,457	8
21 Riley Park Amenities Block	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$640,533	9C
22 Riley Park Car Parking Area	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$227,700	9C
23 Riley Park Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '6. Riley Park' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$1,106,158	9C
24 Baden Powell Reserve Landscaping	Open Space and Landscape Works	Carrying out of Works as described under the heading '7. Baden Powell Reserve' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$84,195	9A
25 George River Road Entry Wall	Open Space and Landscape Works	Carrying out of Works as described under the heading '8. Georges Rive Road Entry - Kevin Wheatley VC Wall' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$177,100	1B
26 BC1 Smiths Creek Reserve	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$128,726	1B
27 BC2 Kevin Wheatley Reserve	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$168,559	3
28 BC3 Peppin Park North	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$44,407	5
29 BC4 Peppin Park South	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$31,981	5
30 BC5 Georges River Reserve (Riverside Dr East)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$58,296	4
31 BC6 Hagan Reserve (Greengate Road)	Bushland Regeneration	Carrying out of Works as described under the heading '9. Bushland Regeneration' in Part A of the ISDP. Dedication of Land on which the Work is located.	\$64,344	8
Total Contribution Value			\$18,626,906	

32 Retain and Upgrade of Existing Community Facilities	Community Facilities	Payment of \$100,000 to the Council towards the upgrade of the existing community facilities as described under the heading '10. 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.	\$100,000	3
33 Amarina Child Care Centre Land Dedication	Community Facilities	Dedication of Land which the Amarina Child Care Centre is located, as described under the heading '10. 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.	\$0	3
Option to Retain & Upgrade Existing Facilities Value			\$100,000	

OR

34 New Community Facilities Centre	Community Facilities	If items 32 and 33 are not required to be provided: * Carrying out of Works as described under the heading '10. 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.	\$2,632,445	3
35 Demolition of existing Community Facilities	Community Facilities	If items 32 and 33 are not required to be provided: * Carrying out of Works as described under the heading '10. Community Facilities' in Part A of the ISDP relevant to demolition of existing community facilities. * Dedication of the Airds Youth Centre Land as Community Open Space.	\$140,000	4
Option for New Community Facilities Centre Value			\$2,772,445	