

The General Manager
Campbelltown City Council
Civic Centre, 91 Queen Street
CAMPBELLTOWN NSW 2560

Dear Ms Deitz,

Rezoning of Menangle Park and Spring Farm Parkway Stage One

UrbanGrowth NSW is pleased that Campbelltown City Council intends to consider the Menangle Park rezoning at its meeting in December. UrbanGrowth NSW and Dahua are jointly writing to Council to provide background on the work that is occurring on the design of Stage One of the Spring Farm Parkway and importantly to provide Council with assurance that both parties are committed to the construction of Stage One to support future residential development and the broader Campbelltown City Council area.

Spring Farm Parkway - Recent Work

Stage One of Spring Farm Parkway is necessary infrastructure to support development in the Greater Macarthur region. To ensure this road is constructed as soon as possible UrbanGrowth NSW and Dahua are working closely with the Department of Planning and Environment (DPE) and Roads and Maritime Services (RMS) to progress delivery of Stage One, which will be generally in accordance with the route concept as attached. To this end, UrbanGrowth NSW has prepared a detailed concept design for the full length of the Spring Farm Parkway and has also had an independent quantity surveyor prepare a cost estimate for the delivery of Stage One and Two. The cost for delivery of Stage One is approximately \$100 million.

Stakeholder Commitment

As you would be aware, the Treasurer and the Minister for Planning have recently announced the allocation of \$30m toward Spring Farm Parkway Stage One.

In an effort to facilitate the construction of Stage One works, both UrbanGrowth NSW and Dahua are also willing to contribute funds toward the construction of Stage one works. When these contributions are combined with the State's commitment, a pool of funds will be available to ensure that the Stage One works are constructed. It is intended that the contributions from UrbanGrowth NSW and Dahua would then be offset against their respective future Special Infrastructure Contribution payments.

RMS is also committed to the project and in particular being the preferred road delivery authority. To this end, RMS is about to commence the next stage of design development.

Next Steps

Currently, UrbanGrowth NSW and Dahua are working on an Infrastructure Funding Agreement that would commit both Dahua and UrbanGrowth NSW to the contributions. In the longer run, it is expected that this will result in a Voluntary Planning Agreement which would be in place prior to any subdivision of the land currently owned by Dahua and UrbanGrowth NSW for residential lots.

This could be included as the requirement to fulfil any "satisfactory arrangements" requirement which might be included in the rezoning of the land at Menangle Park.

While the exact scope and timing for the delivery of the Stage One of the Parkway is yet to be finalised it is likely the it can be delivered within the following timeframes:

- Finalising strategic design and assessment – 6-9 months;
- Concept design and environmental assessment – 12-18 months;
- Detailed design, tender documentation and tendering – 12-18 months;
- Construction – 1.5-3 years;
- Defect rectification and asset handover – 6-12 months.

It is intended that funding will be made available following Council's approval of the rezoning, enabling the strategic design and assessment to be finalised and delivery of Spring Farm Parkway to progress.

It is requested that Campbelltown City Council approve the rezoning of Menangle Park. This will allow greater housing supply in the area, while the NSW Government progresses delivery of Stage One of the Parkway.

Yours sincerely,

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Matthew Beggs
Head of Western Sydney Projects Portfolio
UrbanGrowth NSW

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Yuxing Li
General Manager
Dahua Group Sydney Project 3 Pty Ltd



SEPP (SRGC) boundary

Link Road

Spring Farm Parkway

Hume Highway connection

Uz Kernohan Drive
and Industrial Road

0 200 400 600 800 1000 1200m