



*Artist's impression of the proposed development, subject to change and approvals

Welcome to the latest issue of the Schofields community newsletter.

Read about what's happening and what's planned, as Landcom deliver diverse new housing and liveable, green streets on Burdekin Road, Schofields.

The new neighbourhood aims to deliver a range of housing options, that reflect the changing needs of our diverse communities.

This will include semi-detached homes, manor homes and innovative compact housing.

The future streets and road verges will include trees and green spaces for the community to meet and relax.

Construction update

Following the first phase of bulk earthworks in 2022, subdivision works are planned to start in the next few weeks. These works will take around six months to complete, finishing after mid-2024. Works will include installation of electrical and water services, relocation of some existing services, civil works and earthworks. Works will use machinery such as excavators, rollers, cranes, forklifts and hoists.

We have appointed Menai Civil Contractors to undertake these works. There may be temporary disruptions to your utility services such as water and electricity. Menai Civil Contractors will contact you directly before starting any works that will affect your utility services to let you know if disruptions are planned.

Site access

During the first phase of bulk earthworks in 2022, the site's entry and exit point was on Burdekin Road. Due to road and service works early in our subdivision program, the location of the entry and exit point has been moved to the intersection of Grima Street and Burdekin Road for the upcoming works. We considered several other options, including Rugby Street and Lerida Street. However, these were unsuitable for a variety of safety reasons.

Grima Street upgrade

Internal works to Grima Street are anticipated to start in the coming months. For approximately three to four weeks, Grima Street will become one-way traffic only. It will be narrowed, with a reduction in on-street parking. This is to enable safe construction of the other half of the street. Works will be safely managed with traffic controls and detours. Residents will be able to access their properties at all times.

Grima Street will remain open throughout the construction program - no full road closure is proposed. On completion of works, Grima Street will become a wider two-way road.

We will keep you updated regularly, specifically in the lead up to the narrowing of Grima Street.

Vehicle movement

A large amount of excess material, from the bulk earthworks, needs to be transported from the site to build the development.

For a period of two to four weeks trucks will take materials off site. This will occur at the start of works.

The number of trucks arriving and departing the site is anticipated to reduce thereafter.

Managing construction impacts

Some of the measures that we will take to minimise the impacts of construction on neighbouring residents include:

- regularly wetting down the site to control dust and installing mesh fencing to reduce the spread of dust
- implementing erosion and sediment controls to minimise stormwater runoff
- using traffic controls, such as signage, reduced speed limits, and detours to help cars and pedestrians move around the area
- regularly sweeping the streets to keep them tidy
- maintaining bus stops in their current locations
- having one site entry and exit point off the Grima Street/Burdekin Road roundabout
- providing a dedicated parking area within the site for work vehicles to avoid workers parking in local streets
- maintaining consistent hours of work:
 - Monday to Friday, 7am - 5pm
 - Saturdays, 8am - 1pm
 - Sundays and public holidays - no work.



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If you have any questions about the project, please contact Amber Clarke, Landcom Communications and Engagement Officer, on **02 9841 8659** or email aclarke@landcom.nsw.gov.au.

For any construction related enquiries please contact Peter Henderson, Project Manager, on **0423 063 343** or email peter.henderson@menaicivil.com.au.

Next stage of works

We propose to commence the sale of lots in late 2024 and the construction of the new housing by building partners is anticipated to start in late 2025. We appreciate your patience whilst we undertake works. Please subscribe to our email newsletter by scanning the QR code below, to receive ongoing updates.

Updates direct to your inbox

Scan the QR code to visit the Schofields project page and sign up to our e-newsletter.



Landcom is building more affordable and sustainable communities in your area. Call **13 14 50** if you need an interpreter and ask them to call Landcom on **02 9841 8600**.