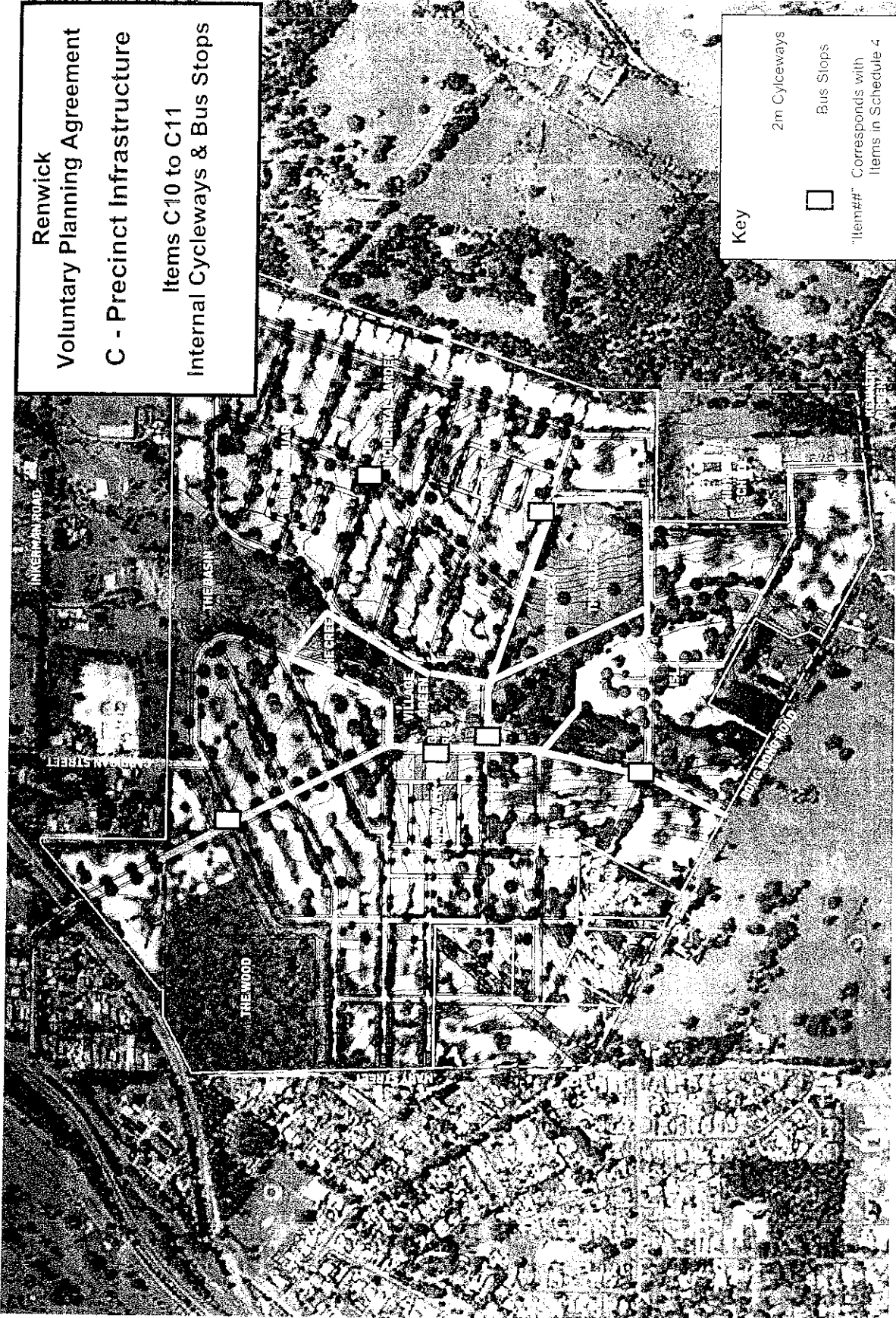




Renwick
Voluntary Planning Agreement
C - Precinct Infrastructure
Items C10 to C11
Internal Cycleways & Bus Stops





Key

-  2m Cycleways
-  Bus Stops
- "Item#"
Corresponds with
Items in Schedule 4

RENWICK VILLAGE PROPOSED MASTERPLAN

Drawn: 06/03/20
 Date: 21/10/09
 Worksheet: 4

GILES TRIBE ARCHITECTS
 ARCHITECTS & URBAN PLANNERS
 15 Macquarie Street, SYDNEY 2000, P.O. BOX 902, F/11/124/1988 E gtr@tribe.com.au
 T 61 61 951 9511 F 61 61 951 9512





Execution

Dated: 11 September 2008

Executed as an Agreement:

On behalf of Landcom:

Signed by me,

Sean O'Toole, Managing Director

as delegate of Landcom and I hereby declare that I have no notice of the revocation of such delegation,

in the presence of

X *Sean O'Toole*

RICHARD WOOD

Name of witness (print)

[Signature]

Signature of Mayor

On behalf of the Council:

The Seal of the Wingecarribee Shire Council was hereunto affixed pursuant to a resolution of the Council in the presence of:



[Signature]

General Manager

Mayor



Appendix

Environmental Planning and Assessment Regulation 2000
(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s93F of the Environmental Planning and Assessment Act 1979

1 Parties

Landcom ABN 79 268 260 688 of Level 2, 330 Church Street Parramatta, New South Wales, 2150 (**Developer**)

Wingecarribee Shire Council ABN 49 546 344 354 of Civic Centre, Elizabeth Street Moss Vale, New South Wales, 2577 (**Council**)

2 Description of Subject Land

The land described in Clause 1.1 to the draft Planning Agreement (**Agreement**).

3 Description of Proposed Development Application

The Development Application that accompanies the Agreement, being development application number LUA07/0946, seeks consent from Wingecarribee Council for the first stage of Development described in the Agreement, being:

- Development of the land to provide physical infrastructure and landscaping;
- Subdivision to create 74 allotments for residential development, open space and residual allotments for future development; and
- Provision of public facilities outlined in the Agreement.

4 Summary of Objectives, Nature and Effect of the Draft Planning Agreement

The objectives of the Agreement are to facilitate the provision of:

- community infrastructure and services for both new residents and the existing community;
- upgraded transport infrastructure within and external to the site;
- open space and recreational facilities within and external to the site.

To achieve these objectives, the Agreement makes provision for the following types of public facilities and services to meet the demand expected to be generated by residential development, which will be permissible on the site, if the Council gives consent to the Development Application:

- contribution towards community services;
- contribution towards a proposed leisure centre external to the site;
- the upgrading of an existing rail bridge and road connections between the site and the Old Hume Highway;



- road works within and adjoining the site;
- the provision of upgraded and new shared cycleway and pedestrian paths within and external to the site;
- the provision of a new community centre;
- the provision and embellishment of open space;
- the provision of a village centre for retail and commercial activities;
- heritage restoration within the site;
- drainage works and water quality management;
- the provision of public transport infrastructure; and
- extended landscape maintenance open space within the site.

The effect of the is to require the Developer to provide the public services and facilities described in the Agreement in a staged manner, with the works in kind facilities being provided if and when approval is granted for the subdivision of land, and carrying out of works proposed within each Precinct of the Development.

5 Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The planning purpose served by the Agreement is to meet the demand for public services and facilities that are expected to be generated by the Development and which will be made permissible on the site if the Development Application is consented to by Council including:

- the provision of public amenities and services;
- the provision of transport infrastructure relating to the land; and
- the conservation and enhancement of the natural environment.

How the draft Planning Agreement Promotes the Objects of the Environmental Planning and Assessment Act 1979

The Agreement promotes the objects of the Environmental Planning & Assessment Act 1979 by encouraging:

- the proper management, development and conservation of natural and artificial resources, including...cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
- the promotion and co-ordination of the orderly and economic use and development of land,
- the provision of land for public purposes, and
- the provision and co-ordination of community services and facilities.

It does this by:

- ensuring that the provision of services and facilities across the site is carried out in a co-ordinated and orderly fashion, in conjunction with the Development;
- requiring the dedication of land for public purposes; and
- providing community services and facilities both within and external to the Development.

How the Draft Planning Agreement Promotes the Public Interest



The Agreement promotes the public interest by ensuring that the public services and facilities that are expected to be required to service residential development on the site are provided in a timely manner, and without financial input by the Council including:

- traffic facilities that manage the predicted increase in traffic volumes between the northern and southern access points;
- community facilities that meet the current shortfall in provision in eastern Mittagong and the Balaclava/Willow Vale residential areas; and
- provision of regional scale open space and recreation facilities for the wider Mittagong community.

How the Draft Planning Agreement Promotes the Elements of the Council's Charter

The Agreement promotes the following elements of the Council's Charter contained in section 8 of the *Local Government Act 1993*:

- *Adopt an innovative approach to the provision of basic infrastructural needs (roads, drains, footpaths, parks, waste services etc).*

The Agreement by advocating the provision of Material Public Benefit (physical provision of works) rather than cash contributions introduces an innovative approach to infrastructure provision.

- *Meet expanding housing and develop needs by facilitating varying styles/costs/density which maximise environmental compatibility and energy efficiency.*

The Agreement for the Renwick site is consistent with the corporate objective and the objectives of Council's urban release strategy – Wingecarribee Our Future Strategic Plan adopted by Council in 2002.

- *Improve transport services particularly to outlying areas.*

The Agreement includes the provision of new bus stops and pedestrian/cycleway links into Mittagong. The local bus company has advised that they will accommodate the new stops in their future route planning.

- *rationalise and upgrade existing community facilities, ensuring the continuing availability of a basic infrastructure to meet community needs.*
- *promote and encourage cultural activity.*

The Agreement includes the provision of a new community centre for the site that will cater for the existing east Mittagong community and new residents within Renwick and surrounds. In recognition of the capacity within the new centre to cater for users from Renwick and surrounding areas, Council has intentionally not included the need for cash contributions towards other community facilities elsewhere in the Shire.

Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

The Agreement does not conform to Council's current capital works program. Monetary contributions made under this Agreement are to be included in Council's capital works programs in future years.

The Impact of the Draft Planning Agreement on the Public or Any Relevant Section of the Public

The Agreement has no adverse impact on the public or any section of the public.

