

Infrastructure Services Delivery Plan

Airds Bradbury Renewal Project

May 2013

Works listed in Schedule 2 of the Planning Agreement between
NSW Land and Housing Corporation and Campbelltown City Council

Table of Contents

Purpose.....	1
Proposed development.....	2
Timing	2
Planning Agreement Summary Table	4
Development Contributions – Carrying Out of Works.....	5
1. Roads Works (incl. Cycleways and Bus Stops) and Intersection Upgrades.....	5
2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices	11
3. Kevin Wheatley VC Reserve.....	14
4. Merino Park	16
5. Riley Park	18
6. Baden Powell Reserve.....	20
7. Georges River Road Entry – Kevin Wheatley VC Wall	21
8. Riparian and Bushland Regeneration	22
9. Community Facilities	24
Part B:	25
Development Contributions – Monetary Contributions.....	25
1. Upgrade Existing Community Facilities	25
Part C:	26
Land Dedication Provision.....	26
1. Associated Costs	26
2. Dedication Timing.....	26
3. Public Roads	26
4. Parks and Open Space.....	27
5. Land Remediation	27

Purpose

The Airds Bradbury Renewal Project Infrastructure Services Delivery Plan (ISDP) is a document which details the items of work to be delivered by way of a Planning Agreement between NSW Land and Housing Corporation (the Developer) and Campbelltown City Council.

The physical and social renewal of the area will be supported by the appropriate provisions of infrastructure necessary to support the existing and new community. The works set out in the ISDP has been designed generally consistent with the Airds Bradbury Renewal Concept Plan (refer to Figure A) approved via Part 3A of the Act in August 2012

The ISDP is a defined term in the Planning Agreement and is specifically referenced in that document as follows:-

1. In Schedule 3 and Clause 10 of the Planning Agreement which lists the Core Elements to be delivered as Development Contributions; and
2. In Clause 11.2 which provides that the content of the ISDP can be considered in determining whether to approve a variation to the scope or timing for the provision of Development Contributions under the Planning Agreement.

To assist in the interpretation and implementation of the Planning Agreement, this ISDP includes:-

- A more detailed description of the scope of works consistent with the approved Concept Plan showing the general location and configuration of works on the site. This is consistent with and in some cases provides more detail than the Plan at Schedule 4 of the Planning Agreement;
- A budget estimate (ex. GST) for the delivery of the item based on the scope of works and/or concept plans referenced; and
- A rationale for the staging of delivery of each item of works based on Development Area/Stage or lot threshold of works. Figure A identifies the development stages/areas for the works.

In reading this document, the following should be noted:-

- The Description of the Works outlines the scope of works proposed to be delivered.
- The cost estimates for each item of work are based upon today's construction rates. These cost estimates includes allowances for contingency, professions fees, approvals, maintenance and defects liability period.
- All hard landscaping works will be maintained by the Developer for a period no longer than 12 months from the completion of works. Soft landscaping works will be maintained by the Developer for 24 months from the date of completion.
- Maintenance does not include repair works due to vandalism but includes provision for replacement of plants due to vandalism.
- The estimated budgets are outlined to give an understanding and context to the scope of works proposed. There is nothing to stop the same works being delivered at a reduced cost if efficiencies can be negotiated at tender or through the detailed design stage. Any cost savings achieved by the Developer do not need to be passed onto Council.
- For the ISDP items, a scope of works has been defined as a performance specification (ie. Roads, drainage, utilities etc.) An upper limit fixed prices for all items is provided.

- On a project of this size, there is provision for flexibility in time when the Developer and Council can negotiate refinements or changes to the details of the infrastructure provisions and delivery timing pursuant to Clause 10 of the Planning Agreement. The flexibility is subject to the following limitations and assurances:
 - Conditions attached to the Part 3A approval or subsequent planning approvals for the redevelopment of Airds Bradbury; and
 - The Description of Works identified in the ISDP cannot be varied without an amendment.

The following schedules provided in Part A and Part B of the ISDP detail the scope, budget and staging of all items of works consistent with Schedule 3 of the Planning Agreement.

Proposed development

The Airds Bradbury Renewal Project involves the redevelopment of the existing Airds Bradbury public housing estate. The renewal area comprises approximately 1,540 dwellings, 94% of which are in public ownership. The current 'Radburn' design of the estate has resulted in poor amenity and poor environmental and social outcomes, including poor quality open spaces, lack of surveillance and poor maintenance of common areas.

The Airds Bradbury Renewal Project seeks to improve the quality of the social and urban environment by creating conditions conducive to the establishment of a sustainable place to live. The project comprises a new urban structure within the renewal area reflecting a new street pattern and subdivision layout based around a series of existing and new infrastructure and dwellings.

The Concept Plan will provide in the order of 2,095 dwellings upon completion of the project, comprising generally the following:

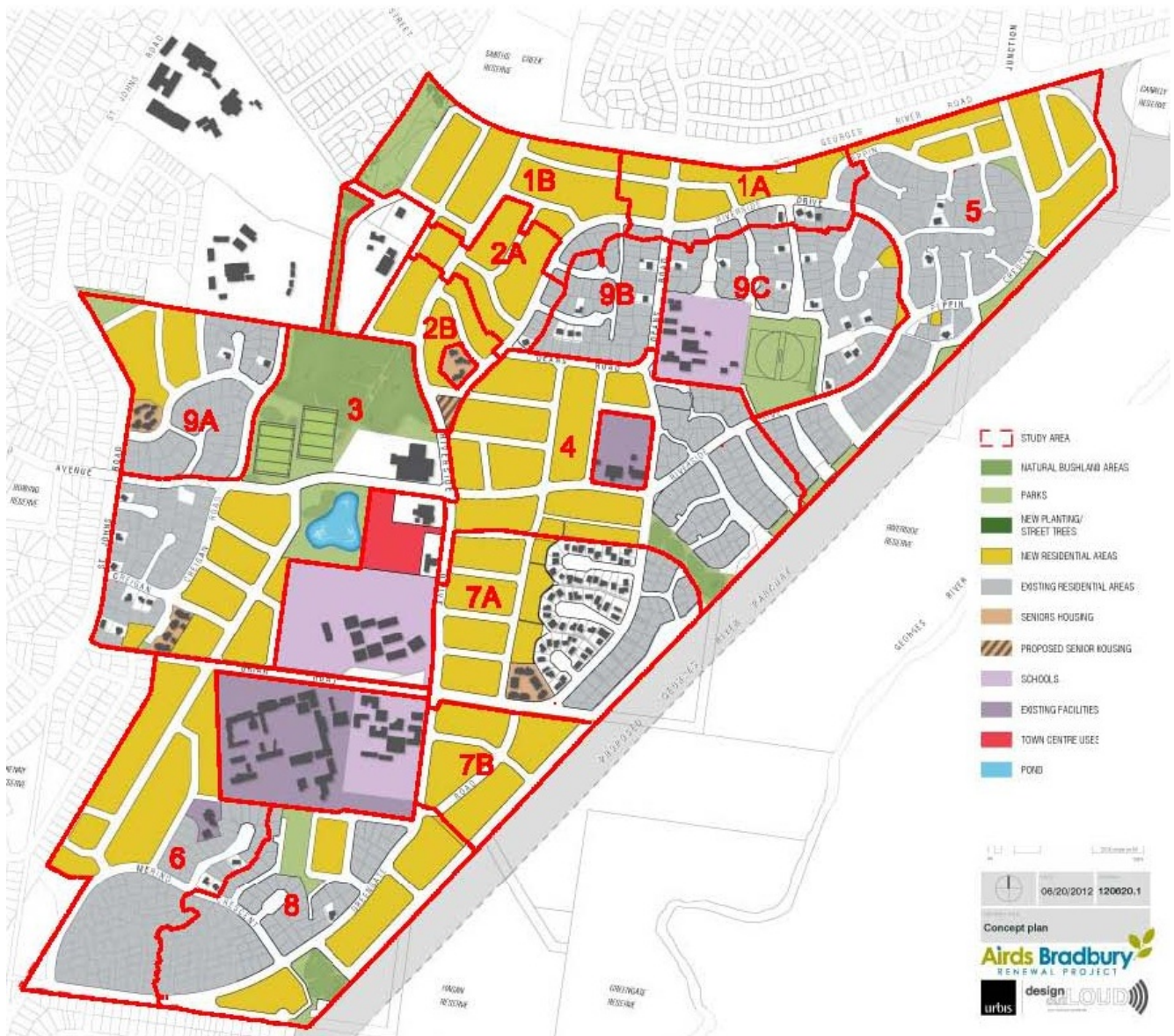
- Retention of 830 existing dwellings each on a separate lot with some to be retained for social housing and some to be on-sold to the private market.
- Retention of 53 seniors housing units and the provision of an additional 52 units; and
- 1,160 new dwellings/lots for both social housing and private housing.

These figures are indicative and are subject to change as the development proceeds depending on detailed design considerations, market responses and community demand.

Timing

Timing and provision of items (works and land) of the development project will be generally in accordance with the indicative timing outlined in this ISDP. However, it is recognised that the Development Areas identified in the indicative sequencing plan should only be treated as indicative and it may become necessary to modify the sequencing based on the delivery of the proposed development. Items of material public benefit will be provided in conjunction with the relevant development area.

Figure A – Airds Bradbury Renewal Concept Plan and Development Areas



Planning Agreement Summary Table

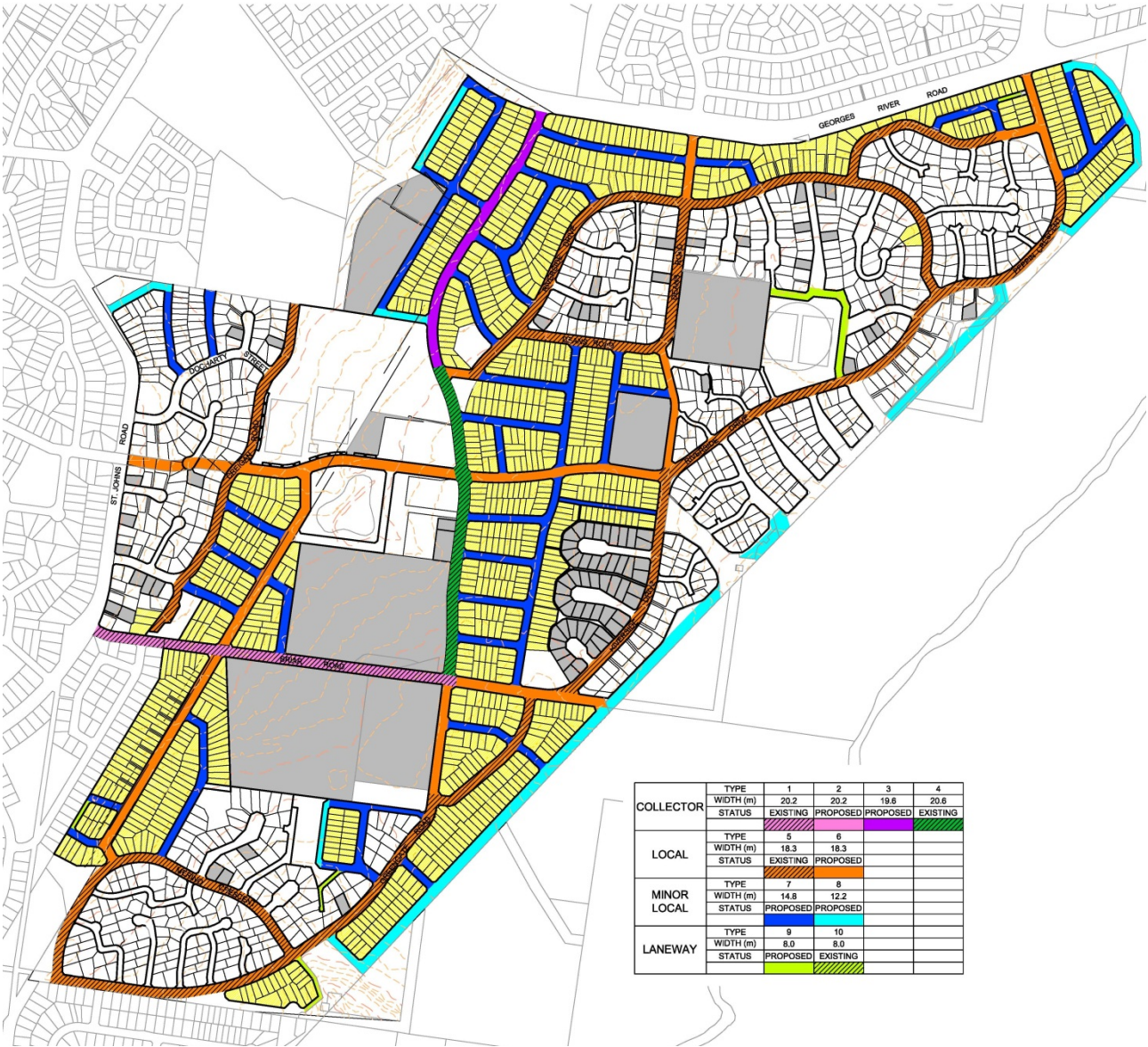
#	Item	Approx area (ha)	Timing	Contribution Value	Nature of Contribution
Road and Intersection Upgrades					
1	Collector Roads		1B, 2A, 2B, 3, 4, 6, 7A	\$2,700,528	Works in Kind
2	Roads Adjacent to Parks		1B, 2B, 3, 4, 5, 8, 9	\$1,048,668	Works in Kind
3	Removal of Existing Underpasses		4, 7A	\$632,500	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

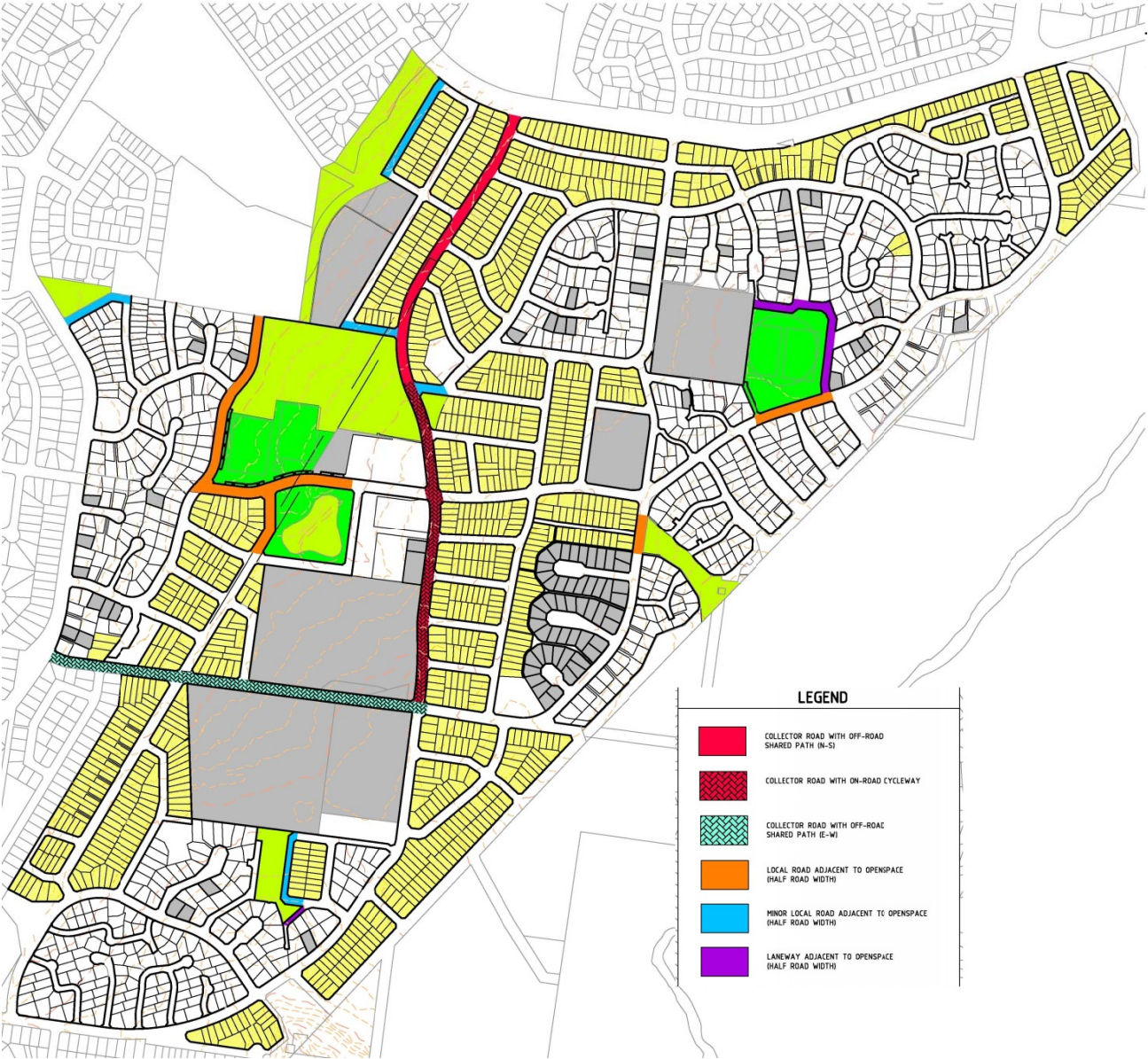
Part A: Development Contributions – Carrying Out of Works

1. Roads Works (incl. Cycleways and Bus Stops) and Intersection Upgrades

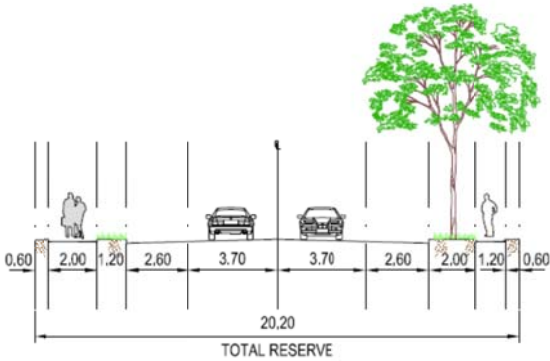
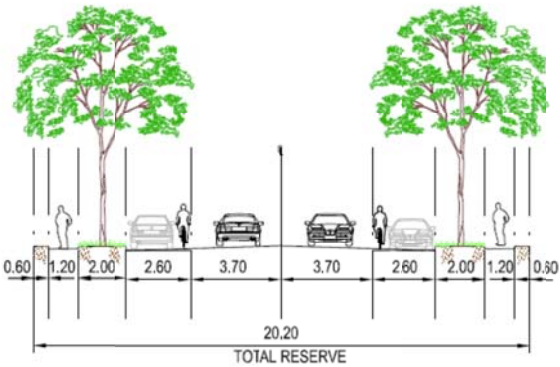
Public purpose:	Roads, Traffic and Transport
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Road Works: The road works include the demolition of redundant roads and underpasses, embellishment of retained existing roads and the construction of new roads, verges, cycleways, footpaths, bus stops and shelters. Whilst some existing roads will be embellished with new landscaping and footpaths, it is not proposed to upgrade the pavement of existing dedicated roads. Refer to figure 1.1 for the Road Hierarchy Plan and Figure 1.2 for the VPA Road Allocation Plan. The various road types will be designed in accordance with Figures 1.3 -1.11.</p> <p>Cycleways and Shared Paths: The bicycle network includes both on-street cycleways and off-street shared paths. On-street cycleways include standalone bicycle lanes or integrated with parking lanes with appropriate signage and line marking. Off-street shared paths are provided along the verge of roads or through public open space. Refer to Figure 1.12 for Proposed Bicycle Routes.</p> <p>Bus Stops and Shelters: Bus stops and 3x bus shelters are to be provided within easy walking distance (maximum 400m) from all residences. Bus stop signage shall be installed in accordance with Campbelltown City Council and the local bus authority. The stops and shelters will be located generally in accordance with the Proposed Bus Routes plan shown in Figure 1.13.</p> <p>Intersection Upgrades: Existing intersections that require upgrades have been approved via the Concept Plan and will be designed in accordance with Figure 1.14. None of the intersections require any additional land acquisition to provide the intended configurations.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Collector Roads ▪ Roads Adjacent to Parks ▪ Removal of Existing Underpasses ▪ Georges River Road /Riverside Drive Intersection ▪ Georges River Road /Bellinger Road /Deans Road Intersection ▪ Georges River Road /Junction Road /Peppin Crescent Intersection ▪ St John Road / Cambellfield Avenue Intersection
Estimates Works Value:	The estimated cost for the works listed above is \$5,330,446
Area:	TBA

Figure 1.1 – Road Hierarchy Plan



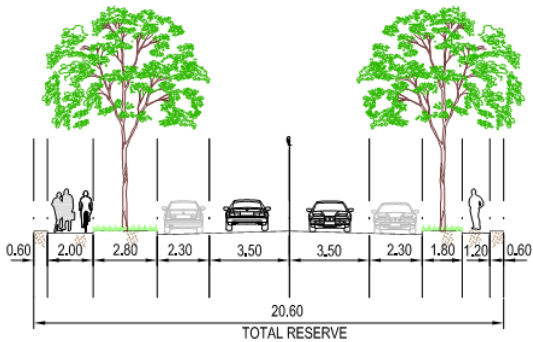
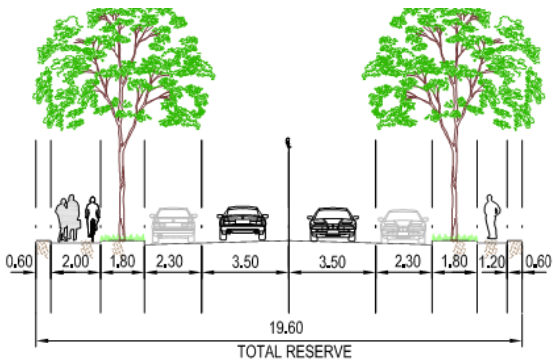


East-



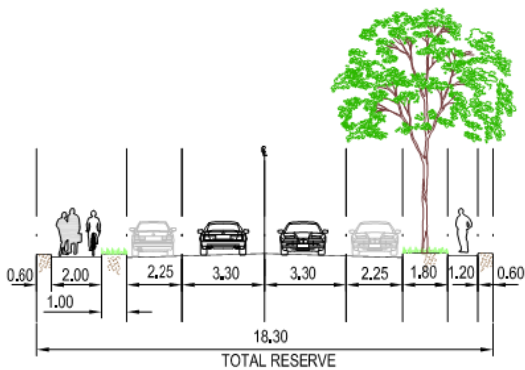
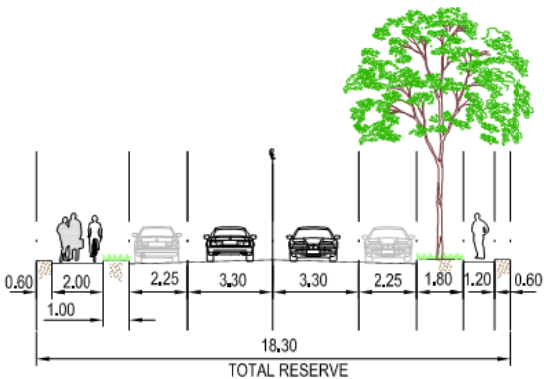
h-
on)

with

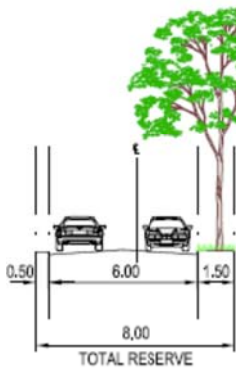
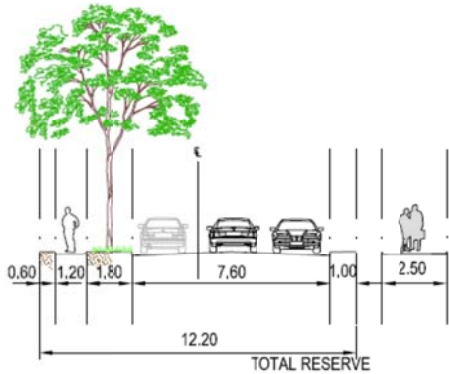
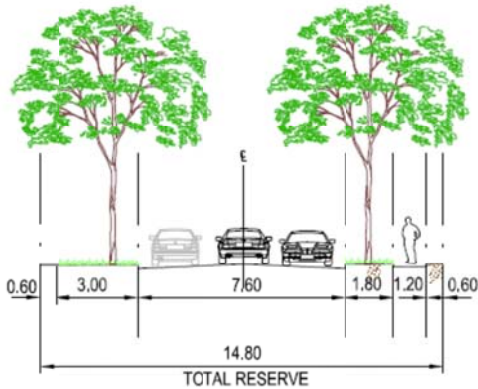


: with

| Street



treet next



ROAD TYPE 9
LANEWAY

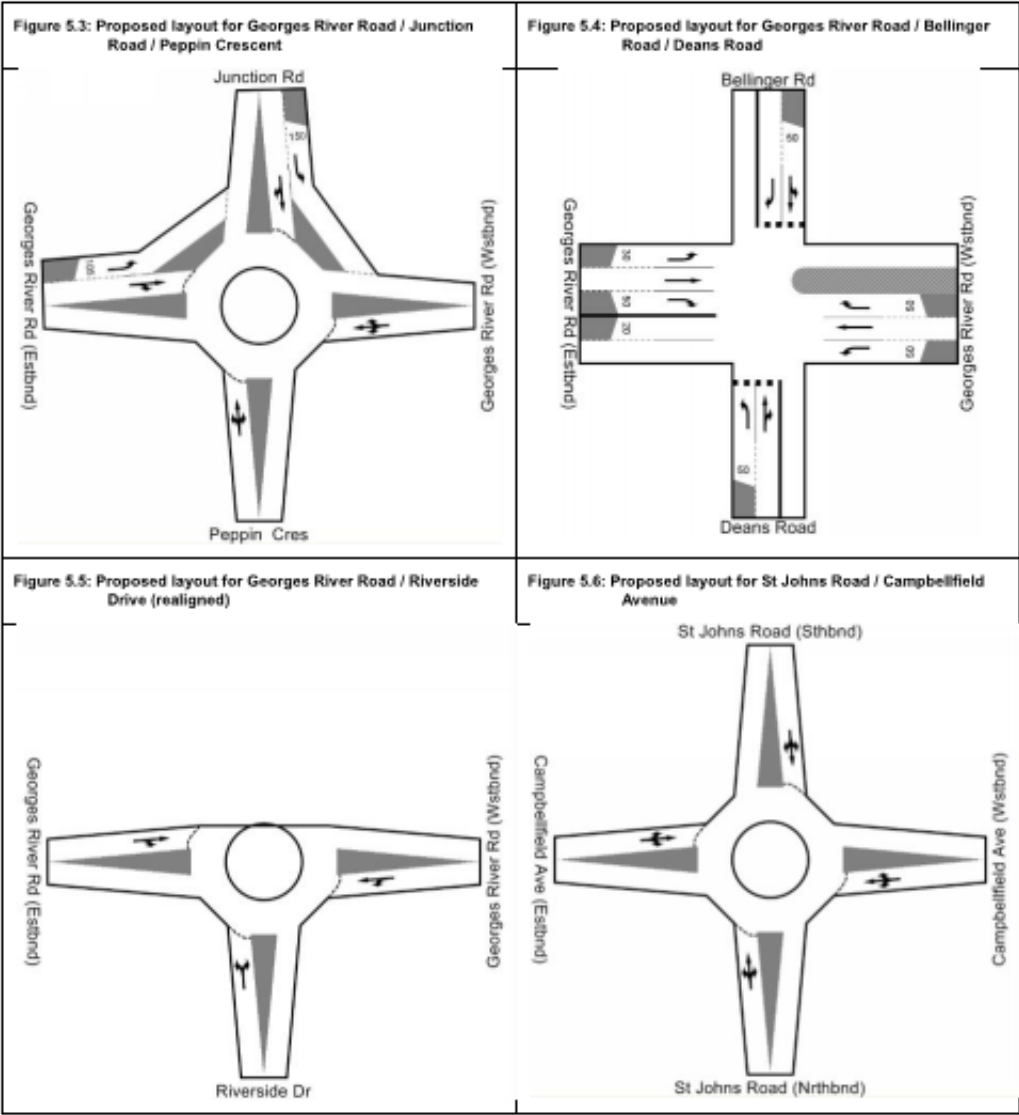
Figure 1.12 – Proposed Bicycle Routes



Figure 1.13 – Proposed Bus Routes and Bus Stops



Figure 1.14 – Proposed Intersection Upgrades



2. Detention Facilities, Gross Pollutant Traps and Bio-Retention Devices

Public purpose:	Water Cycle and Water Quality Management
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of Works	<p>Detention Facilities: It is proposed to construct a single, stormwater detention facility in the Smiths Creek corridor immediately upstream of Georges River Road. As a minimum it will adequately mitigate the stormwater quantity/flooding impacts created by the development upon the downstream catchments as per the approved Concept Plan documentation.</p> <p>Gross Pollutant Traps and Bio-Retention Devices: The GPTs will be standard proprietary pre-cast units requiring excavation and installation. The bio-retention facilities will require excavation, liner material, subsoil drainage, filter media and grass plantings capable of withstanding temporary inundation and periods of drought.</p> <p>Refer to Figures 2.1 and 2.2 for the approved Water Cycle Management Plan and Water Quality Strategy for Airds Bradbury Renewal.</p>
Core Elements	<ul style="list-style-type: none"> ▪ Trunk Stormwater Pipes and Pits (ex. network in collector roads) ▪ Kevin Wheatley Park Pond Area Engineering Upgrades ▪ Proposed Gross Pollutant Traps ▪ Upgrade Existing Culverts under Georges River Road ▪ Smiths Creek Detention Basin ▪ Proposed Bio-Retention Facilities
Estimates Works Value:	The estimated cost for the items of works listed above is \$5,197,693.
Area:	TBA

Figure 2.1 – Water Cycle Management Plan

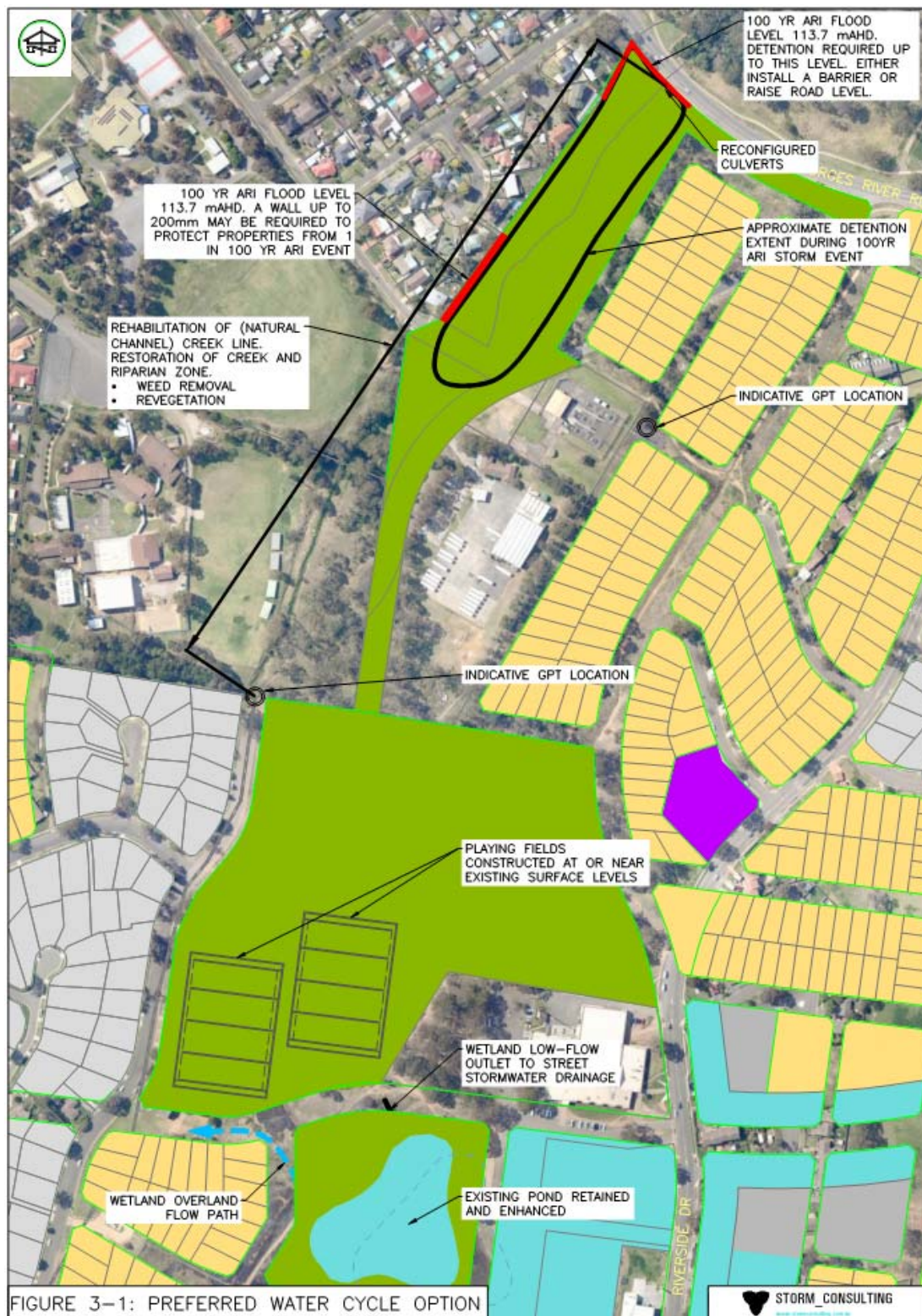
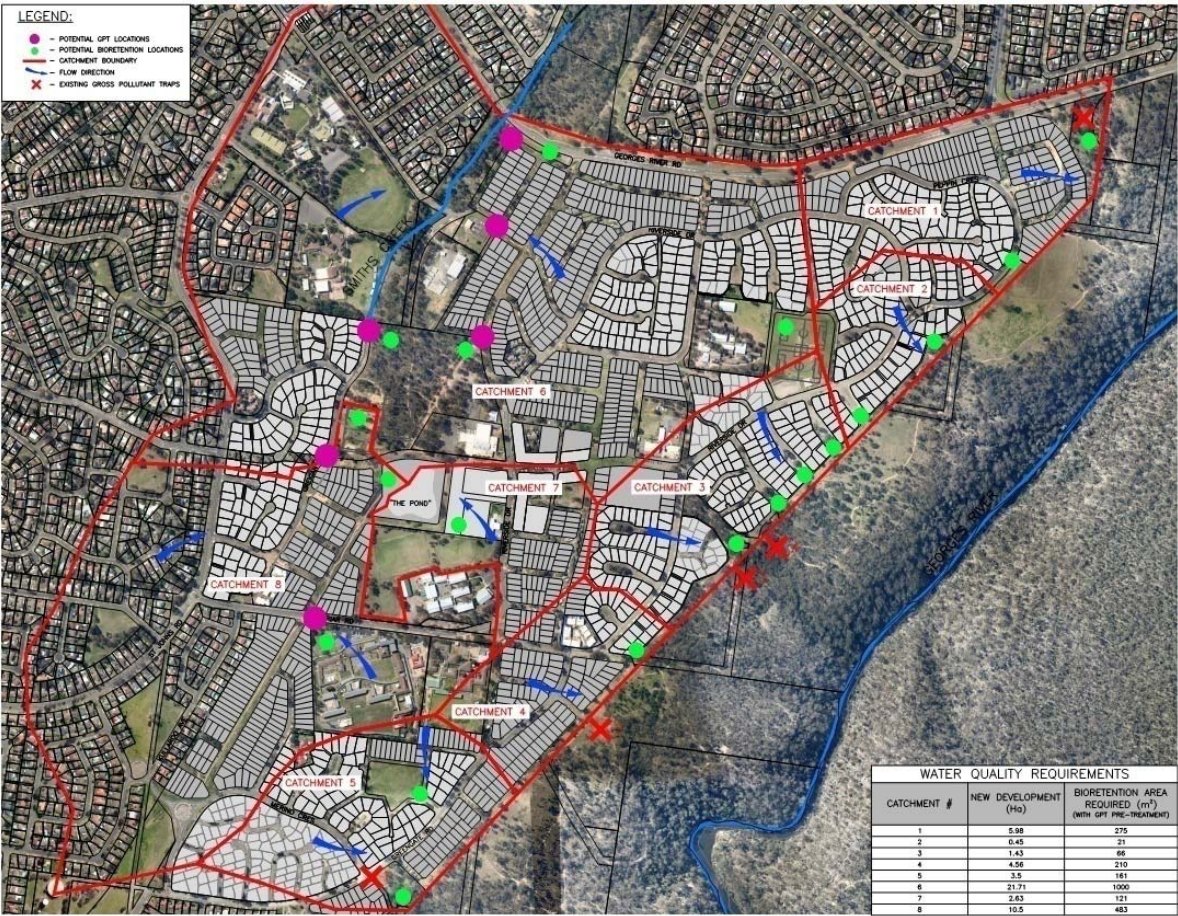


Figure 2.2 – Water Quality Strategy



3. Kevin Wheatley VC Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 3
Description of works	Kevin Wheatley Reserve will include landscaping to the area surrounding the pond, construction of 2x playing fields, a new amenities building and provision for 80 marked car parking spaces. Refer to Figures 3.1 and 3.2 for Kevin Wheatley Reserve Playing Fields and Pond Area Concept Plans.
Core Elements	<p>Pond Area Landscaping</p> <ul style="list-style-type: none"> ▪ Embellish pond to incorporate bio-retention system, walking circuit around pond area, small seating viewing areas and planting for passive recreation opportunities; ▪ Public Domain furniture incl. rubbish bins, 3x BBQ (electric) and 1 pergola will small grassed play area; ▪ 1x play area including playground (caters for a range of ages and challenge levels), shade structure, seating with robust anti-graffiti and vandalism material; ▪ Outdoor courtyards/seating/terrace associated with community leisure facilities, and performance and gathering space approximately 100m² in area; <p>Playing Fields</p> <ul style="list-style-type: none"> ▪ 2x playing fields (68m x 100m) plus 8 metre in-goal area and 5 metre over runs on all sides with subsurface drainage and automatic irrigation system complete (incl. moisture sensor) with tank top up from portable main, slave unit to Council's central controller for lights and Irrigation; ▪ Flood lights in 25 metre steel poles, min 50 lux to whole field with electrical capacity and infrastructure to increase to 100 lux, control as above. Park lighting to Endeavour Energy's basic standard; ▪ Upgrade surface of existing basketball courts located behind the Airds Youth Centre; <p>Amenities Building</p> <ul style="list-style-type: none"> ▪ Amenity building including home & away change facilities, referees room, public toilets, and canteen (205m² GFA and 110m² Awning @ \$2,470/m² of GFA). Also accommodated in this building is Council's maintenance storage including separate irrigation pump room; <p>Car Park</p> <ul style="list-style-type: none"> ▪ Min 80 marked car parking spaces (60 paved onsite and 20 overflow on surrounding streets) with planting to soften visual impact of car park.
Estimates Works Value:	The estimated cost for the Kevin Wheatley Pond Area and Playing Fields is \$4,317,428 .
Area:	Approximately 4.26ha

Figure 3.1 – Kevin Wheatley VC Reserve - Playing Fields



Figure 3.2 – Kevin Wheatley VC Reserve - Pond Area



4. Merino Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 8
Description of works	Merino Park will be embellished to include planting along edges, run around grass area, 1.2m wide footpaths, informal playground, half basketball court, seating and picnic area. Refer to Figure 4.1 for Merino Park Concept Plan.
Core Elements	<ul style="list-style-type: none"> ▪ Street tree planting along northern and western edge; ▪ Adequate parallel on street parking already exists along park edges; ▪ Reinforce access points: doormat + feature entry planting; ▪ Canopy trees to provide shade and create 'forest' character; ▪ Low native planting along edges; ▪ 1.2m wide footpath through the park; ▪ Run around grass area, introduce shallow batter along main footpath to redirect straight desire line into slight curve; ▪ Playground (informal play) utilise existing change in level to create undulating landscape, tree planting to provide; ▪ Half basketball court; ▪ Seating and picnic tables associated with children's play area.
Estimates Works Value:	The estimated cost for Merino Park works is \$419,457.
Area:	Approximately 0.74ha



LOCATION PLAN

LEGEND	
	1.2m Path
	Planting
	Turf Areas
	Tree Planting
	Feature Tree
	Rubber Softwall
	Decomposite Granite
	Plexipave
	Mulch

PROPOSED FACILITIES	
	Seating
	Picnic Settings, Bin
	School Age Playground
	Pre School Playground
	Adventure / Nature Play
	Basketball Half Court
	Bike Rack
	Run around



5. Riley Park

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 9C
Description of works	Riley Park facilities will be improved and will include re-sized football fields, a synthetic cricket wicket, a new amenities building, BBQ area, children's play area, boundary and street planting and 80 paved spaces car park. Conduits for future lighting will be provided. Refer to Figure 5.1 for Riley Park Concept Plan.
Core Elements	<p>Playing Fields</p> <ul style="list-style-type: none"> ▪ Maintain current 2x football fields with over runs of 5 metres around; ▪ Synthetic cricket wicket between both fields with adult cricket field fitting within precinct; ▪ Sporting fields with sub surface drainage and automatic irrigation system complete (incl. moisture sensor) with tank top up from potable main, slave unit to Council central controller for lights and irrigation; ▪ Conduits for future park lighting; ▪ Consider provision of bench seating / viewing banks for spectators; ▪ Boundary and street tree planting spaced along the length of the park and tall clear trunked indigenous trees along park edge will maintain open views out and frames views in to the park promoting passive surveillance; ▪ Pedestrian path linking to school; ▪ 1x electric double unit barbeque; ▪ Younger children's play area located in close proximity of amenity building with shade structure nearby and/or covering part of play area. Shade structure of robust anti-graffiti and vandal resistant material. Rubber softfall to be used under all play equipment (no organic mulch). <p>Amenities Building</p> <ul style="list-style-type: none"> ▪ Amenity building including change facilities, referees room, public toilets, and canteen, (165m² GFA and 90m² Awning @ \$2,470/m² of GFA). Also accommodated in this building is Council's maintenance storage including separate irrigation pump room. <p>Car Park</p> <ul style="list-style-type: none"> ▪ Car park (80 paved spaces) + cycle parking provide buffer planting along riverside drive.
Estimates Works Value:	The estimated cost for Riley Park works is \$1,974,391
Area:	Approximately 2.37ha



LOCATION PLAN

LEGEND

-  1.5m Path
-  3.0m Path
-  Mass Planting Type 1
-  Mass planting Type 2
-  Turf Areas
-  Playing Fields
-  Tree Planting
-  Rubber Softwall

PROPOSED FACILITIES

- Toddler's Play
- New Amenities
- New Car Park
 - a) 40 spaces
 - b) 40 overspill spaces
- Seating
- Cricket Wicket
- Practice Net
- BBQ & Shelter
- Picnic Settings, Bin
- Bikes Racks



6. Baden Powell Reserve

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 9A
Description of works	Baden Powell Reserve will retain existing vegetation and will be embellished with feature tree planning, central run around area, playground, seating and pedestrian linkages. Refer to Figure 6.1 for Baden Powell Reserve Concept Plan.
Core Elements	<ul style="list-style-type: none"> ▪ Retain existing vegetation; ▪ Provide north / south pedestrian linkages; ▪ Reinforce access points: doormat + feature tree planting; ▪ Create central run around area and provide 'observer' seating; ▪ Playground area; ▪ Trees to provide screening and shade.
Estimates Works Value:	The estimated cost for Baden Powell Reserve works is \$84,195
Area:	Approximately 0.49ha

Figure 6.1 – Baden Powell Reserve



LEGEND

	1.2m Path
	Planting
	Grass Sewn Areas
	Proposed Trees
	Existing Trees
	Feature Trees
	Rubber Softwall

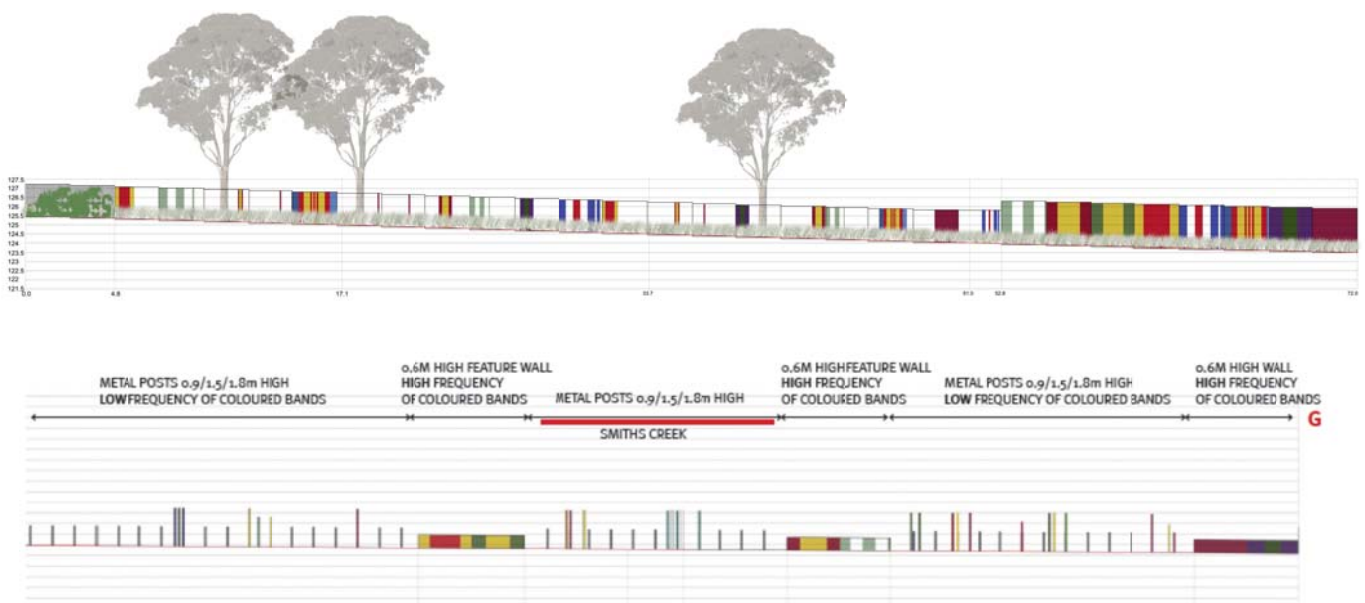
PROPOSED FACILITIES

	Seating
	Playground
	Run around



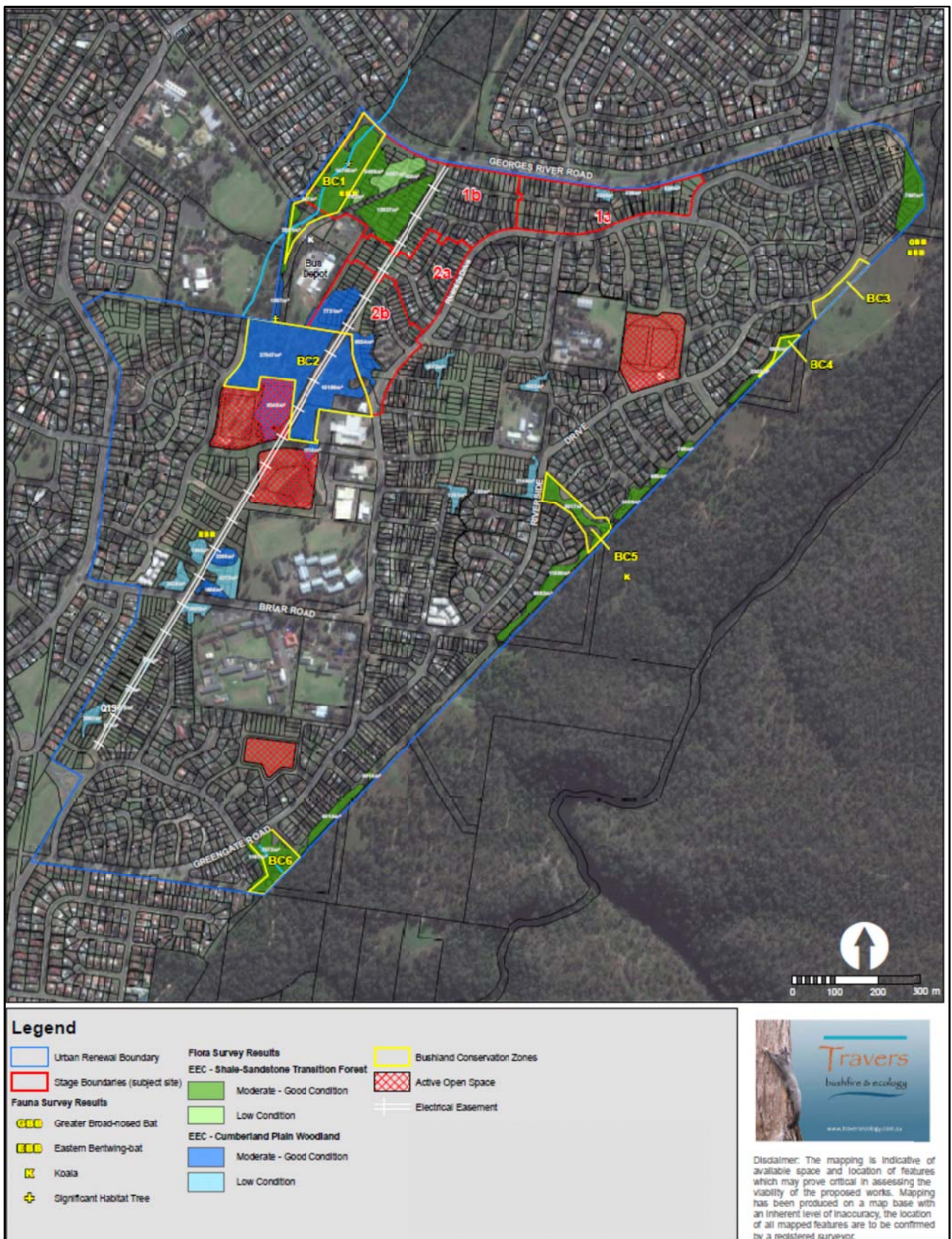
7. Georges River Road Entry – Kevin Wheatley VC Wall

Public purpose:	Public Open Space
Development Area/Staging Rationale	Stage 1B
Description of works	A combination of concrete wall panels faced with bands of coloured tiles and metal posts will be provided along Georges River Road as an entry feature to the development. The entry marker becomes an expression of past memories, valour and hope for the future with the overall theme celebrating the idea of courage. The past courage of Kevin Wheatley VC is an act of validation and a role model for the community to take responsibility for the future.
Core Elements	<ul style="list-style-type: none"> ▪ The entry wall is themed the 'exploration of courage'; ▪ The past courage of Kevin Wheatley VC is an act of validation and a role model for the community to take responsibility for the future; ▪ The entry and boundaries walls will be rendered masonry or concrete walls faced with bands of coloured tiles. Wall materials designed to discourage graffiti; ▪ Low native grasses and groundcovers will be planted in front of the wall to visually soften and provide colour and massing; ▪ Street tree and understorey planting is part of the entry sequence into the site; ▪ Open canopy trees to frame the roadway and connect to the bushland along Smiths Creek corridor.
Estimates Works Value:	The estimated cost Kevin Wheatley Entry Wall works is \$177,100
Area:	TBA



8. Riparian and Bushland Regeneration

Public purpose:	Public Open Space
Development Area/Staging Rationale	Various – refer to Planning Agreement Summary Table.
Description of works	The aim is to conserve remnant vegetation of conservation value within Airds Bradbury and to undertake long term regeneration and management of the reserves to enhance habitat for threatened species and endangered ecological communities. Works also include restoration of existing Smiths Creek and Riparian Zone including weed removal and revegetation. Refer to Figure 8.1 for Bushland Regeneration Plan.
Core Elements	<p>BC1 Smiths Creek</p> <ul style="list-style-type: none"> ▪ Shale Sandstone Transition Forrest Regeneration and Revegetation ▪ Riparian Restoration <p>BC2 Kevin Wheatley Reserve</p> <ul style="list-style-type: none"> ▪ Cumberland Plain Woodland Regeneration and Revegetation <p>BC3 Peppin Park (North) and BC4 Peppin Park (South)</p> <ul style="list-style-type: none"> ▪ Shale Sandstone Transition Forrest Regeneration and Revegetation <p>BC5 Georges River Reserve</p> <ul style="list-style-type: none"> ▪ Shale Sandstone Transition Forrest Regeneration and Revegetation <p>BC6 Hagan Reserve</p> <ul style="list-style-type: none"> ▪ Shale Sandstone Transition Forrest Regeneration and Revegetation
Estimates Works Value:	The estimated cost for riparian and bushland regeneration works is \$1,043,308
Area:	Approximately 9.68ha



9. Community Facilities

Public purpose:	Community Facilities
Development Area/Staging Rationale	Stage 3
Description of works	Council is to advise the Developer prior to 30 June 2014 of its decision to either retain existing community facilities or a new Multipurpose Community Centre and Facility Centre within or around the Town Centre.
Core Elements	<p>Option 1: Retain Existing Community Facilities</p> <ul style="list-style-type: none"> ▪ Council operated community facilities that currently exist within the project area include the Airds Youth Centre, Airds Neighbourhood Centre, Amarina Child Care Centre and Campbelltown Child and Family Centre; ▪ If Council decide to retain these facilities, a maximum value of up to \$100,000 will be provided by the Developer to Council to fund improvement to the existing community facilities in accordance with Part B of the ISDP; ▪ The Developer will dedicate the Amarina Child Care Centre land to Council; ▪ If Council decide to retain these facilities, then the value of Option 2 (construct new Community Facilities Centre) will be forfeited by Council. <p>Option 2: Construct New Community Facilities Centre</p> <ul style="list-style-type: none"> ▪ This option involves the construction of a new Community Facilities Centre (integration of community centre and, child and family centre) on a minimum 1,450m² lot within the Town Centre; ▪ 710m² of Gross Floor Area (includes external accessible toilet facilities and 100m² of storage, but excludes fixtures, furniture and equipment - defined as any movable furniture, fixtures or equipment that has no permanent connection to the structure of the building); ▪ Provision of a shared car parking area at 20 spaces. Legal arrangements will be determined to ensure provision of this parking; ▪ Landscaping for the 500m² curtilage and external lighting; ▪ The Developer will either manage the new facility or arrange for its management; ▪ Demolition of the existing community facilities listed in Option 1, excluding the Airds Youth Centre. ▪ Dedication of Airds Youth Centre Land as Community Open Space.
Estimates Works Value:	<p>Option 1: \$100,000 monetary contribution toward upgrade of existing community facilities and dedication of Amarina Child Care land; OR</p> <p>Option 2: \$1,801,360 for new Community Facilities Centre and \$140,000 for demolition of existing community facilities,</p>
Area:	TBA

Part B:

Development Contributions – Monetary Contributions

1. Upgrade Existing Community Facilities

Purpose of Monetary Contribution	<p>There are four Council operated community facilities currently existing within the project area which include:</p> <ul style="list-style-type: none"> ▪ Airds Youth Centre; ▪ Airds Neighbourhood Centre; ▪ Amarina Child Care Centre; and ▪ Campbelltown Child and Family Centre. <p>Should Council decide to retain these existing facilities by 30 June 2014, the Developer will provide a maximum \$100,000 contribution to Council to fund possible improvements to these existing community facilities.</p>
Payment Rationale	<p>The Developer will provide the \$100,000 contribution to Council with the Stage 3 Development Application to fund possible improvements to the existing community facilities in accordance with Section 9 Part B of this ISDP.</p>

Part C: Land Dedication Provision

A significant amount of Public Land exists within the Airds renewal project site. Much of that land will remain as public land during and after the redevelopment process, while additional public land will also be created. There are three types of land proposed to be dedicated to Campbelltown City Council upon the completion of the works identified in this plan. These are:

- Public Roads (in accordance with the provisions of the Roads Act, 1993);
- Community Land for use as Parks and Open Space (in accordance with the provisions of the Local Government Act 1993); and
- Operational Land to be used for Community Facilities (in accordance with the provisions of the Local Government Act 1993).

1. Associated Costs

It is important to recognise that the cost estimates do not include any costs associated with the acquisition or dedication of land to Council for the purposes of roads and public open space.

Compensation for the Developer's compulsory acquisition of land originally owned by Council is to be based on a 'peppercorn' payment, to reflect the future dedication of land at no cost to Council as public road, public open space and operational community land.

2. Dedication Timing

Following the completion of construction and embellishment works in accordance with this ISDP, all public roads, open space areas and new community facilities shall be dedicated to Council as part of the relevant subdivision certificate process for that stage of development.

3. Public Roads

In order to facilitate the construction of new road connections and intersections, the proposed redevelopment will require that some of the existing public roads within the development site be closed or partially closed, and new public roads built and dedicated in accordance with the new planning layout.

Closure or partial closure of the existing public roads will be carried out by compulsory acquisition by the Developer under the Housing Act 2001 and Land Acquisition (Just Terms Compensation) Act. Compulsory acquisition of public roads by the Developer from Campbelltown City Council would have the effect of closing the roads.

Council's agreement would be required prior to any acquisition and road closure process. The dimensions and areas of each public road or part thereof intended to be acquired must be identified in each relevant development application.

Subsequent survey and detailed design would be required on plans of acquisition for lodgement at the Land and Property Management Authority.

4. Parks and Open Space

Existing public open space areas within the development site are currently owned by both NSW Land & Housing Corporation and Campbelltown City Council. Figure 9.1 identifies 18.96 hectares of open space currently owned by Council.

During the redevelopment process, the location and shape of existing open space may be changed to suit the new road and lot layout and so it will be necessary for the Developer to acquire part or all of the existing open space from Council under the Land Acquisition (Just Terms Compensation) Act.

The existing and new open space areas will also be enhanced and redeveloped prior to dedication back to Council as public open space. Figure 9.2 identifies the proposed 19.21 hectares of open space that will be dedicated back to Council.

5. Land Remediation

During the redevelopment process, localised existing areas of contaminated ground may become disturbed. As part of the redevelopment works, some existing lands will require validation before handover / dedication. Due to the split ownership of land between NSW Land & Housing Corporation (L&HC) and Campbelltown City Council (CCC), the following specific remediation protocols will be observed based on current ownership:

- Land currently owned by CCC to be compulsorily acquired by The Developer and subsequently dedicated back to CCC without works will not be subject to remediation and/or validation;
- Land currently owned by CCC to be compulsorily acquired by The Developer and subsequently dedicated back to CCC with works will be subject to remediation and/or validation via an unexpected finds protocol only associated with the works;
- Land currently owned by CCC to be acquired by The Developer for residential allotments will require validation certificates;
- Land currently owned by L&HC to be dedicated as open space/road reserves to CCC will require validation certificates;
- Land currently owned by L&HC as residential allotments to remain unchanged (i.e. no changes to lot layout, cottages to remain) will not physically be able to be validated and therefore will not require certificates;
- Land currently owned by L&HC as residential allotments to remain as such, but with layout changes will require validation certificates.

All validation certificates are to be provided by a suitably qualified Environmental Engineer in accordance with the requirements of SEPP55 – Remediation of Land.



