

Fact sheet

Questions & Answers - March 2011

AIRDS BRADBURY RENEWAL PROJECT



The Airs Bradbury Renewal Project involves the comprehensive renewal of the Airs Bradbury social housing area over the next 15 to 20 years. Housing NSW is doing this so that Airs Bradbury blends in with the surrounding, privately-owned housing suburbs.

The project aims to make the area a great place to live by:

- improving homes and public spaces
- improving local services and opportunities for residents
- supporting the local community to build on its strengths, skills and overall capacity

When the renewal of Airs Bradbury is complete, there will be around 600 dwellings (30%) provided for social housing and around 1400 properties (70%) that will be privately owned. This will be achieved through redevelopment of townhouse precincts and other areas. There will also be sales of a large number of existing cottages to private owners.

Housing NSW understands that the Airs Bradbury Renewal Project will have a big impact on residents and their families. Housing NSW is working with the community and stakeholders to keep everyone up-to-date during each stage of the project.

CONCEPT PLAN UPDATE

What has been happening with the master planning process?

During 2009 and 2010, Housing NSW consulted with local residents about their ideas for the future of the area. Community feedback at Design OutLOUD in May 2010 confirmed that a staged redevelopment (including demolition) of townhouse precincts and other areas was the best way forward to make significant changes in Airs Bradbury.

Since Design OutLOUD, Housing NSW has been working with landowners and agencies to complete an integrated master plan called a Concept Plan. The Concept Plan has been prepared and submitted to the NSW Department of Planning for planning approval.

The Concept Plan builds on the community's ideas presented at Design OutLOUD including:

- better parks and facilities
- conservation of important bushland
- creating a 'heart' for the community
- more connections to surrounding suburbs
- redeveloping social housing

What's in the Concept Plan?

Some features include:

- the construction of around

1,100 new homes - about 300 (30%) of which will be new social housing homes

- new road entrances and better connections within Airs Bradbury
- retention of a water feature within the 'town centre'
- retention of important bushland
- a new park next to existing shopping centre
- improved shopping centre
- relocation of two playing fields from Kevin Wheatley Reserve to the new park and improvements to Riley and Merino Parks.

What are the next steps?

Once the Concept Plan has been reviewed by the Department of Planning, it will be put on public exhibition for comment in April 2011. The community will be invited to make formal written submissions to Campbelltown City Council which will assess the plans and make its recommendations to the Minister for Planning. Housing NSW will support residents to make submissions.

How long will it take to complete?

The Concept Plan will be completed in stages over the next 15 to 20 years. This

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depends on the housing market and the ability of Housing NSW to rehouse residents for the project. The Rehousing Plan on page 3 shows the stages as outlined in the Concept Plan as well as the proposed timing for rehousing. This is subject to change.

It is expected that rehousing in renewal areas will take about 10 years to be completed.

Why is the project taking so long?

The planning and development timeframe is normal for projects of this size and complexity. We understand that this has felt like a long time for residents who are anxious to know what is involved and how they might be affected.

Will there be any reduction in social housing?

When the renewal of Airds Bradbury is completed in 15 to 20 years there will be around 600 social housing homes.

The project replaces 1400 social housing homes with about 2000 mixed public and private homes.

Social housing numbers in Airds Bradbury will reduce substantially.

The 800 or so social housing properties that will not be replaced in Airds Bradbury will be replaced elsewhere.

REHOUSING PROGRAM

Before any rehousing starts in each stage, Housing NSW will hold face-to-face rehousing interviews with residents in their homes to find out about their individual and family circumstances.

Housing NSW will do all it can to find suitable homes for residents and will assist and support residents to make the move easier.

Can I stay in Airds Bradbury?

It is unlikely that everyone who wants to stay in the local area will be able to stay.

Over the life of the project, about 800 households will be relocated to other parts of Campbelltown and the Sydney metropolitan area.

Whenever a resident is to be relocated, Housing NSW will give them at least 6 months notice in writing. Housing NSW will assist individuals and families to settle comfortably into their new homes and communities with appropriate support services.

Will I have to move?

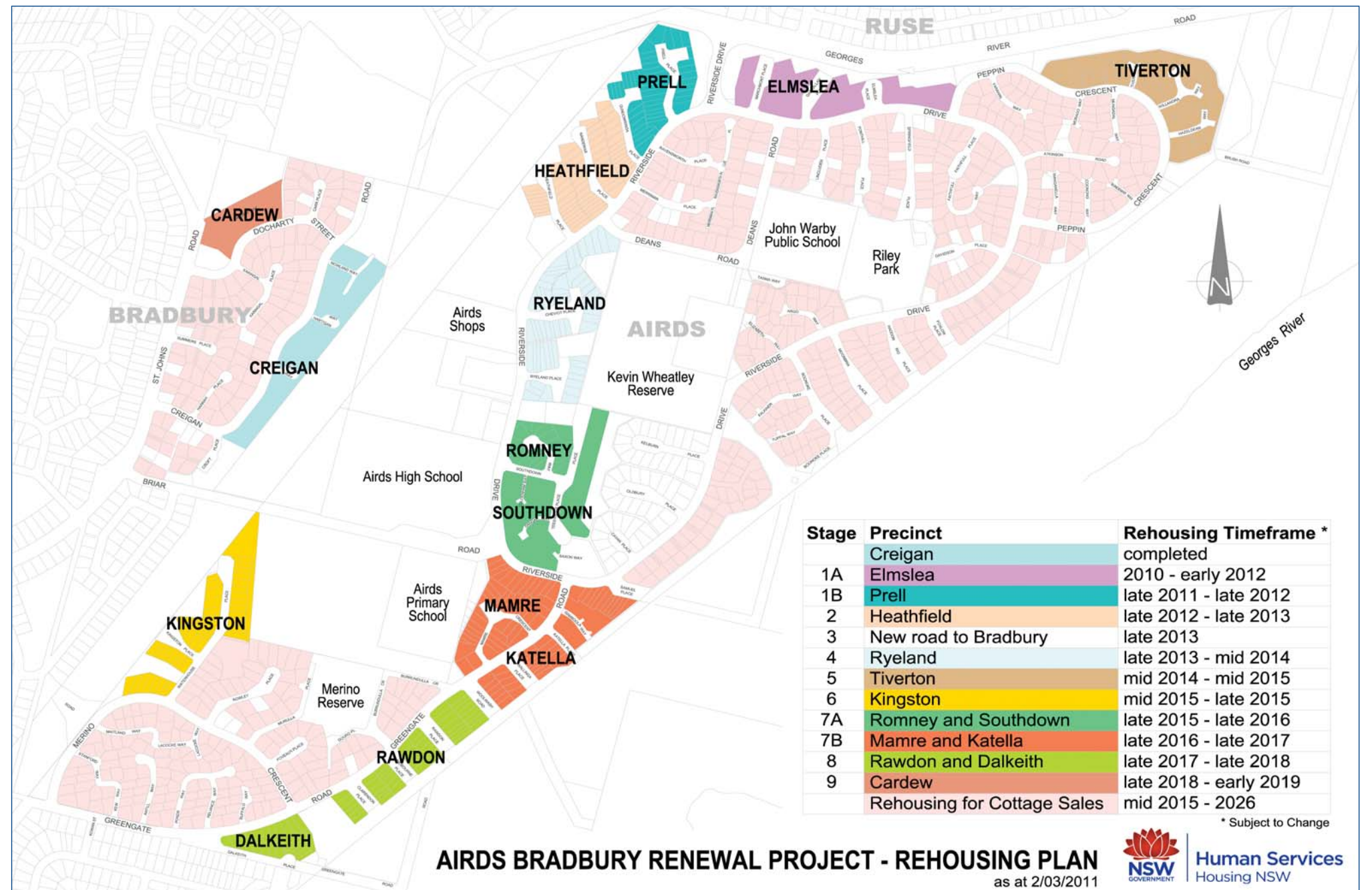
Residents in precincts identified for redevelopment will have to move. These precincts are set out in the Rehousing Plan. Many residents in cottage precincts will also have to move so that the houses can be sold to achieve the 70/30 mix over the life of the project.

Before rehousing starts in each precinct, residents will be approached by Housing NSW in plenty of time to think about their rehousing options. Housing NSW will give them at least six months notice in writing.

If you have to move, the home you will be offered will match the needs of your household in relation to number of bedrooms, modifications and access to services.

When will I have to move?

This is a long-term project and some precincts will not be



affected for many years. Currently, it is expected that the Concept Plan will be undertaken in stages over a 15 to 20 year period. The pace of change will depend on the housing market and the ability to rehouse people for the project.

The rehousing timeframes are set out in the above Rehousing Plan.

Housing NSW understands this may cause concern for some residents and we urge you to contact the Airds Bradbury Renewal Team or the project's Relocation Officer. The contact details are on page 4.

Can I move before my stage is redeveloped?

Residents who want to move earlier should contact their Client Service Officer to discuss transfer options. Residents who choose to move earlier will be subject to normal transfer policies.

SALES PROGRAM

When will sales of cottages start?

The first cottages are expected to go up for sale in about five years time. This depends on the housing market and Housing NSW's ability to rehouse people for the project.

Housing NSW is currently preparing an Airds Bradbury wide sales plan which will be available in 12 months.

We expect there will be no relocations for sales of cottages for approximately the next four years.

Can I buy the home I am living in?

Airds Bradbury residents who wish to buy their homes may apply to do – as long as the properties are not required for future redevelopment and have separate title.

You may be given the opportunity

to buy your home, if you have the funds to make the purchase. You must organise your own finance and legal advice on the sale.

In the first instance, please contact the Client Service Team to find out if your home has separate title as not all properties in Airds Bradbury have separate title at this stage.

If you have further questions please contact the Home Purchase Advisory Service on Freecall 1300 468 746 or visit www.housing.nsw.gov.au to check out Housing NSW's Sale of Homes Policy.

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How much will I have to pay to buy my home?

Homes will be sold at current market value. Social housing tenants are given stamp duty exemptions under current Government policy and many may be eligible for the First Home Owner's grant.

I've already paid for improvements to my home which were approved by Housing NSW. Doesn't this mean that I have to pay twice?

Properties are offered to social housing tenants at market value less the value added by approved improvements made by the tenant.

Will the rent I have already paid be deducted from the sale price?

No deduction is made for rent you have already been charged.

Can I buy other houses being sold?

In most cases, houses will be sold through auction.

For more information

- From March to April 2011, Housing NSW will be holding local street meetings (day and evening sessions) to talk to residents about the Concept Plan and the rehousing program. Check your letterbox for details.

- You can also talk to us at the Community Information Centre at Airds shopping village:
Monday to Wednesday:
9.00 am to 12 noon,
Thursday and Friday
1.00pm to 4.00pm.

- If you are unable to attend these meetings please ring Housing NSW on the numbers below to find out more:
Airds Bradbury Renewal Project
Office: 4629 3245
Airds Bradbury Client Service
Team: 4629 3999

- There is an Airds Bradbury Rehousing Fact Sheet available. You can also request a copy of the Airds Bradbury Rehousing Guidelines that outline the rehousing process and tenants' rights and responsibilities. These were developed in consultation with the Masterplan Group.