

Airds Bradbury Renewal Project Update



May 2017

BUILDING
CONNECTIONS
THAT DELIVER
RESULTS

lodgement with Council by mid 2017. Tenants living in the Kingston precinct will be contacted by FACS Housing Services in mid 2017.

Cottage Sales

Rehousing for Stage 6 cottage sales will begin in late 2019.

Stages 7 - 9:

Future rehousing timeframes will be confirmed to align with progress of the project.

How long will the project take to complete?

The entire renewal project is expected to be completed within the next 10-15 years. This depends on the housing market and the ability of FACS Housing Services to relocate residents for the project. The updated Rehousing Plan on Page 3 shows the staging as set out in the approved Concept Plan as well as the proposed timing for rehousing for both the townhouse precincts and the cottage sales program.

Will there be any reduction in social housing?

When the renewal of Airds Bradbury is complete in 10-15 years, there will be around 600 social housing dwellings and around 1400 privately owned properties.

Can I stay in Airds Bradbury?

Over the life of the project about 800 households will be relocated to other parts of Campbelltown, the Sydney metropolitan area as well other parts of NSW. It is unlikely that everyone who wants to stay in Airds Bradbury will be able to stay.

FACS will assist individuals and families to settle comfortably into their new homes and neighbourhoods with appropriate support services.

COTTAGE SALES PROGRAM

Social housing cottages will be sold over the next 10-15 years in accordance with the approved Concept Plan.

This will increase the proportion of private dwellings in the Airds Bradbury estate to around 70% to create a mixed community much like surrounding suburbs.

The overall pace of cottage sales will depend on demand in the housing market. Some cottages are to be sold 'as is' and others will be demolished so that new private houses can be built on the vacant land.

Where cottages are sold 'as is' tenants will have the opportunity to purchase their houses under the usual FACS policies. Some cottages may be retained by LAHC to be redeveloped in the future.

When will the sales of cottages start?

Relocations for cottage sales in Heathfield and Prell have already been completed. Tenants affected by the sale of cottages in Stage 3 have been contacted by the FACS specialist relocations team and some tenants have already relocated.

The rehousing timeframes for cottage sales are set out in the Rehousing Plan on Page 3.

Which cottages are selected for sale or redevelopment?

The properties selected for sale are those considered to best blend into the existing private development in the area. Other groups of cottages may be demolished for redevelopment into residential lots for private sale.

Can I buy the cottage I am living in?

Airds Bradbury residents who wish to buy their cottages may be given the opportunity to do so, if you have the funds to make the purchase. You must organise your own finance and legal advice on the sales.

If I have to relocate what size home will I be given?

FACS will offer you a home suited to your family size consistent with FACS policy.

For more information:

• About the project, please visit Airds Bradbury Central, 52 Riverside Drive, Airds (behind the BP Service Station) or call 4629.3245.

• Regarding relocations or FACS Housing policies please contact Housing Services on 4629. 3222 and ask to speak to the Airds Bradbury Relocations team.



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Airds Bradbury Renewal Project

The Airds Bradbury Renewal Project Concept Plan, approved in 2012, sets out the blue print to renew the area over an extended period of time with the aim of creating a modern, mixed community of private and social housing much like surrounding suburbs.

The Plan builds on the community's feedback gained during the consultation period including:

- Better parks and community facilities
- Conservation of important bushland
- Creating "a heart" for the community
- Better connections to surrounding suburbs
- Redeveloping social housing



Status

Stages 1 and 2:

The new lots constructed between Georges River Road and Riverside Drive have now been sold and many new private houses have been completed or are being built.

The NSW Land and Housing Corporation (LAHC) has built 35 new social housing properties in Stage 1 and plans to start building another 34 new houses in Stage 2 during 2017.

In line with the Concept Plan strategy to reduce the amount of social housing by selling existing cottages, some cottages along Riverside Drive opposite the new subdivision have now been sold.

Stage 3: Creigan

To keep the renewal project going, separate Development Applications (DAs) for Stage 3 have been lodged with Campbelltown City Council for:

- the subdivision of vacant land opposite Creigan Road,
- a new road connection to Bradbury, and
- new playing fields to replace the old Kevin Wheatley VC Memorial Fields.

The new playing fields behind the existing shops will be completed before the old Kevin Wheatley fields are redeveloped for new housing. Work on the new road connection is expected to start late this year.

Cottage Sales

Tenants from Stage 3 cottage precinct are being relocated to enable the sale of houses and the demolition of some properties. Tenants have been interviewed by the FACS specialist relocations team to assess their needs.

Stage 4: Ryeland

This stage includes the redevelopment of the Ryeland precinct and the old Kevin Wheatley VC Memorial Fields into lots for new housing including a site for new seniors housing. A DA for this work was lodged with Council in February 2017 and has recently completed its public exhibition phase.

Tenants living in Ryeland Precinct are continuing to be interviewed by the specialist relocations team who are working to understand their needs and help identify the most appropriate accommodation. All relocations are expected to be completed by mid 2017.

Cottage Sales

Rehousing for Stage 4 cottage sales will begin in late 2017.

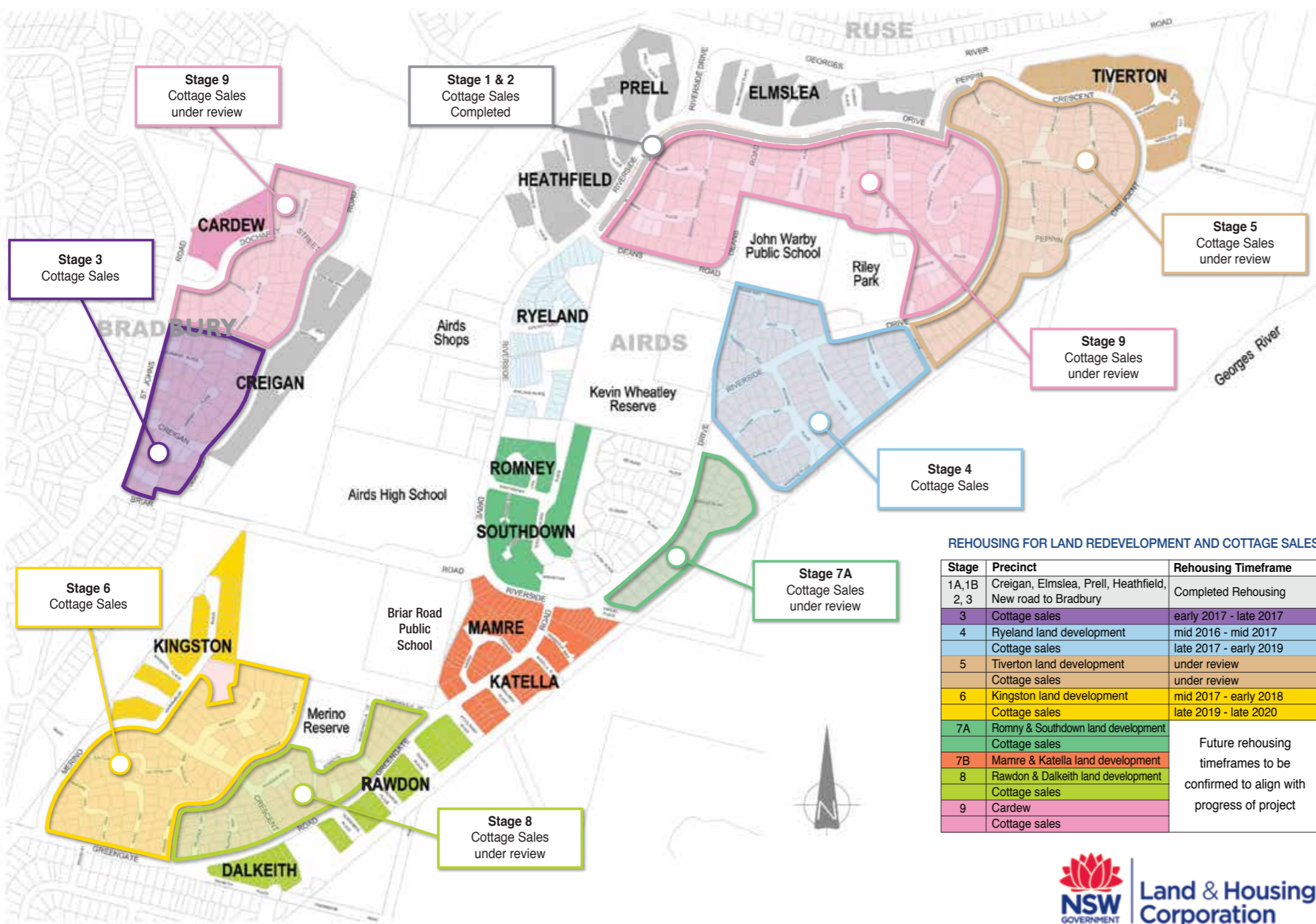
Stage 5: Tiverton

In accordance with the Rehousing Plan on this page, rehousing timeframes for Stage 5 remain under review and will depend on the progress of the project.

Stage 6: Kingston

A DA is being prepared for new lots in the vacant transport corridor to the south of Briar Road and is targeted for

AIRDS BRADBURY RENEWAL PROJECT - REHOUSING FOR LAND DEVELOPMENT AND COTTAGE SALES as at May 2017



REHOUSING FOR LAND REDEVELOPMENT AND COTTAGE SALES

Stage	Precinct	Rehousing Timeframe
1A, 1B 2, 3	Creigan, Elmslea, Prell, Heathfield, New road to Bradbury	Completed Rehousing
3	Cottage sales	early 2017 - late 2017
4	Ryeland land development	mid 2016 - mid 2017
	Cottage sales	late 2017 - early 2019
5	Tiverton land development	under review
	Cottage sales	under review
6	Kingston land development	mid 2017 - early 2018
	Cottage sales	late 2019 - late 2020
7A	Romney & Southdown land development	Future rehousing timeframes to be confirmed to align with progress of project
	Cottage sales	
7B	Mamre & Katella land development	Future rehousing timeframes to be confirmed to align with progress of project
	Cottage sales	
8	Rawdon & Dalkeith land development	Future rehousing timeframes to be confirmed to align with progress of project
	Cottage sales	
9	Cardew	Future rehousing timeframes to be confirmed to align with progress of project
	Cottage sales	

