

17 May 2013

Heather Warton  
Director, Metropolitan and Regional Projects North  
Department of Infrastructure and Planning  
23-33 Bridge Street  
Sydney NSW 2000

Dear Heather

### **MP 10\_0186 Airds Bradbury Renewal Concept Plan Condition Modification Request**

We are seeking an amendment to the Airds Bradbury Renewal Concept Plan condition relating to Development Contributions (Schedule 4, Item 4). There is uncertainty regarding the development contributions based on the current wording of the condition and as NSW Land and Housing Corporation has recently made an offer to Council regarding the Planning Agreement, we seek to rectify the situation by providing greater certainty by lodging a modification to the Concept Plan so that it takes into account the following:

- On 9 May 2013, NSW Land and Housing Corporation submitted a revised letter of offer to enter into a VPA (Planning Agreement and Infrastructure Services Delivery Plan was attached to the offer) with Campbelltown Council. The items of works to be delivered in the VPA are generally consistent with the Concept Plan Approval and what has been previously negotiated with Council. It also provides details in regards to the item of works to be provided, responsibilities and timing.
- The timeframe for execution of the VPA to be deferred to Stage 3 DA approval (Stage 3 incorporates significant project items including Community Facilities and Kevin Wheatley Reserve). This will allow for the project to proceed whilst still ensuring the VPA is executed prior to Stage 3 when critical infrastructure works are required. The deferment of execution will not impede the delivery of any of the works as the development applications will still demonstrate consistency with the Concept Plan and the related letter of offer.
- Stages 1 & 2 VPA items of works are to be undertaken as part of the works associated with each development application. This is apparent as the Stage 1 works form part of the development application with Council and can be secured via a Works In Kind Agreement.

The strategy outlined above was discussed in a meeting held on 9 May 2013 between myself, Sean O'Toole (Managing Director, UrbanGrowth NSW), Paul Tosi (General Manager, Campbelltown City Council) and Jeff Lawrence (Planning and Environment Director, Campbelltown City Council). Council expressed support for the overall strategy including the need to amend the Concept Plan condition relating to development contributions.

I have included a copy of the letter of offer to Council and the Airds Bradbury Infrastructure Services Delivery Plan for your reference. If you require further information, please contact either myself or Michelle Chiu on 02 9841 8656.

Yours sincerely,



Paul Hourigan  
**Development Director – Campbelltown**  
02 9841 8760