



14 November 2012

The General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown NSW 2560

Attention: Jeff Lawrence / Scott Lee

Dear Paul,

**UWS Campbelltown Project  
Voluntary Planning Agreement  
University of Western Sydney, Landcom and Campbelltown City Council**

The purpose of this letter is to make a formal offer under Section 93F of the Environmental Planning and Assessment Act to enter into a Voluntary Planning Agreement with Campbelltown Council for the delivery of public amenity and services associated with the UWS Project at Campbelltown. Landcom and UWS have entered a Project Delivery Agreement for the delivery of the Project. Landcom, as nominated Development Manager is authorised to make this letter of offer in respect to the project.

As Council is aware, the negotiation of the Voluntary Planning Agreement with Council commenced in 2008 and reached a fairly advanced stage including review of Agreements, before the project was stalled while UWS pursued approval from its Board of Trustees to confirm the project's terms including financial benchmarks and execution of the Project Delivery Agreement, which occurred on 10 June 2010.

Following additional studies to confirm the project could achieve the financial benchmarks, Landcom formally approached Council to confirm the items previously included in the Voluntary Planning Agreement would not change in order to get certainty for the package of Estate Major Works required and to focus work on confirming the costs for each item. A copy of this letter dated 18 October 2011 is attached for your information. Council has not formally responded to this letter.

On 8 November 2012, Landcom forwarded to Council a draft document entitled "Infrastructure Delivery Plan" which identifies the items to be delivered under the Voluntary Planning Agreement including scope, budget and timing for works. This document has been further refined to include Landcom and UWS' commitment to deliver a greater scope of works at the intersections of Narellan Road and Gilchrist Drive I Goldsmith Avenue, than what was previously negotiated. There is only a minor deletion of one item which relates to the contribution toward upgrading of local intersections as it has been paid as part of the Macarthur Gardens Regional Centre Masterplan consent.



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The Infrastructure Delivery Plan forwarded to Council forms a key part of the Voluntary Planning Agreement being finalised, and will only change to ensure commitments for staging can be met. This final drafting is being undertaken by Lindsay Taylor Lawyers and will be forwarded to Council direct. The estimated total cost is \$49,300,000 or \$58,500 per lot (including land).

Please note that a majority of the items proposed to be delivered with Stage 1 of the project have been incorporated in the current Development Application being considered by the Joint Regional Planning Panel. A separate Development Application for Main Ridge Park was lodged with Council on 17 November 2012.

We look forward to receiving Council's response to this letter of offer.

Should you have any queries or would like to meet to discuss this, please feel free to contact me direct on 9841 8616 or Peter Lawrence on 0402 181 571.

Yours sincerely,



Mick Owens  
**GENERAL MANAGER**

Attachment: Final Draft Version B Infrastructure Delivery Plan