

Attachment 3: Letter from AJC advising commitment to reinvest funds into Warwick Farm



6 December 2010

The General Manager
Liverpool City Council
1 Hoxton Park Rd
Liverpool NSW 2170

LAC Murray Wilson

Dear Sir,

As you know the AJC has lodged two recent rezoning submissions in relation to land in its ownership that is surplus to requirements for racing, training and other activities at Warwick Farm. The AJC is determined to upgrade the main Warwick Farm Racecourse site to ensure patronage on both racing and other days can be increased by virtue of a more contemporary offering that will help further cement its local significance. In fact we have already increased the volume of race meetings to be held at Warwick Farm Racecourse in the 2010-2011 racing season and have submitted plans to Racing New South Wales to further increase the volume the following year.

The AJC is in the final stages of a Voluntary Planning Agreement negotiation with Liverpool City Council that will see a significant upgrade of Governor Macquarie Drive between the bridge and the Hume Highway at a cost of approximately \$6m as well as other significant benefits to local users.

The purpose of the land rezoning is to generate income for the AJC that can be spent to undertake the identified upgrades including, but not limited to:

- the GPO works
- the main Course Proper
- the main Grandstand and other buildings identified for re-use
- upgrades to horse training infrastructure and
- the development and implementation of a site wide concept masterplan to include other developments identified as being of use to the site and the surrounding area.

The AJC has already negotiated the sale of a significant land parcel to Veolia Inghy and Sons and is in discussion with other potential end users for surrounding relevant land. We estimate that over the next 10 years the current rezoning applications will, if approved, lead directly or indirectly to approximately \$250m of development and hundreds of jobs both during construction and ongoing operations.

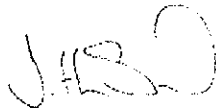


The AJC Board has directed that the financial benefits of the submitted rezonings must be used to realise the opportunities broadly discussed above.

The AJC looks forward to the continuing support of Liverpool City Council in endorsing our rezoning application for the Munday Street site at the December 2010 Ordinary Council Meeting and to commencing these important projects that will be of such benefit to Liverpool and Warwick Farm Racecourse.

Should you require any further information please do not hesitate to contact me.

Yours sincerely
Australian Jockey Club

A handwritten signature in dark ink, appearing to read 'J. Seward', written over a faint circular stamp or watermark.

Jonathan Seward
Head of Properties

Attachment 4: Draft VPA Heads of Agreement (Munday Street)

Schedule 3 Munday Street VPA
Development Contributions

Part 1 - Monetary Contribution

Item No	Public Purpose	Amount	Time for Payment
1	Section 94 Contributions	Nil	Not applicable

Part 2 - Works

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
1	Traffic Improvements (in accordance with Annexure 2 and road design starts to be assigned to meet Liverpool Council specifications at 1 December 2010 and to be approved by Liverpool City Council).	Intersection upgrade of Governor Macquarie Drive and Munday Street as shown in Annexure 3. The AJC are to declare appropriate areas as public road	Prior to an Occupation Certificate being issued for any Development on the Munday Street Site	\$476,142	\$23,807

Attachment 5: Draft VPA Heads of Agreement (Coopers / Inglis Site)

Schedule 3 Coopers Paddock VPA
Development Contributions

Part 1 - Monetary Contribution

Item No	Public Purpose	Amount	Time for Payment
1	Section 54 Contributions	Nil	Not applicable

Part 2 - Works

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
2	Removal of the Designated and (zone) RE1 as identified in Annexure 1 - Voluntary Planning Agreement Map	Removal of any waste and subsequent fill (related to the removal of the waste) on designated and Removal and / or other appropriate management of site contamination as notified in the Site Contamination Report.	Prior to the dedication of the Designated Land. Dedication is to occur as specified in Schedule 3, Part 3.	\$100,000	\$12,000
3	Management of the Designated Land	Carry out the program of works and maintenance as stipulated in the approved VMP. The VMP is to be agreed or prior to the rezoning.	3 years	\$21,342	
3	Carrying out of works as per Liverpool City Council's Offsetting Policy	In accordance with Liverpool City Council's Habitat Offsetting Policy the re-establishment of 7.88 hectares of habitat on the designated area shall be undertaken within the Coopers Paddock Site to	Prior to the issue of a subdivision certificate for the first industrial lot.	\$240,174	\$12,008

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
4	Traffic Improvements (in accordance with Annexure 2 and road design plans to be designed to meet Liverpool Council web site construction specifications at 1 December 2010 and to be approved by Liverpool City Council)	the satisfaction of Council. a) Governor Macquarie Drive to be widened to two lanes in each direction between the entrance to the Coopers Paddock Site and a new entrance into AJC land near the existing Old Tote Stand. The new carriage way is to be located on the southern side of the existing carriage way. b) Works to both carriageways of Governor Macquarie Drive are to include: - Lighting - Kerb and Guttering - Median strip c) AJC to dedicate land to the RTA for intersection upgrades of Burne Highway – Governor Macquarie Drive in accordance with Annexure 2.	Prior to the issue of a subdivision certificate for a plan that when registered would create the first Industrial Lot on the Coopers Paddock land or prior to the occupation certificate of a stock and sale yard on the land north of Governor Macquarie Drive. Prior to the issue of a subdivision certificate for a plan that when registered would create the first Industrial Lot on the Coopers Paddock land or prior to the occupation certificate of a stock and sale yard on the land north of Governor Macquarie Drive. Prior to an Occupation Certificate being issued for any Development on the Burne Street Site or Coopers Paddock site.	\$3,615,580	\$120,779

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
		c) A/C will undertake the following intersection upgrades of Hume Highway and Governor Macquarie Drive being:- i. An additional 50m right turn lane from Hume Highway to Governor Macquarie Drive. ii. A 100m right turn lane from Governor Macquarie Drive to Hume Highway iii. A 100m right turn lane from Governor Macquarie Drive to Hume Highway iv. A 200m right turn lane from Governor Macquarie Drive to Hume Highway v. 2 lanes southbound on Governor Macquarie Drive from Hume Highway to Munday Street vi. New kerb lane on Hume Highway between Governor Macquarie and Warwick Street. As described in Annexure 2.	Prior to an Occupation Certificate being issued for any Development on the Munday Street Site or Coopers Padlock site	\$845,650	

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
		e) Subject to Council approval a new intersection is to be constructed at the Coopers Paddock and Governor Macquarie Drive intersection as shown in Annexure 2	Prior to the subdivision registration to create the first industrial lot on Coopers Paddock	Included in a) above	5%
5	Construction of bicycle/pedestrian paths (in accordance with Annexure 3)	a) Shared Paths are to have a minimum width of 2.5 metres located adjacent to Governor Macquarie Drive on the northern side of the existing carriageway. To run the length from the existing cycle path near the William Long Bridge to the Hume Highway. This will be in accordance with the Annexure 3.	Prior to the issue of a subdivision certificate for a plan that when registered would create the first industrial lot.	\$308,750 (2.5m x 1300m x \$95/m ²)	10%
		b) A Shared Path of a minimum width of 2.5m shall be constructed within the dedicated land along the foreshore and within the Coopers Paddock site as shown in Annexure 3.	Prior to the issue of an Occupation Certificate for any development on Coopers Paddock and prior to the issue of an Occupation Certificate for a stock and sale yard on the land north of Governor Macquarie Drive.	\$471,250 (2.5m x 1885m x \$95/m ²)	10%

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
6		7) A shorter path of a minimum of 10.5 metres shall be provided from Munday Street to Warwick Farm Railway Station (This will be in accordance with Annexure 4) This should be a DA condition for any future development and not form part of the VPA	Prior to the issue of an Occupation Certificate for any development on Munday Street.	\$118,750 (2.5m x \$500m x \$95/m)	10%

Item No	Item of Work	Description	Time for Completion	Contribution Value	Amount Retained during Defects Liability Period
7	Road Governor Drive	Reservation Marquane AJC will dedicate any necessary land along the Governor Marquane Drive road reservation that will align with zoning boundaries. This will ensure that the future road is within the dedicated road reservation. Liverpool City Council agrees to use its best endeavours to ensure any residual land on the Northern or Southern side of the new GMD between GMD and the AJC site is consolidated into AJC TPO.	At the time of issue of a Compliance Certificate for the road works.	Not applicable	Not applicable
8	Heritage Conservation	The Racecourse site is listed as a Heritage item on the local LEP. All items above are being undertaken to enable the historic site and its significance to be enhanced and future as an active racing and training venue (the major heritage significance) can be assured. As such the AJC agrees to investigate opportunities to adaptively re-use these items capable of re-use that are identified as being of moderate and high significance in the September 2010 Conservation Management Plan. Notes: Graham Brooks and Associates Conservation Management Plan (September 2010).			

Part 3 - Designated Land (clause 3.1(1))

Public Purpose	Description of Designated Land	Time for dedication
Public Recreation land	Part of the Developer's Land south of Governor Macquarie Drive coloured green and identified as "RE" on the plan attached to this agreement as an Annexure 1.	After the issue of the Subdivision Certificate and on registration of the Subdivision Plan to create an industrial lot