



Landcom and NSW Land and Housing Corporation (LAHC) are working together to transform the existing AirDS social housing estate into a **modern, socially mixed community**.

Welcome to the **Newbrook at AirDS** ('Newbrook') **community newsletter**. This newsletter provides an update about **what's happening at Newbrook**.

## Current Works

### Stage 3 construction

Work is continuing to build Stage 3, which includes 92 lots for new privately owned homes and 18 new social homes. Work is expected to finish early next year.

When complete, we will lodge plans with Campbelltown City Council ("Council") and NSW Land Registry Services to formally register the land. It is anticipated that purchasers will start building their new homes in the second half of next year.

## Briar Road works

We have almost finished installing and relocating stormwater, water, gas and electrical services in Briar Road. We anticipate that Briar Road will reopen by the end of this year.

The second stage of water relocation works required in Briar Road is anticipated to start in the first half of next year. The road may need to be temporarily closed again but for a much shorter duration.

We know that this work has been disruptive. We apologise for the inconvenience and thank you for your patience while this necessary work is being undertaken.



## Creigan Road/Croft Place stormwater works

The installation of underground stormwater services in Creigan Road and Croft Place is continuing.

### Works include:

- cutting asphalt
- excavating trenches
- concreting.

Works are expected to finish early next year. Our contractor, Western Earthmoving, will continue to communicate with affected residents and to implement traffic management controls help the community to move around the area.



Works are progressing on Stage 3

## Tasma Place and Argo Way subdivision works

A Development Application has recently been lodged with Council to create 14 new lots on Tasma Place and Argo Way.

This work includes installing new services and connecting Tasma Place and Argo Way, which will make it easier for both pedestrians and vehicles to travel through the area.

› **Further details will be provided to nearby residents closer to construction.**

## Stage 4 approval

Council approved the Stage 4 subdivision in September 2019 to provide 153 new homes, including social homes.

Work is underway to prepare for construction. Works are expected to start in early 2021, following the construction of Stage 6.



## Temporary playground

A Development Application has been lodged with Council to build a temporary playground on the vacant lot on the corner of Georges River Road and Wheatley Drive (known as 2 Wheatley Drive).

### The playground includes:

- play equipment
- landscaping
- 24 hour security.

Subject to Council approval, construction is expected to start in the middle of next year and finish by December 2020.

It is anticipated that this playground will be available for community use for two to three years until a permanent playground is installed when the pond area near Airds High School is upgraded.

Equipment from the temporary playground will be relocated to the permanent playground. Following this, the lot used for the temporary playground will be sold for private housing, in accordance with the approved masterplan.

# Masterplan

The project is being delivered over nine stages.



**KEY**

Existing residential areas	Stage 1 lots - complete
Parks & open spaces	Stage 2 lots - complete
Existing facilities	Stage 3 lots - works underway
Schools	Stage 4 lots - future
Town centre uses	Stage 5 lots - future
Infrastructure	Stage 6 lots - starting soon
Pond	Stage 7 lots - future
	Stage 8 lots - future
	Stage 9 lots - future



## Stage 6 construction

Council has approved the Development Application for Stage 6 to provide 144 new homes, including social homes. Work to move overhead electrical services underground is now complete.

We are currently undertaking a tender process for a construction contractor.

- › **Works are expected to commence early next year. Further details about works will be provided to nearby residents closer to construction.**

## Stages 7 and 8 surveys

You may soon see contractors undertaking surveys to inform early planning for stages 7 and 8.

Planning for these stages has just commenced. Council approval is needed before starting any work.

- › **More information about these stages will be provided to residents as planning progresses.**

## Cottage sales

Sales of refurbished cottages are continuing.

There has been a lot of interest in the cottages with our recent sales releases in July 19 (6 cottages), August 19 (4 cottages) and October (7 cottages) proving popular with buyers looking for an affordable entry into the Campbelltown property market.



Example of a cottage, refurbished and sold by Landcom.

## Stage 6 rehousing activities

LAHC's Stage 6 rehousing program was announced at the Community Reference Group (CRG) meeting in October 2019. The Department of Communities and Justice (DCJ) Relocation team have commenced the program, beginning with the delivery of notices. Residents won't be required to relocate within six months of receiving the notice, however they are able to do so if suitable alternative housing is available. As part of the process, all residents will be individually interviewed by DCJ to understand their specific rehousing needs.

- › **Timeframes for future relocations will be confirmed as the project progresses.**

## AB Central

A new central island in the kitchen with multiple sinks, a dishwasher and an instantaneous hot water dispenser was recently installed at AB Central. The roof was also repaired and the main electrical switchboard was upgraded to comply with current standards.

These works ensure that AB Central continues to meet the community's need for space for meetings, courses and functions.



AB Central was recently upgraded with new kitchen equipment and roof repairs.



### Contact us

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### Visit our sales centre

Corner of Wheatley Drive and Kingsbury Street, Airds

Open 7 days from 10am – 5pm

Phone: (02) 9391 2998