

11 November 2024  
Ref: 23576

General Manager  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

Att: Ben Richards

Dear Ben,

**Bringelly Sub-Precinct 2 in the South Creek West Land Release Area,  
Letter of Offer to Enter into a Planning Agreement to Construct and Transfer  
Local infrastructure,  
Lots 1 and 6 in DP 1216926 Belmore Road and the Northern Road Bringelly.**

Further to our discussions, I write on behalf of CKDI Bringelly Pty Ltd I ('**CKDI**,' the **landowner** and **developer**) of properties formally identified as Lots 1 and 6 in DP 1216926 Belmore Road and the Northern Road Bringelly (**The Site**).

The properties are located within Bringelly Sub-Precinct 2 in the South Creek West Land Release Area (**The Precinct**). The Site and the Precinct are identified in **Attachment 1**.

On behalf CKDI Bringelly Pty Ltd, I can confirm that it offers to enter into a Voluntary Planning Agreement (VPA) with Camden Council to provide the land and works free of cost for the local infrastructure identified in the Indicative Layout Plan (ILP) in **Attachment 2** and the Schedule of land and works in **Attachment 3** of this offer. The land and works will partially meet the needs created by the future development of CKDI's properties in the Bringelly Sub-Precinct 2 in the South Creek West Land Release Area.

The offer is made pursuant to Section 7.4 of the Environmental Planning and Assessment Act.

The transfer of land and construction of works are offered as an offset with a value identified in **Attachment 3** to any payment of any monetary contribution that may be imposed by Council via its forthcoming preparation and adoption of a Contributions Plan for Bringelly Sub-Precinct 2.

This offer is made subject to the following qualifications and expectations:

1. The nominated land values and cost of works are indicative at this time. They reflect those identified in two recently executed agreements with Council within close proximity to the site: '99, 501, 585, 589, 591 & 593 Cobbitty Road, Cobbitty' (Mirvac) dated 27 August 2024; and 'Pondicherry Precinct' (Greenfields Development Company No.2 et al) dated 30 July 2024. CKDI expects the land values and cost of works to be finalised and agreed through the procedure that may follow the receipt of this offer;

2. The offer is made based on CKDI's understanding of the current schedule of local infrastructure items in the Site and Precinct contained in the ILP in **Attachment 2** and the measurement of land areas presented in **Attachment 3**. CKDI acknowledges that the ILP remains a draft at this time and is subject to formal exhibition that may result in amendments to the plan. CKDI understands that the areas and degree of embellishment works will be finalised and agreed as the rezoning proposal is finalised and published that may follow the receipt of this offer. The final areas and works will be identified in the final draft offer for execution;
3. The contribution in the offer (refer to the schedule and plans of land and works in **Attachment 3**) is made with the acknowledgement that no Contributions Plan has been identified for the Precinct at this time. CKDI expects that it may be required to provide a "top-up" cash amount should a Contribution Plan be adopted for the Precinct that imposes a monetary contribution that is greater than the value offered; and
4. The stages of the development of the Site and accompanying threshold lot numbers that identify the timing the delivery of the land and works is indicative at this time. They will be finalised and agreed through the procedure that may follow the receipt of this offer.

We now request that Council consider the offer and, if minded to do so, place it on public exhibition for community review, prior to consideration and possible execution.

We look forward to continuing our relationship and work with Council on this project and if you have any queries please contact me.

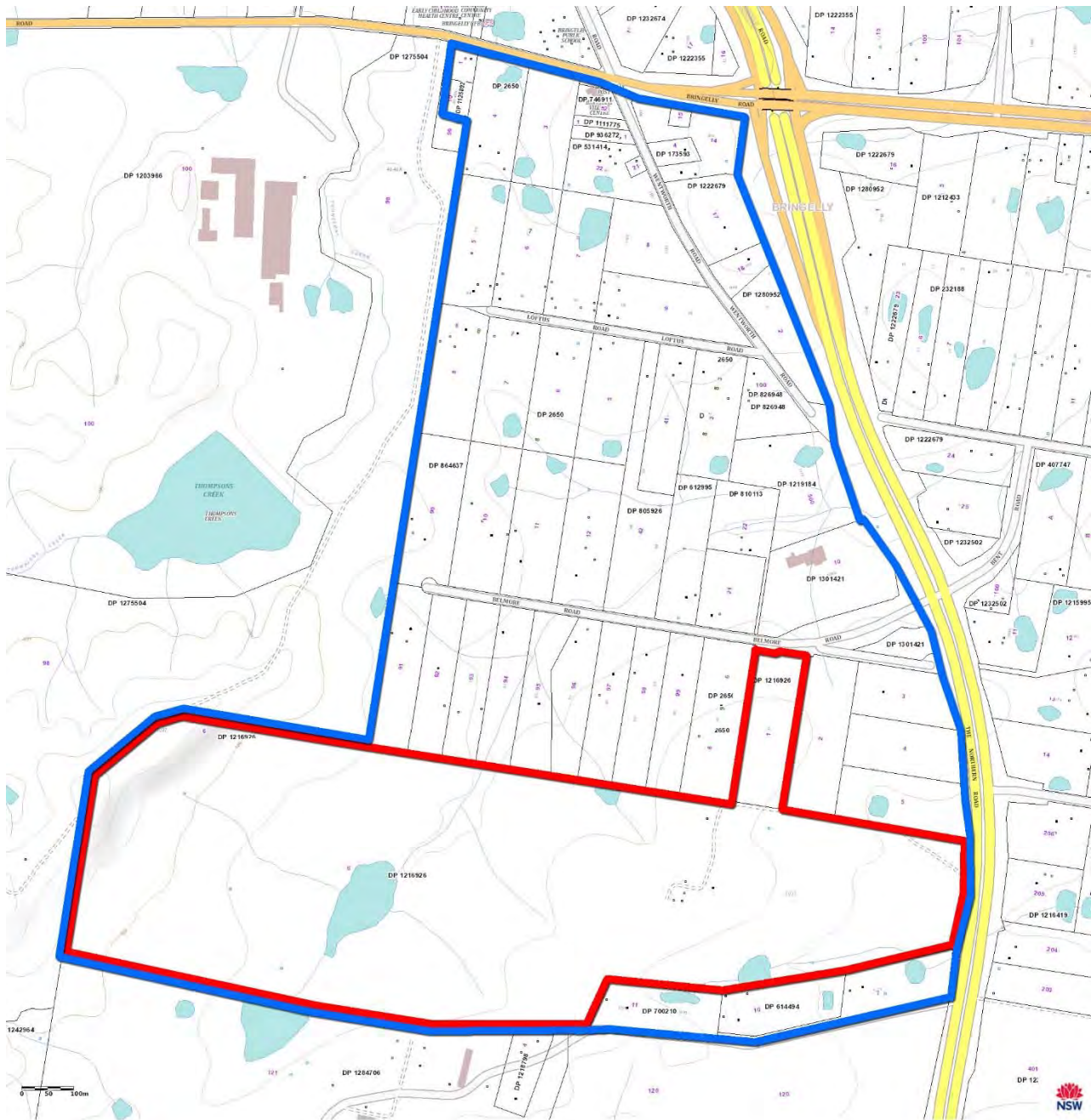
Yours sincerely,

**INSPIRE URBAN DESIGN + PLANNING PTY LTD**



**Stephen McMahon**  
Director

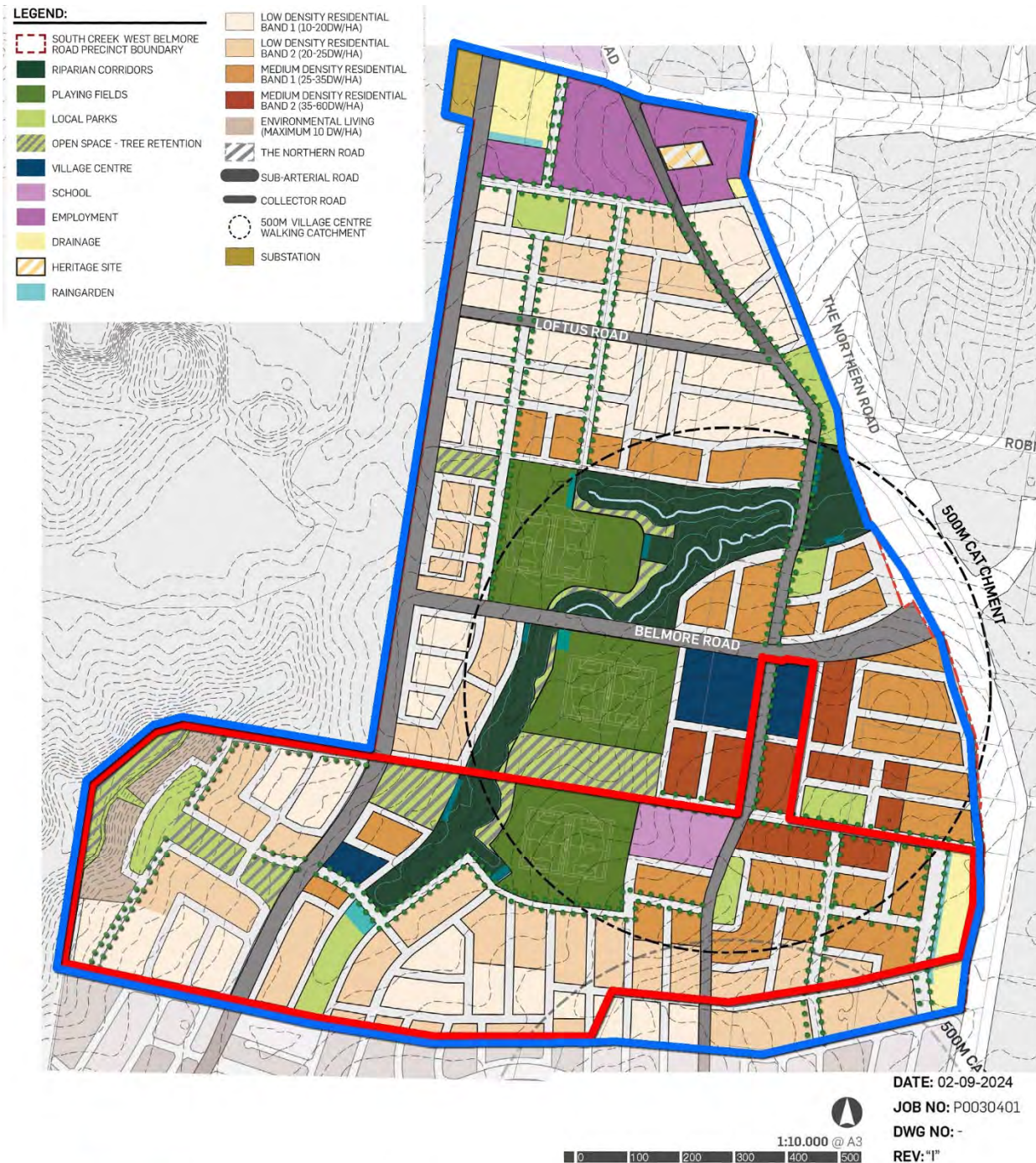
ATTACHMENT **1**:  
LAND APPLYING TO OFFER



- ☐ CKDI Site, Subject of this VPA Offer, Lots 1 and 6 in DP 1216926
- ☐ Bringelly Sub-Precinct 2 in the South Creek West Land Release Area



## ATTACHMENT 2: INDICATIVE LAYOUT PLAN



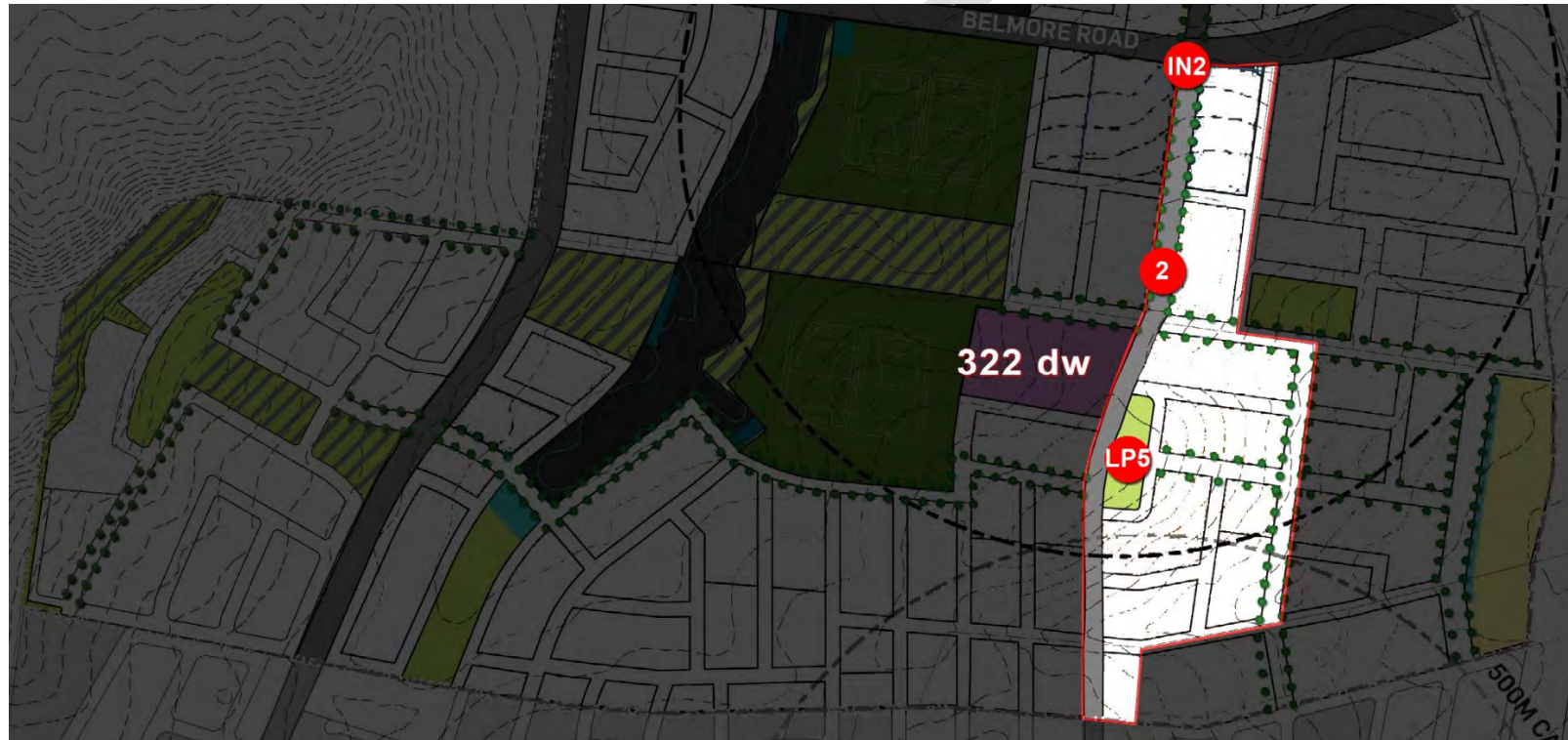
  CKDI Site, Subject of this VPA Offer, Lots 1 and 6 in DP 1216926

  Bringelly Sub-Precinct 2 in the South Creek West Land Release Area

ATTACHMENT **3**:  
SCHEDULE OF LAND AND WORKS COMPRISING OFFER



## Stage 1



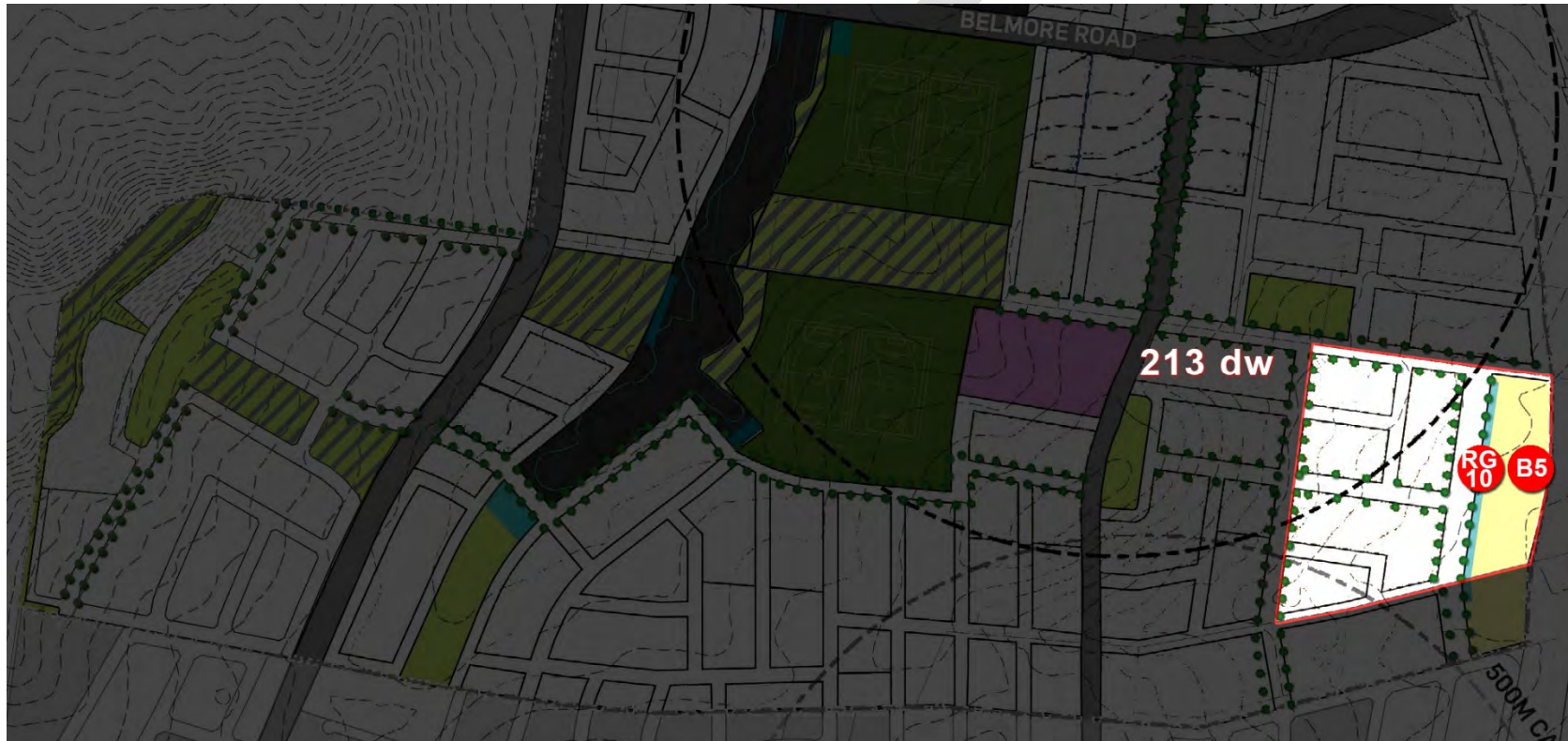
VPA Works Plan:- Stage 1

| STAGE 1   |                   |   |                                     |   |   |  |
|---|-------------------|---|-------------------------------------|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose          | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |                                     |   |   |  |
| 1   | 1                 | N/A   | Management<br>and<br>Administration | Developer to pay monetary development contribution for preparation of Precinct Contribution Plan.   | Prior to the issuing of a development consent that grants approval for the first Final Lot.                                   | \$100,000  |
| 2   | 1                 | IN2   | Transport                           | Construction and completion of a roundabout associated with Item 2 where Road 2 joins Belmore Road in the location identified as 'IN2' on the Works Plan to a design approved by the Council.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 322nd Final Lot. | \$500,000  |
| 3   | 1                 | LP5   | Open Space                          | Construction and completion of a local park with an area of approximately 5,235 square metres in the location identified as 'LP5' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 322nd Final Lot. | \$943,300  |
| 4   | 1                 | 2   | Transport                           | Construction and completion of approximately linear 761 metres of collector road in accordance with any relevant specifications in the Council's development control plan and design approved by the Council in the location identified as '2' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 322nd Final Lot. | \$3,348,400  |
| <b>B. Dedication of Land</b>                    |                   |   |                                     |   |   |  |
| 5   | 1                 | LP5   | Open Space                          | Dedication to Council free of cost to the Council, land of an area of approximately   | Prior to the issuing of a Subdivision Certificate for a   | \$2,094,000  |

| <b>STAGE 1</b>  |                           |   |                                    |   |   |  |
|---|---------------------------|---|------------------------------------|---|---|--|
| <b>Column 1<br/>Development<br/>Contribution<br/>Item</b> | <b>Column 2<br/>Stage</b> | <b>Column 3<br/>Location<br/>Identifier on<br/>Works Plan</b> | <b>Column 4<br/>Public Purpose</b> | <b>Column 5<br/>Nature and Extent</b>   | <b>Column 6<br/>Timing</b>  | <b>Column 7<br/>Contribution item<br/>Value<br/>(Aug 2024)</b> |
|   |                           |   |                                    | 5,235 square metres in the location identified as 'LP5' on the Works Plan.  | deposited plan that when registered would create the 322nd Final Lot.   |  |
| 6   | 1                         | 2   | Transport                          | Dedication to Council free of cost to the Council, land of an area of approximately 15,981 square metres in the location identified as '2' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 322nd Final Lot. | \$4,794,300  |



## Stage 2



VPA Works Plan:- Stage 2

| STAGE 2   |                   |   |                            |   |   |  |
|---|-------------------|---|----------------------------|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |                            |   |   |  |
| 7   | 2                 | RG10  | Drainage                   | Construction and completion of a rain garden with an area of approximately 1,818 square metres in the location identified as 'RG10' on the Works Plan.          | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 535th Final Lot. | \$327,240  |
| 8   | 2                 | B5  | Drainage                   | Construction and completion of Basin with an area of approximately 17,271 square metres in the location identified as 'B5' on the Works Plan.                   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 535th Final Lot. | \$2,590,650  |
| <b>B. Dedication of Land</b>                    |                   |   |                            |   |   |  |
| 9   | 2                 | RG10  | Drainage                   | Dedication to Council free of cost to the Council, land of an area of approximately 1,818 square metres in the location identified as 'RG10' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 535th Final Lot. | \$727,200  |
| 10  | 2                 | B5  | Drainage                   | Dedication to Council free of cost to the Council, land of an area of approximately 17,271 square metres in the location identified as 'B5' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 535th Final Lot. | \$6,908,400  |

## Stage 3



### VPA Works Plan:- Stage 3

#### A. Carrying Out of Work

|     |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|
| NIL |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|

#### B. Dedication of Land

|     |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|
| NIL |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|



## Stage 4



VPA Works Plan:- Stage 4



| STAGE 4   |                   |   |                            |   |   |  |
|---|-------------------|---|----------------------------|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |                            |   |   |  |
| 11  | 4                 | RG9   | Drainage                   | Construction and completion of a rain garden with an area of approximately 1,560 square metres in the location identified as 'RG9' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 780th Final Lot. | \$280,800  |
| 12  | 4                 | SF3   | Active Open Space          | Construction, embellishment and completion of 54,211 square metres of active open space which includes a double field with standard turf, amenities building, and associated car parking in the location identified as 'SF3' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 780th Final Lot. | \$10,786,000   |
| <b>B. Dedication of Land</b>                    |                   |   |                            |   |   |  |
| 13  | 4                 | RG9   | Drainage                   | Dedication to Council free of cost to the Council, land of an area of approximately 1,560 square metres in the location identified as 'RG9' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 780th Final Lot. | \$624,000  |
| 14  | 4                 | SF3   | Active Open Space          | Dedication to Council free of cost to the Council, land of an area of approximately 54,211 square metres in the location identified as 'SF3' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 780th Final Lot. | \$21,684,400   |

## Stage 5



VPA Works Plan:- Stage 5

| STAGE 5   |                   |   |                                      |   |   |  |
|---|-------------------|---|--------------------------------------|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose           | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |                                      |   |   |  |
| 15  | 5                 | RG8   | Drainage                             | Construction and completion of a rain garden with an area of approximately 1,040 square metres in the location identified as 'RG8' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$187,200  |
| 16  | 5                 | TR6   | Passive Open Space – Tree retention. | Construction and completion of passive open space with tree retention with an area of approximately 14,425 square metres in the location identified as 'TR6' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$1,154,000  |
| 17  | 5                 | TR9   | Passive Open Space – Tree retention. | Construction and completion of passive open space with tree retention with an area of approximately 4,380 square metres in the location identified as 'TR9' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$350,400  |
| 18  | 5                 | RC  | Passive open space – riparian land.  | Construct, completion and embellishment of riparian style passive open space with a total area of 25,188 square metres in accordance with the scope of works specified in the vegetation management plan approved by Council. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$1,007,520  |
| <b>B. Dedication of Land</b>                    |                   |   |                                      |   |   |  |
| 19  | 5                 | RG8   | Drainage                             | Dedication to Council free of cost to the Council, land of an area of approximately   | Prior to the issuing of a Subdivision Certificate for a   | \$416,000  |

| STAGE 5   |                   |   |                                     |   |   |  |
|---|-------------------|---|-------------------------------------|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose          | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
|   |                   |   |                                     | 1,040 square metres in the location identified as 'RG8' on the Works Plan.  | deposited plan that when registered would create the 890th Final Lot.   |  |
| 20  | 5                 | TR6   | Passive Open Space – Tree retention | Dedication to Council free of cost to the Council, land of an area of approximately 14,425 square metres in the location identified as 'TR6' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$5,770,000  |
| 21  | 5                 | TR9   | Passive Open Space – Tree retention | Dedication to Council free of cost to the Council, land of an area of approximately 4,380 square metres in the location identified as 'TR9' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$1,752,000  |
| 22  | 5                 | RC  | Passive open space – riparian land. | Dedication to Council free of cost to the Council, land of an area of approximately 25,188 square metres in the location identified as 'RC' on the Works Plan.  | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 890th Final Lot. | \$0.00   |



## Stage 6



### VPA Works Plan:- Stage 6

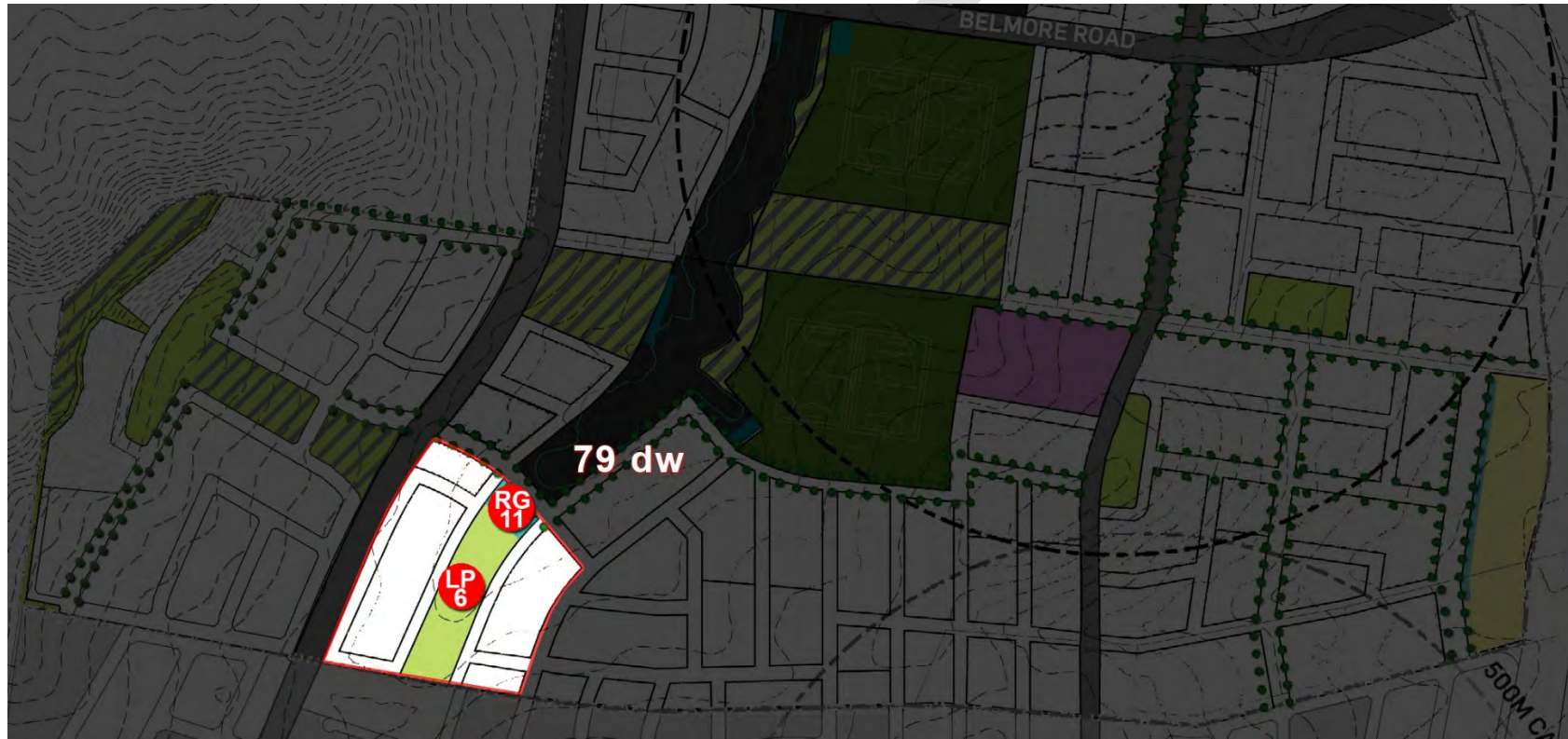
#### A. Carrying Out of Work

|     |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|
| NIL |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|

#### B. Dedication of Land

|     |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|
| NIL |  |  |  |  |  |  |
|-----|--|--|--|--|--|--|

## Stage 7



VPA Works Plan:- Stage 7

| STAGE 7   |                   |   |                            |   |  |  |
|---|-------------------|---|----------------------------|---|--|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose | Column 5<br>Nature and Extent   | Column 6<br>Timing   | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |                            |   |  |  |
| 23  | 7                 | RG11  | Drainage                   | Construction and completion of a rain garden with an area of approximately 2,540 square metres in the location identified as 'RG11' on the Works Plan.          | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1055th Final Lot. | \$457,200  |
| 24  | 7                 | LP6   | Open Space                 | Construction and completion of a local park with an area of approximately 12,197 square metres in the location identified as 'LP6' on the Works Plan.           | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1055th Final Lot. | \$2,195,460  |
| <b>B. Dedication of Land</b>                    |                   |   |                            |   |  |  |
| 25  | 4                 | RG11  | Drainage                   | Dedication to Council free of cost to the Council, land of an area of approximately 2,540 square metres in the location identified as 'RG11' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1055th Final Lot. | \$1,016,000  |
| 26  | 4                 | LP6   | Open Space                 | Dedication to Council free of cost to the Council, land of an area of approximately 12,197 square metres in the location identified as 'LP6' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1055th Final Lot. | \$4,87800  |



## Stage 8



VPA Works Plan:- Stage 8



| STAGE 8   |                   |   |   |   |   |  |
|---|-------------------|---|---|---|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose                | Column 5<br>Nature and Extent   | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |   |   |   |  |
| 27  | 8                 | TR7   | Passive Open<br>Space – Tree<br>retention | Construction and completion of passive open space with tree retention with an area of approximately 23,939 square metres in the location identified as 'TR7' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1,168th Final Lot. | \$1,915,120  |
| <b>B. Dedication of Land</b>                    |                   |   |   |   |   |  |
| 28  | 8                 | TR7   | Passive Open<br>Space – Tree<br>retention | Dedication to Council free of cost to the Council, land of an area of approximately 23,939 square metres in the location identified as 'TR7' on the Works Plan.                 | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1,168th Final Lot. | \$9,575,600  |

## Stage 9



VPA Works Plan:- Stage 9

| STAGE 9   |                   |   |   |  |   |  |
|---|-------------------|---|---|--|---|--|
| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose                | Column 5<br>Nature and Extent  | Column 6<br>Timing  | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
| <b>A. Carrying Out of Work</b>                  |                   |   |   |  |   |  |
| 29  | 9                 | TR8   | Passive Open<br>Space – Tree<br>retention | Dedication to Council free of cost to the Council, land of an area of approximately 5,008 square metres in the location identified as 'TR8' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1,333rd Final Lot. |  |
| 30  | 9                 | CT1   | Passive Open<br>Space                     | Construct, completion, embellishment and ongoing maintenance, management and public access in perpetuity of ridgetop style passive open space with a total area of 11,142 square metres in accordance with the scope of works specified in the park management plan approved by Council in the location identified as 'CT1' on the Works Plan. | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1,333rd Final Lot. |  |
| <b>B. Dedication of Land</b>                    |                   |   |   |  |   |  |
| 31  | 9                 | TR8   | Passive Open<br>Space – Tree<br>retention | Dedication to Council free of cost to the Council, land of an area of approximately 5,008 square metres in the location identified as 'TR8' on the Works Plan.   | Prior to the issuing of a Subdivision Certificate for a deposited plan that when registered would create the 1,333rd Final Lot. |  |

| Column 1<br>Development<br>Contribution<br>Item | Column 2<br>Stage | Column 3<br>Location<br>Identifier on<br>Works Plan | Column 4<br>Public Purpose | Column 5<br>Nature and Extent  | Column 6<br>Timing | Column 7<br>Contribution item<br>Value<br>(Aug 2024) |
|---|-------------------|---|----------------------------|--|--------------------|--|
| <b>C. Monetary Contribution</b>                 |                   |   |                            |  |                    |  |
| 32  |                   | NA  | Reconciliation             | Developer to pay monetary Development Contributions in the amount of \$xx (TBC) per Final Lot to be created in the Site. |                    | \$TBC  |