



Indicative artist's impression, subject to change and subject to approvals.

The facts



Project area

62ha



Location

The site is made up of the suburbs of Airds and Bradbury, and is located 2km to the southeast of the Campbelltown CBD. It is bounded by Georges River Road to the north, Riverside Drive to the east, St Johns Road to the west, and Merino Drive to the south



Key geographic inclusions

Adjacent to Georges River Reserve and Smiths Creek



Local government area

Campbelltown



Delivery timing

Civil construction continuing



Proposed residential dwellings

2,100



New residents

4,800



State government investment

\$160m



End value

\$875m



Key stakeholders

Land and Housing Corporation, Campbelltown City Council, Registered Aboriginal Parties, Tharawal Medical Corporation, existing residents

Overview

The project and our role

At Newbrook, Landcom is assisting the NSW Government in a developer role to address the serious social and financial difficulties associated with the Airds Bradbury public housing area. Landcom has previously assisted NSW Land and Housing Corporation (LAHC) in the renewal of the Minto public housing area.

What we are doing

Landcom and LAHC are undertaking the long term rejuvenation of the Airds Bradbury public housing area, transforming the existing 1,500 lot public housing into a master planned community of approximately 2,100 homes.

The concept plan reflects the extensive consultation with the community and other key stakeholders.

Of the original 1,500 dwellings, 94% were in public ownership. The aim is to create 2,100 dwellings with 70% in private ownership and the remaining 30% for public housing.

Outcomes and deliverables

The project involves demolition of poor quality accommodation and delivery new housing, infrastructure and community facilities. In addition, 689 existing dwellings are being upgraded.

Current status

Concept plan approvals and voluntary planning agreements are in place.

Other approvals and construction works are progressing as follows:

- stage development consents are being progressively sought
- civil subdivision works are underway, including construction of roads
- bush revegetation works of conservation zones have commenced.

Project initiatives

Social sustainability

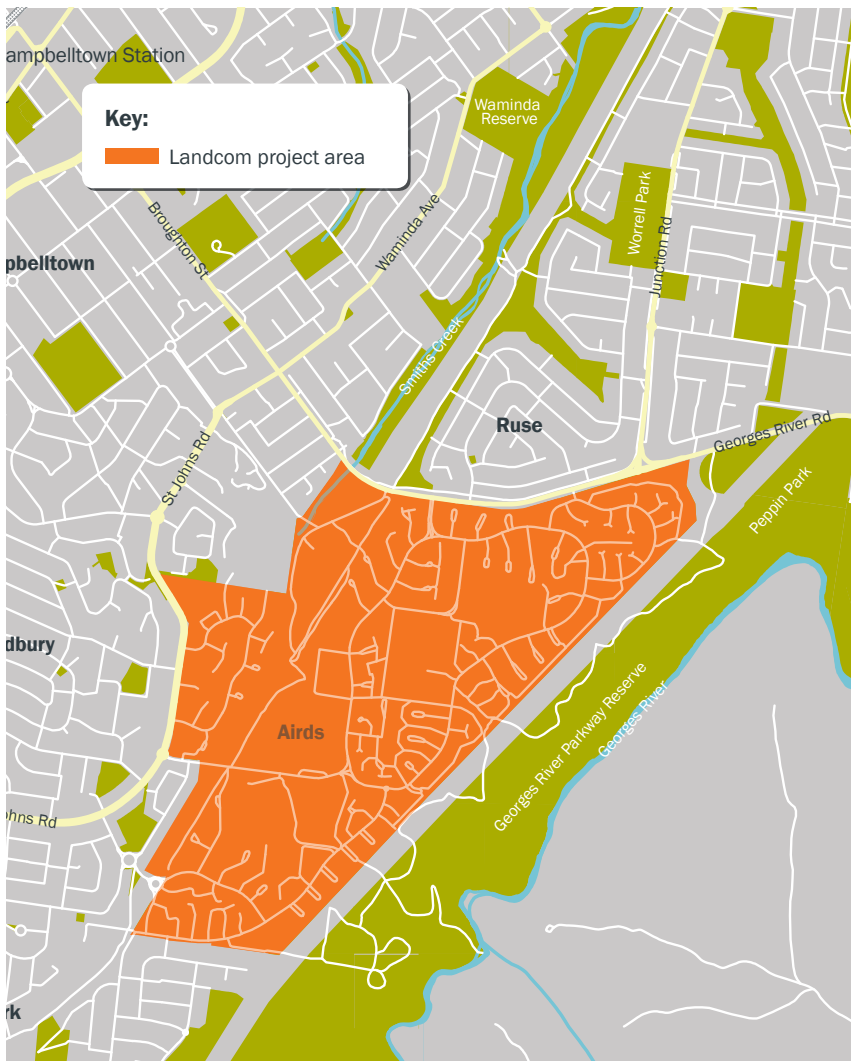
Airds is currently recognised as one of the most socially disadvantaged suburbs in Sydney. It contains a high percentage of single parent families and people with physical and mental disabilities.

The project will retain a significant proportion of the existing community. This, combined with the community's close involvement in the planning, is what sets the concept plan apart. The concept plan was also informed by an integrated social sustainability and health impact assessment plan.

Features and innovations include:

- identifying in the concept plan a number of potential development sites for further retail, commercial and mixed use development
- the regeneration of approximately 38ha of bushland as part of the project's biodiversity offset commitments
- a wetland area to provide a recreational and educational resource in addition to water quality functions
- seniors housing to replace existing run-down townhouses
- providing for a range of housing types
- ensuring local employment opportunities in major works contracts.

Location map



Landcom reasonably believes this document, including the map, is correct at the date of publication, but gives no warranty or representation as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

Project timeline



2012

- Project declared a major project
- Concept plan approved by minister



2013

- Rezoning approved
- Stage 1 development consent



2014-2016

- Construction of Stages 1 and 2
- Sales centre opens
- Development application for Stage 3 lodged
- Commence upgrade of existing dwellings being retained



2017 and beyond

- Approval of Stages 3 - 9
- Lodgement of development applications for Stages 4 - 9

