



21 June 2012

The General Manager
Campbelltown City Council
PO BOX 57
CAMPBELLTOWN NSW 2560

Attention: Paul Tosi

Dear Sir

Airds Bradbury Concept Plan and Voluntary Planning Agreement

In response to my meeting on 7 June 2012 with you and Mark Shepherd, we have refined the plans for Baden Powell Reserve as far as this land relates to the Airds Bradbury Concept Plan.

The amended (alternative) proposal for Baden Powell Reserve involves the retention of approximately 5,000 square metres of public open space in Council's ownership, located and configured in accordance with the plan attached to this letter.

We note that in order to accommodate the alternative proposal for Baden Powell Reserve, adjustments will need to be made to Merino Park. This primarily relates to the sizing of Merino Park at approximately 7,400 square metres and a reconfiguration of the park boundaries and surrounding development pattern.

Landcom and Land & Housing Corporation believe that both the proposed amendments to Baden Powell Reserve and Merino Park represent an acceptable redevelopment outcome to the benefit of both Council and ourselves.

For Council's information, I can confirm that both the retained portion of Baden Powell Reserve and Merino Park will be embellished at a cost to the Airds Bradbury Urban Renewal Project. It is proposed that these embellishments would include the following:

- Provision of a playground, bench seating and landscaping at Baden Powell Reserve; and
- Provision of a playground, picnic setting, basketball half court and landscaping at Merino Park.

Accordingly, Landcom and Land & Housing Corporation would commend this alternative proposal for Council's endorsement.

May I also take this opportunity to make mention that work is currently proceeding with the preparation of a draft voluntary Planning Agreement to support the Airds Bradbury Urban Renewal Project, to deal with matters of infrastructure provision.



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While we hope to submit the draft Agreement to Council in the near future, I would like to indicate that Landcom and Land & Housing Corporation still propose to incorporate an Integrated Child and Family Centre with the Community Centre as part of a new Community Facilities Building on a site within the Town Centre Precinct. The total build cost of \$1.8M allows for design, approvals, earthworks, building works, landscaping and car parking.

We note that Council has previously requested an option to retain the existing Airds Neighbourhood Centre and Amarina Child Care Centre. Any retention of these facilities would impact upon the Renewal Project and produce a less than optimum urban design outcome in our view. Notwithstanding, this is a matter for Council to consider.

Unfortunately, uncertainty over whether or not the Neighbourhood Centre and the Child Care Centre are retained or replaced presents a major challenge for the whole Renewal Project, especially in so far as the timing of design and approvals are concerned.

We wish to indicate to Council, that the draft Voluntary Planning Agreement needs to make provision for Council to advise us by no later than 30 June 2014, of its decision as to whether Council requires the existing community facilities to be retained or whether Council requires them to be replaced by a new Child and Family Centre/ Community Facility.

We also wish to advise Council that the draft Voluntary Planning Agreement will make provision for improvements to the existing community facilities to a maximum value of \$100,000 to enable continued use of these facilities.

At the same time Council may wish to note that if it decides to retain those existing facilities then the \$1.8M value of the proposed new Child and Family Centre / Community Facility would be forfeited and an alternate use for the town centre land would need to be developed.

We respectfully request Council's formal acceptance of the alternative proposal for Baden Powell Reserve in accordance with the items as set out in this letter. Following Council's acceptance Landcom and Land & Housing Corporation would be able to formally document the required arrangements for inclusion into a revised Preferred Project Report and Voluntary Planning Agreement as well as other relevant documentation.

We look forward to Council's favourable consideration of this proposal. Should you wish to discuss this matter with me, please call on 9841 8657.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Wood', with a stylized flourish at the end.

Richard Wood
General Manager Development



DSC, A&P
Drawing subject to survey

