

15 Murulla Place

Airds

NSW

2560

To Mr Brian Doyle M.P.

I would like to bring to your attention via the enclosed "Fact Sheet" some actions at Housing N.S.W. In my area.

I have attended street meetings and community hall meetings and my impression is that not many residents agree with what is proposed.

My family has lived in Airds for approximately thirty years raising two children and helping to raise nine grandchildren.

While I can understand the demolition of some homes is necessary for safety reasons and the cost of repairing some homes is uneconomical the wholesale sell-off and relocation of residents is beyond me.

Where are all these people going to go.

Your consideration and comments on this matter would be appreciated.

Yours Sincerely

*Wendy Smith*

Received

11 AUG 2011

Electorate Office



Beverley Davies

61 Merino Cres

Airds NSW 2560

10<sup>th</sup> August 2011

To whom it may concern

I have lived in my house for over 20 years and I have made a large circle of friends both in my street and in my community. As I don't hold a licence I mainly rely on public transport to and from Campbelltown to do shopping.

In 2008 I unfortunately broke my ankle and am now unable to walk long distances to the bus stop. I am lucky because the nearest stop just around the corner from my home. I have family support close by in both Ambarvale and Rosemeadow who I visit on a regular basis.

I am also closely associated with the Airds Bradbury Community Centre where I do volunteer work I also attend craft days where I socialise with other community members and this gives me greatly needed socialisation as I get to meet new people all the time.

I feel that if I have to move now I will have to make friends with a whole new circle of people where here we have our own little neighbourhood watch with each other.

Yours Sincerely

Beverly Davies



3

45greengate road airds 2560  
phone 02 46 275648  
30 july 2011

CAMPBELLTOWN COUNCIL

AIRDS BRADBURY RENEWAL PROJECT

PUBLIC MEETING HELD IN AIRDS COMMUNITY CENTRE SATURDAY 30 JULY 2011

ATTN BRYAN DOYLE M.P. & CAMPBELLTOWN COUNCLERS.

TO ALL CONCERNED MEMBERS.

I have lived in a town house in greengate road since 1990. i have made no45 my home & i have made many repairs & i have always looked after the home & property. my children have grown up here, my wife my self & my children, desire to live in AIRDS & in this home, we do not wish to live in a small unit. with no room for our pets. & no room for our grand children to play. also we would have to dispose of most of our possions, SIR I believe most residents in greengate road, do not desire to leave their homes, being bulldozed & displaced, my residence no45 is not a joined town house, & perhaps it has no seperate title. I would like to know if this is correct. AIRDS is a good area in campbelltown. it is clean. it has many good centres. & not very much violence. a good place for families to live. & i would say that most of the homes in greengate road are in good clean order. as we respect our area & would not like it to be destroyed & all the families displaced.

Yours sincerely

Peter Hampton.



Received  
2 - AUG 2011  
Electorate Office



Maria Letteri

82 Greengate Road

Airds NSW 2560

**Attention Adam Coburn**

**General Service'**

**Campbelltown City Council**

**PO Box 57**

**Campbelltown NSW 2560**

After reviewing the proposal for the Airds Bradbury public housing estate:

- I agree with the proposal for 70% Private and 30 Public Housing.
- But I feel that the infrastructure pathways need to be look at. The reason being, some of the pathways need up dating.
- The lighting areas, around bus stops, oval and open space need to be look at for safe to all members of the community and visitors.
- More up to date building for Childcare and the Peps programs. I feel that Peps has out group the current building and need up date building and this program should never leave the area as it support a lot of family in the area.
- Sporting fields been used and getting clubs back into the area.
- The introduction of more school holiday activity for children in the Local area.
- The need for more elderly people transport in the Airds Bradbury public housing estate.
- A local group to help elderly people in the area with day to day needs if need.
- The introduction of a health centre for people how cannot get on public transport.
- The government can develop a program whereby public housing tenders can by the homes.
- A closer look at where the new road are going and how it will in pack on the house area the new road and the safe to child in the streets.
- A overall look at the drainage system and make sure the drainage system can copy with the further development of the area.

Public housing tender



Mr P Tosi  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN  
NSW 2560

1 Marsden Ave  
ELDERSLIE 2570  
18<sup>th</sup> July 2011

Dear Mr Tosi

Attention: Adam Coburn

RE: Submission – Airds/Bradbury Renewal Project

I make this submission as an urban designer/town planner with over forty years experience, half working in local government and also with direct involvement with this housing project forty years ago.

1. Smiths Creek Expressway

Development in the previous expressway corridor is noted, however the existing vegetation (believed to be Cumberland Plain Woodland, now protected by State and Federal Governments) within this corridor must be protected. The location of the proposed new playing fields may impact on existing vegetation and could be reduced to one playing field based on local demand.

2. Georges River Road

The original design provided a buffer zone between the housing and the distributor road ie Georges River Road to allow landscaping to occur and the housing to visually front the major road. This in the proposed redevelopment appears to have been deleted with the proposed new housing either have their rear fencing abutting the major road or (which I assume cannot be correct) have vehicular access to Georges River Road. It is noted that rear fencing has been approved on the Ruse side, which is a travesty in urban design and should not be further duplicated anywhere else in the LGA.

3. The Woolwash

I visited The Woolwash a couple of years ago and was shocked at the dumping that had totally degraded a significant environmental place.

It is recommended that as part of the conditions of consent for the proposed redevelopment that the Department take responsibility for removing all dumped cars etc from the adjoining bush and river.



4. Proposed housing

There is an opportunity with any new housing developments to maximise both energy minimisation design and solar access for those living in the houses for living comfort.

The proposed redevelopment appears to ignore any of these considerations. Small lots should be orientated predominately north-south to allow greater solar access. East-west orientated lots should be wider to allow a northerly sun court to be incorporated within the house design.


All three bedroom houses should also have two car parking spaces behind the building line (garage or carport) with a minimum set back of 5m from the street. Otherwise the footpaths and streets became overloaded with residents car parking. This can compromise garbage collection and pedestrian safety.

5. Road layout

Whilst the redevelopment has allowed layout changes, in particular without the Smiths Creek Expressway as a major impediment to vehicular access, direct links are now possible to Bradbury. However, the road layout internally should be rethought to avoid some very odd angled intersections and an over abundance of four way intersections, which potentially can increase road safety issues.

It is noted that at last there will be a mixture of public and private housing, which has always been considered an amazing oversight by the State Government, especially after the successful integration of their Green Valley housing into a socially integrated community. Hoping Airds will favour better in the future, as long as the proposed road layout is suitably modified to maximise road and pedestrian safety.

Yours faithfully,



Robert Wheeler BTP, Dip. LD.



27th June, 2011

The General Manager  
Development Services  
Campbelltown City Council  
PO Box 57, Campbelltown, NSW, 2560

Attention: Adam Coburn

## **Submission to Campbelltown City Council**

**Regarding Airds-Bradbury Concept Plan, Application No 1007/2011/DA-MP**

**By Students from Airds High School**

As students of Airds High School, and as a result of having participated in the community consultation on the redevelopment of Airds-Bradbury, we offer the following comments on the Airds-Bradbury Concept Plan.

### **1. Positive Aspects of the Proposal**

- We support the proposed mixture of 30% public housing and 70% private housing as home owners will take more pride in their homes and gardens and encourage others around to do so as well. It will also improve property values
- We would like to see the cultural diversity retained to maintain a variety of different cultural activities
- The proposal will make Airds-Bradbury more attractive
- We support the additional streets as this provides better access and opens Airds-Bradbury up to surrounding areas and makes it less closed off
- We support the idea of a new central recreational park near Creigan Road
- We support the idea of improving the pond
- We support the concentration of town centre activities around the pond area
- We think the proposal will make the Airds shops more attractive and accessible to people from surrounding suburbs, and hope that this will encourage additional shops including a family grocery store
- We support the idea of spreading the parks more around the residential area
- We support the idea of planting more trees in the community as this has environmental benefits
- Airds will look more attractive

### **2. Concerns About the Proposal**

- We are concerned that putting more houses in the area may make it more cluttered
- We are concerned that the shops are not close enough to some residential areas in the north of Airds
- We are concerned about the reduction in size of the playing fields. They need to be of competition size.
- We would be concerned about any loss of bushland near Creigan Road as this is important to Koalas and other wildlife
- We would be concerned if Youth Off the Streets had to move from the area



- We are concerned that trees with numbers on them might be cut down
- We are concerned that the new development will result in construction noise and disruption. This will need to be carefully managed.
- The few long straight roads are a concern, as they could become raceways. This will require careful design for traffic calming.
- We are concerned that the new houses may be smaller (2 bedrooms), and that larger public housing families will have to move elsewhere.
- We are concerned that new bus routes not be as easy for people to walk to in some parts of Airds-Bradbury

### 3. Suggestions for Improvement

- We would like to see public housing residents be able to purchase their own homes
- We think there could be a need for more childcare facilities in the area
- We would like to see public telephones made available in the Town Centre
- We think it is important for new bus stops to have shelters
- There is a need for public toilet facilities in the Town Centre
- We would like to see more street lighting
- We would like to see the basketball courts retained or replaced
- There needs to be playgrounds for children
- We would suggest having smoking areas for smokers in the Town Centre

### 4. Issues That Need Clarification

- Are the marked trees in the Prell precinct going to be cut down? Why are they marked?
- We would like more detail on the location of traffic lights or new street crossings to be installed.
- We would like to know if there will be new larger homes for the large public housing families?

We the undersigned request that you take these comments into consideration in the concept plan approval process.

Name <u>Elizabeth Bushe</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Emily Carr</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Melissa Le</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Mel Fehui</u>	Signed <u>M. Fehui</u>	Date <u>1.7.11</u>
Name <u>James Priggen</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Refekah Niam</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Sharon Jui</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Mahdi Saleh</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>
Name <u>Christal New</u>	Signed <u>[Signature]</u>	Date <u>1.7.11</u>



6

Name \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_

Any correspondence with us can be directed via our supervising teacher at Airs High School:

Nevine Atlagic

Email: [Nevine.Atlagic@det.nsw.edu.au](mailto:Nevine.Atlagic@det.nsw.edu.au)

Phone: 4625 5811 (School Office)



7

7 Alliot St.,  
Bradbury NSW 2560.  
14 July 2011.  
Ph 0413 998706.

Campbelltown City Council,  
Queen St.,  
Campbelltown NSW 2560.

JUL 15 '11 08:05:18 RCVD

Attention: Adam Coburn.

Dear Sir,

Re: Airds/Bradbury housing estate concept plan.  
Application No 1007/2011/DA-MP

A recurrent and praiseworthy goal of the above concept plan is to integrate the old Airds both within itself and within the surrounding Campbelltown community. The concept plan, understandably, stresses the proposed redevelopment within its boundaries. That is all to the good; however, history could repeat itself if equal attention is not given to the new road accesses which will open up the precinct. It was the lack of such integrated roads which contributed to the social isolation and separation in the first place. Which brings me to my small but potentially significant point.

The extra entrances and exits on the Georges River Road north side of the development appear good but, like the Campbellfield Avenue extension into the precinct, I could not find details as to size of roundabouts proposed. Such detail is not just a matter external to the proposed development but essential to meeting your broader integration goals.

On the plan all new roads movement is facilitated by roundabouts - great, because traffic lights would only confirm the previous land-lock. But roundabouts come in all shapes and sizes and I could not find any reference to size but only to single lanes on roundabouts.

**The proposed roundabout linking to Airds at Campbellfield Avenue needs to be at least as large as the existing one on Briar Road entrance. If too tight, vehicles will simply use local roads to avoid it.** In particular, there will be a significant increase in traffic into Alliot /Donaldson Sts which can hardly cope with existing short-cutters. Alliot/Donaldson is already home to three blind corners, two right-angled bends, two key holes and one dead-end and will not cope with additional traffic from Campbellfield Avenue.

Campbellfield Avenue can be expected to increase its traffic in a major way as it will provide Airds with more direct access to Macarthur Square, Macarthur Railway station and uptown Campbelltown, a desired consequence of genuine integration.

Yours sincerely,

  
Brian Innis.



8



AIRD'S BRADBURY MASTERPLAN GROUP

# AIRDS/BRADBURY MASTERPLAN GROUP

**WE MEET TO TRY TO MAKE SURE THAT THE HOUSING NSW RELOCATION WORKS FOR TENANTS.**

## **Submission on the Airds-Bradbury Concept Plan**

By the Airds-Bradbury Masterplan Group

Our group consists of local residents with a passion for our community, and was formed in the late 1990s to advise Housing NSW on urban renewal plans for the Airds-Bradbury public housing area. As residents with over 50 years of community volunteering between us, we speak about the issues that concern the residents of the Airds/Bradbury community. We see the proposed concept plan as largely positive, but have some concerns we would like to bring to the attention of council, and feel that more detail is needed on some issues before we can make a thorough assessment. These are outlined below:

### **Positive Aspects of the Proposal**

1. We believe the proposal will bring new life to an area that has been neglected
2. We believe the project will bring the three suburbs (Airds, Bradbury and Ruse) together that are currently disconnected and lack something special.
3. We believe the proposal will facilitate much needed improvements to the shopping centre. In particular we would like to see the shops turned to face the street rather than being hidden behind a blank and ugly wall as at present. We would urge council to do all it can to encourage such improvements.
4. We believe the new road connections to surrounding suburbs will make Airds-Bradbury less isolated than it is at present, and also to open/eliminate many of the isolated and poorly connected 'dead end' streets in some areas.
5. We believe the new road layout should also provide better options for bus routes, and would encourage Council to support the re-routing of busses in the area.
6. We support the changes to Riverside Drive, by breaking it up and providing better connections within and outside the area. This will mean it is no longer a raceway and will give people more options for car and pedestrian movement.
7. We believe the proposal should help to reduce crime. For example, the introduction of a new Eastern boundary road.
8. We support moving the playing fields to a more central location nearer the town centre. This should provide better accessibility to the parks and help to avoid drinking and other anti-social behaviour.
9. We support the introduction of more tree-lined roads to improve the appearance of the area as well as providing a wildlife corridor for koalas.
10. We support the approach that has been taken in the development of the concept plan process, bringing residents together with all the partners.



## Concerns, More Information and Suggestions for Improvement

1. There is no indication on the plan for provision of bus shelters and seating at bus stops. This is particularly important at those bus stops close to seniors housing (Cnr St Johns & Creigan Sts, St Johns & Docherty Sts, and Riverside Drive & Greengate Rd)
2. There is an urgent need for more convenient bus routes. This needs to be facilitated as early as possible in the redevelopment process
3. There is no indication of improved street lighting in the area or traffic control devices, which we regard as important for safety and security. This needs to be considered in the detailed design of the area.
4. The proposed new roads are narrow in width and needs to be wider to accommodate the flow of traffic.
5. There needs to be more details regarding community facilities such as the Kevin Wheatley reserve and Riley Park facilities.
6. There is currently a problem with accessibility to street parking and garbage services for seniors units near roundabouts. This needs to be resolved in detailed planning.
7. There is no detail of pedestrian crossings or pedestrian/refuge islands for students attending our local schools. We consider this an important safety matter particularly near to schools and seniors housing.
8. There is a need to eliminate the dangerous walkway behind the new seniors units at the corner of Riverside Drive and Greengate Road. This walkway now serves no purpose and attracts anti-social behaviour.
9. The provision of more two storey seniors units without a lift (as recently constructed) is a concern as those located on the first floor are more likely to have to move if they develop a disability or increased need for assistance.
10. Some provision of community facilities (a room or outdoor sheltered area) is desirable in the senior's housing developments.
11. There is poor mobile phone reception in some of the seniors housing areas (eg Riverside Drive). It would be appreciated if Council could help to facilitate better mobile phone services in these areas.
12. While we support the broad strategy for parks in the area, the proposal lacks the following information required for our detailed assessment. We would suggest that the following need to be provided in appropriate locations:
  - a. Dog parks
  - b. Walking tracks
  - c. BBQ facilities
  - d. Rubbish bins
  - e. Children's play facilities for different age groups
  - f. Exercise stations
  - g. Community gardens
  - h. Heritage walks and plaques
  - i. Integration of the Woolwash into the proposal
  - j. Cycle tracks
  - k. Alcohol free zones
  - l. Appropriate signage
  - m. Public toilets
  - n. Lighting
  - o. Good surveillance (by providing housing around parks)
  - p. Filtered water stations for drinking and filling of water bottles



13. There is no detail on accessibility for seniors and people with disabilities in public spaces or for disability friendly areas such as curbs and gutters. We feel this is very important given the nature of the population of the area.
14. We suggest the need for a high level of sustainable urban design – including water sensitive urban design to minimise the possibility of flooding.
15. We suggest that all new buildings (both public and private) be of sustainable design (low energy, water tanks, grey water recycling).
16. We would request that the Airds-Bradbury community be consulted regarding the naming of new roads.
17. We feel there is a need for shared bike and pedestrian paths that ensure a safe link to other bike and pedestrian paths in the local Macarthur area.

We the undersigned request that the Council take our comments, concerns and suggestions into account when considering approval of the Concept Plan

Name Tony Rignold  
(Chairperson Masterplan Group)

Signature Tony Rignold

Name Colin de Vere  
(Masterplan Group Secretary)

Signature Colin de Vere

Name \_\_\_\_\_  
(Masterplan group committee member)

Signature \_\_\_\_\_

Name \_\_\_\_\_  
(Masterplan Group committee member)

Signature \_\_\_\_\_

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Name \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

\_\_\_\_\_  
date of submission



(9)

*Support*

**From:** Edward Saulig [esaulig@hotmail.com]  
**Sent:** Monday, 18 July 2011 3:28:07 PM  
**To:** Council  
**Subject:** Airds/Bradbury Urban Renewal Project (Concept Plan) - Submission

**Airds/Bradbury Urban Renewal Project (Concept Plan) - Submission**

Dear Sir/Madam,

I am writing response to the Airds/Bradbury Urban Renewal Project (Concept Plan) and wish to make the following comments.

**I support the broad principles of the renewal project with a revised road layout**, particularly the connection with Campbellfield Avenue (Bradbury), Bellingin Road and Junction Road (Ruse). The creation of intersections with these roads will ensure that the suburb of Airds will be better integrated into the road network of surrounding suburbs and will offer the possibility of alternative bus and travel routes.

**I am concerned that for the redeveloped sites along Georges River Road** where significant demolition is occurring, there is both a wasted opportunity and a negative social and streetscape aspect proposed in the illustrative lot layout shown in Figure 20. Georges River Road is an active transit corridor for buses and private vehicles alike.

**Transit orientated development** in the form of mixed use development should be located along the length of the Georges River Road frontage. The northern aspect offers the opportunity for residential flat buildings with some retail space at intersections. Integrated with realigned bus stops, the length of Georges River Road offers the opportunity to create a vibrant and active street providing the diversity of housing types required in the district with some small business opportunities.

**There is a historic and what appears to be a current privileging of single detached dwellings** which has continued in the redevelopment of Department of Housing estates in Campbelltown. This does not address the diversity of housing needs in the private market, particularly where in existing communities the population is aging and a quarter of all households are sole occupancy. The adjoining suburb of Ruse contains over 85% of housing stock in the form of detached dwellings and yet the household types in the form of families (two parents and dependent children) are not represented in the same percentage. The need for housing diversity is clear yet does not seem to be delivered in those parts of the concept plan that are proposed for redevelopment. Any zoning impediment to allow a higher form of housing density along the Georges River Road corridor should be addressed at this concept stage.

**In the interest of housing affordability**, a higher form of housing density should be provided along the active corridor of Georges River Road. At the very least, row housing facing Georges River Road with rear lane access would ensure that there is an active frontage to Georges River Road rather than a continuous rear fence which serves only to cut off the Airds community from the adjoining neighbourhood of Ruse. The intent of the redevelopment should be to maximise integration, not reinforce an enclave. Nowhere in Campbelltown (and beyond) are long rear fences facing connector roads either attractive or desirable for connectivity.

**The landscaping plan** shown in Figure 21 should extend to the northern side of Georges River Road. A significant amount of existing mature trees will be lost in the redevelopment in the former townhouse precinct along Georges River Road. Landscaping the northern side of Georges River Road will assist to compensate for the loss of trees which will not be able to be replicated in new development in the clusters as that they now appear. This will also make the Georges River Road frontage an attractive green boulevard which already contains a well used pathway/cycleway.

In summary, the redevelopment offers a unique opportunity to integrate Airds into the surrounding neighbourhoods and bring about much needed urban renewal and the concept plan does much to address this. There is a risk that the opportunity for transit orientated development provided along the Georges River Road frontage will not only be wasted, but negative social and urban amenity consequences will result from current lot configuration intentions.

Yours sincerely,

EDWARD SAULIG  
21?273 Junction Rd, Ruse



10

**From:** Ben Nash [bennsh6@hotmail.com]  
**Sent:** Tuesday, 14 June 2011 6:05:20 PM  
**To:** Council  
**CC:** kenhall46@bigpond.com  
**Subject:** Potential further development in addition to Airds/Bradbury Urban Renewal Project

To whom it may concern,

It is unlike me to start correspondence from a negative perspective but my attitude towards Campbelltown council and my expectations towards being listened too or indeed replied too are non-existent. The only reason I write this email is to describe the wonderful opportunity for Campbelltown council to further develop on their plans for their proposed development.

Directly behind the proposed development you have the stunning beauty of Georges river, total undervalued, with opportunities to promote ignored, with what I would imagine would be modest costs. Walking, mountain biking, dog walking but a few outdoor activities that could be really pursued and marketed by the council, for all demographics, especially families. The inclusion of better management, a cleanup, sign's etc...would be like the icing on the cake for a development such as this.

I for one would see the preservation of the bush and neighbouring river with the development of cycle/walkways, landscaped parks etc...as a real lure for home buyers and an opportunity to raise the profile of the area.

Dare I compare a possible future to the likes of Camden's wonderful parks, cycleways etc...

In taking notice to this email, you may just restore a little faith in Campbelltown council that I had lost along time ago.

What potential Campbelltown would have with a fresh modern attitude from its council.

Benjamin Nash





NATIONAL PARKS ASSOCIATION OF NSW  
protecting nature through community action

**Macarthur Branch**

PO Box 792, Campbelltown, NSW 2560

macarthur@npansw.org.au

Mr. P. Tosi  
General Manager  
Campbelltown City Council  
PO Box 57  
Campbelltown  
NSW 2560

**RECEIVED**

**15 JUL 2011**

PLANNING AND ENVIRONMENT

Attention: Mr. Adam Coburn

Re: Submission - Airds/Bradbury Renewal Project 1007/2011/DA - MP

The National Parks Association (Macarthur Branch) has been active in the Campbelltown region for many years, and one of the roles its members follow closely, is the protection of the environment. We have to agree that some aspects of the Airds subdivision need improvement and this project has many good aspects.

However, we do have some concerns about the project so far explained. These include:

Loss of Open Space

Airds does have quite a deal of open space, and although much has been used there is room for development. However, it seems that the Project has put development before lifestyle and environment.

The Project has allowed minimal size blocks, and the only open space to remain is in the vicinity of the shopping centre.

Loss of wildlife corridors

There is a wildlife corridor between upper Smiths Creek through to Spring Creek in the south. This project destroys the corridor by placing high density housing in its place in the region of Briar Road.

There is a stand of native trees between Briar Road and Merino Crescent that harbour much birdlife, such as rosellas, lorikeets (both musk and rainbow), noisy miners, and grey butcherbirds. Most of these species nest in the hollows of those trees, and it is understood that wildlife from this area cannot just move to another area as all the other surrounding areas are already fully occupied.

Loss of Tree Hollows has been determined as a Key Threatening Process by the NSW Scientific Committee and the determination should be taken into consideration when clearing or altering the surrounding landscape.



11

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This corridor has been used for many years by walkers, cyclists and even horseback riders, as a link between Leumeah and in some cases onto Wedderburn. The corridor should be left or even enhanced as a walking/cycle track, and planted with Cumberland Plain vegetation to strengthen the existing remnant Woodland.

#### Smiths Creek Development

What is to become of Smiths Creek itself? Is it to be covered into a concrete drain or be let run as a natural stream? There is also a question of the extra run-off from closer settlement and concrete replacing open space.

Much of the extra water will run-off into Smiths Creek. What steps will be implemented to ensure that no pollution enters the Creek, or that existing flood mitigation ponds will be adequate.

#### Georges River Road

Any development that proposes rear fencing facing this distributor road should be prohibited. A service road including loop roads with trees and bollards to control illegal vehicular access will also provide a green corridor (of adequate width) plus a preferred visual outcome for Georges River Road.

#### Georges River Catchment

The opportunity now exists with the proposed redevelopment to manage and control urban stormwater run-off into the Georges River catchment.

What measures have been recommended for implementation to avoid pollution of this significant catchment? Conditions of consent must be in-place to stop any pollution.

#### Woolwash

The current condition of this heritage site, also a significant environmental site is appalling. The river and banks are littered with dumped cars and motorcycles and other litter.

The proposed development needs to be conditioned that all rubbish must be removed from the bush and river so that the new development can commence with a clean sheet i.e. a clean environment that new residents can appreciate. Council also needs a policy of zero tolerance for any illegal dumping in the Georges River catchment.

Yours faithfully



Pat Durman  
National Parks Association of NSW Inc.,  
(Macarthur Branch)

15.7.2011



Development Application No 1007/2011/DA-MP  
Airds / Bradbury Urban Renewal Project

General Manager Campbelltown City Council  
Attn Adam Coburn

Re: Development Application No 1007/2011/DA-MP  
Airds / Bradbury Urban Renewal Project

We the undersigned are opposed to a particular part of the development application, namely stage 9 the reclassification of Baden Powell Reserve from Public Open Space into building blocks.

Some of our reasons for this opposition to this section of the development application are:

1/ Reduction of open space currently used by many residents living in the areas adjoining the reserve for dog walking, bike riding, ball games and exercising as well as allowing people to be in an open space larger than the typical small back yards now incorporated in most building lots.

2/ Increase in vehicular traffic in and around the Melaleuca Grove estate. From looking at the proposed road layout, McLaughlin Circuit will make an easy short cut for cars from the additional 51 house sites proposed for the Baden Powell Reserve site to join into St Johns Road.

3/ Creation of two additional and possibly dangerous road junctions leading into St Johns Road at points where the curvature of the road severely restricts visibility of oncoming traffic. These two new junctions are between the roundabout at the entrance to McLaughlin Circuit and Docharly Road T intersection.

4/ Instead of eliminating Baden Powell reserve, we believe this community resource should be retained and enhanced, as this is more in keeping with the stated intension of the renewal project. This park could be an important play area like Cook Reserve on Junction Road at Ruse. With the installation of play equipment and seating areas the Baden Powell Reserve could be opened up to many more users. This park already has off street parking, many shade tree as well as sufficient open space where a number of groups operate without interfering with each other.

As petition initiator my name is Terry Hawes and can be contacted on 0412656461 any time or at the 8 Walburga Close, Bradbury NSW, 2560 for further information relating to this matter.





Phone 46 28 22 58

13

8 Walburga Close  
Bradbury NSW 2560

4 July 2011

The General Manager Campbelltown City Council  
Attention Adam Coburn  
PO Box 57  
Campbelltown NSW 2560



Dear Sir

Re: Development Application Number 1007/2011/DA-MP  
Airids / Bradbury Urban Renewal Project

I am opposed to a particular part of the Development Application, namely stage 9 the reclassification of Baden Powell Reserve from Public Open Space to building blocks.

The reasons for my opposition to this section of the development application are:

- 1) Reduction of open space currently used by many residents of the areas adjoining Baden Powell Reserve for dog walking, bike riding, ball games and exercising as well as allowing people to be in an open space larger than the typical small back yards now incorporated in most building lots.
- 2) Increase in vehicular traffic in and around Melaleuca Grove estate. From looking at the proposed road layout, it seems McLaughlin Circuit will make an easy short cut for cars from the additional 51 house sites proposed for the stage 9 area to join St Johns Road.
- 3) Two additional and potentially dangerous road junctions leading into St Johns Road at points where the curvature of the road severely restricts visibility of oncoming traffic. These two new junctions are situated between the roundabout at the entrance to McLaughlin Circuit and the T intersection with Docherty Road.
- 4) Instead of eliminating Baden Powell Reserve, I believe this community resource should be retained and enhanced as this is more in keeping with the stated intention of the renewal project. This park could be an important play area like Cook Reserve on Junction Road at Ruse. With the installation of play equipment and seating areas, Baden Powell Reserve could be opened up to many more users. This reserve already has off street parking, many shade trees as well as sufficient open space where a few groups could operate without interfering with each other.

It would be appreciated if Development Services of Campbelltown City Council let me know the outcome of submissions and keep me informed of the progress of Development Application Number 1007/2011/DA-MP.

Yours sincerely

Kay Parker

Kay Parker

Attached: Political Donations + Gifts Disclosure Statement  
to Council



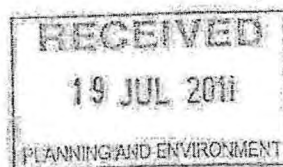
14

15<sup>th</sup> July, 2011

Planning and Environment Division  
Campbelltown City Council  
Cnr Broughton and Queen Streets,  
Campbelltown NSW 2560

Dear Sir/Madam,

Application No. 1007/2011/DA-MP  
Airds/Bradbury Housing Estate.



I would like to make a submission to Council in regards to the above;

I hereby make the following statements/opinions;

Not to extend Campbellfield Ave into the housing estate or in the case of extending it to make Bow Bowling Cres, Bradbury into a cul-de-sac so as to not make this a shortcut to Bradbury Shops and Facilities.

We already have quite a lot of traffic using Bow Bowling Crescent to access the other streets in the area and feel that the Project would increase traffic in this regard.

Bow Bowling Reserve would also have more foot traffic and feel that we could benefit from having a path through the reserve and more lighting and seating.

Not increasing the amount of dwellings without upgrading facilities, for example the 884 Busways Bus is overcrowded at the best of times, so better transport options should be looked in to.

The privatization of the estate is a good one although I feel a name change for the suburb should be considered so as to elevate the stigma that is associated with the name of Airds and of formerly being a housing estate.

I hope you will consider our suggestions favourably.

We also do not want our details released, particularly on the web-site.



Michael Adams  
9 Sikes Place  
AMBARVALE, NSW 2560  
0246 267 764  
michael.j.adams@det.nsw.edu.au

Development Services  
Campbelltown City Council  
CAMPBELLTOWN, NSW, 2560

**Submission re Development Proposal Airds/Bradbury Urban Renewal Project**

**Application No: 1007/2011/DA-MP**

To the General Manager,  
Attn: Adam Coburn:

I wish to urge Campbelltown City Council to reject the Airds/Bradbury Urban Renewal proposal in its current form due to the impact on the community.

Although I live at Ambarvale, I have worked as a teacher at Airds High School for the past 16 years and have been heavily involved in the community. Many Airds families have expressed their concern to me over this proposal. I have two main objections:

1. Impact on existing Department of Housing residents.
2. Impact on the local schools.

**1. Impact on existing Department of Housing residents.**

I was present at some of the consultation meetings. While it is true that many residents participated in the consultation process, including some of our students, the consultation was focused on the design. There was no indication that the proposal would lead to the forcible, permanent relocation of existing residents. Many families have made their lives at Airds. They have built the community and all their connections are in Airds or surrounding suburbs. They take pride in their community and their houses. These people are scared and feel that this proposal will significantly impact upon their lives, and that they have been denied genuine consultation on anything other than design elements.

To force such people to move is immoral. No matter how good the design, it should only be approved if it benefits the existing community. Tearing a community apart and dispersing it should not be part of this project. As a teacher, I am also concerned of the stress impact on young people of forcible eviction and dislocation, especially given the high number of young people with existing mental health concerns in the community. I therefore call upon council to reject this project unless there are guarantees that:

- No resident of a dwelling that is to be retained (i.e. most of the existing stand-alone cottages) is to be forced or coerced into leaving their dwelling.



- Those residents of town houses or other dwellings to be demolished, who are forced out of their homes because of the development, be ensured a right of return to the rebuilt dwellings once completed.

The residents who make up the community should have the right to remain part of the community – not be forced to leave as a result of a development.

## **2. Impact on local schools**

Having been a teacher at Airds when similar renewal projects occurred in nearby suburbs, I have witnessed the devastating impact on schools caused by shrinking enrolments and transient enrolments. At Airds HS we already have one of the highest transient enrolments in the state (about 30%) which impacts on continuity and stability in the school. The re-development project will add to this problem and, if experiences at Minto can be a guide, the schools can look forward to loss of executive staff, loss of subject choice and greater disruption.

To avoid this as much as possible, council should ensure that existing residents forced out as a result of the scheme have a right of return, thus encouraging continuous enrolment where possible. Schools need to be supported with extra staff during the transition period to reduce the educational impact on students.

If these conditions can't be met, then this scheme must be rejected.

### **Declarations:**

I have made no substantial donations to any political party; however, I am a member of the Campbelltown Branch of the ALP, and, in addition to my membership fees, I have purchased raffle tickets, etc at party functions. Such purchases would not have totalled above \$200 for the past twelve months. I know most ALP councillors personally. I have met most other councillors through my work at Airds High School. I am a financial member of the NSW Teachers Federation.

Yours sincerely,

Michael Adams



FILE COPY

16

Dianne Townsend

176 St John's Road, Bradbury

Phone: 4628 8757

Email: [dianesaurus@yahoo.com](mailto:dianesaurus@yahoo.com)

I have strong objections to the Airds-Bradbury Concept Plan. My main reason is that as a public housing tenant I have already been forced to move once and I do not wish to be forced to move again. In the concept plan, my house is scheduled for demolition to create a new road linkage from Airds to Campbelltown.

I was moved from Minto on 7<sup>th</sup> December 2007 from a home that I was very happy with and in which I had raised my family. I was told at the time that I was being moved to a home that I would not have to move from again. Extra care was taken in that move to give me what I had in Minto. I have an established garden, a beautiful back yard with Colorbond fencing, a carport, a full concrete driveway and shrubbery which provides a high level of privacy. My home has three bedrooms which I need as I am an avid reader and have a large library. Also because my home is located on the edge of the public housing area, my address is not recognized as 'public housing' which makes a big difference to the stigmatization that exists in most public housing areas. My fear is that I will lose many of these benefits if forced to move again.

In addition, I suffer from Major Depressive Illness and was in clinical depression for 7 months following my last move. The news of this plan and the proposed demolition of my house is a matter of great concern and distress for me and I am already having difficulty sleeping.

I am also sole carer for my grandson who lives with me and our home is close to a direct bus route to his school. I am concerned that relocation may make it more difficult for him to get to school. My home is also very conveniently located to shops and I would be concerned if a move disadvantaged me with a less convenient location. I can also travel easily by car to Campbelltown Mall from my current home.

My concern about this proposal is that the Planners only seem concerned about the number of houses rather than seeing them as homes where people live. I am opposed to the whole



redevelopment proposal at this time because there are so many projects left unfinished before the next one starts. Also the current numbers of public housing are needed to house people on the waiting list, rather than having people living in motels.

If the project were to go ahead, I have three alternative suggestions for the route of the road that is planned to demolish my home. One option would be to divert the road south down St John's Road into Creigan Road and then across the paddock to the Airds shopping centre. Another option would be to divert north via St John's Road and Docherty St (where town houses are being demolished) and then across to the Airds shops. A third alternative would be to simply use Briar Road as the connecting road to Bradbury.

Isn't the government aware that we are in a housing crisis? Rents in this area and all over the state are way beyond the means of public housing tenants to afford, and many working couples are finding it extremely difficult to find rental properties as well. The general feeling of public housing tenants is that the Department of housing is going to be disbanded. I feel this way too.

If the project were to go ahead, I would also insist on being moved as soon as possible and only once more — this time. Already my Depression is returning and I, like so many others, feel helpless. It feels as if it is not only our homes which will be bulldozed, but ourselves too. The percentage then new plans are being based on, the 30% to 70%, makes us all feel that we are simply being discarded, we are only "housoes", not caring, thinking, feeling people.

I have met with the local member to make him aware of my concerns.

I trust that Council will take my concerns into account in considering the approval of the Concept Plan.

*Diane Townsend*

Diane Townsend, 31<sup>st</sup> October, 2011



From: Glenys Hierzer [higlenys@ozemail.com.au]  
Sent: Monday, 18 July 2011 4:24:35 PM  
To: Council  
Subject: Application no. 1007?2011/DA-MP Airds/Bradbury housing estate

Dear Sirs,

I have been overseas until yesterday and therefore, having missed the petition, am writing a hasty submission on the above

I am concerned on 3 grounds

1. Environmental – macro
2. Environmental – micro
3. Project in General

1. With climate change and increasing population, it is a tragedy to release any land for development that has been designated a public facility, as the Baden Powell Reserve has, where the extra trees that have been planted, apart from making it a very attractive area, increase the planet's ability to 'breathe'
2.
  - This reserve is a great facility for the community – a much needed place for locals to exercise their dogs and, on summer evenings, youngsters do their football training and play sports
  - Building on the Reserve will increase traffic noise for Melaleuca Grove residents and those on St Johns Road, as well as increasing traffic on St Johns Road. Are we sure no-one will take a short-cut by driving through the Grove
  - Melaleuca Grove already has a high rate of vandalism and break-ins. Bringing the estate nearer will surely increase the problem
3. Upgrading the Airds estate is long overdue and the Council is to be credited overall for the design BUT why take facilities away from one section of the community to do so? Before we bought our property, I contacted the Council who assured me that public housing would come no nearer to us than it is already, but if mixed housing is to be built on the Reserve, then this assurance is a lie.

Surely the answer, which will, I'm sure, please us affected, is not to vandalise the Reserve (which looks so good at the moment with the clumps of trees that have been planted) and take our facilities away, but to upgrade these facilities by, perhaps, putting in a Children's play area or a fitness training route, to make the most of the great area we have

We are prepared to fight for the Reserve and wonder what the next step is? Or is it a foregone conclusion where we need to bring in press and Green groups?

I am unsure whether this email is adequate as a submission. If not, can you please advise what I have to do?

I await your reply

Regards

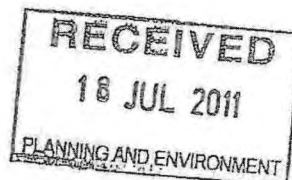
Glenys Hierzer  
30 McLaughlin Circuit  
Bradbury  
Tel 4625 8480  
higlenys@ozemail.com.au



18

17 July 2011

The General Manager  
Attention: Adam Coburn  
Development Services  
Campbelltown City Council  
P O Box 57  
CAMPBELLTOWN NSW 2560



SUBJECT:    Application No    1007/2011/DA-MP  
              Location:        Airds/Bradbury housing estate  
              Proponent:      Department of Family and Community Services  
                                    - Housing NSW  
              Council Area:    Campbelltown City Council

Dear Sir

We have studied the plan sent with your letter of 9 June 2011 as well as examining the project in more detail at Campbelltown City Library and at Airds Recreation Centre.

We are enclosing our submission for the Airds/Bradbury Urban Renewal Project together with an attachment of two photographs.

We have no objection to our names being available to the proponent and other authorities but do not wish our names to appear on the Department's website.

Sincerely



18

## AIRDS/BRADBURY URBAN RENEWAL PROJECT

Monday 18 July 2011

We have lived in this area for over forty years and have moved through the project area by frequently walking, cycling and driving within its boundaries. We have come to know the area extremely well especially the open areas in the west of the site.

Overall, we are in broad agreement with the idea of closer settlement, realignment of roads and replacement of some unsuitable housing. Also the mix of private and public housing is to be welcomed.

However there are some aspects we are opposed to and we would like to draw your attention to them.

These are:

- Loss of open space
- Reduction of park areas
- Destruction of remnant Cumberland plain woodland areas
- Lack of cycle tracks
- High voltage powerlines
- Aged housing

### Loss of open space

Airds, as it is now, has a considerable amount of open space and it is enjoyed by many. In the new project it is suggested that most of this will be lost and replaced by minimal sized housing lots allowing a considerable increase in population. This will ensure that there will be a problem with a lack of recreation areas and children having to play on the streets or confine their recreation pursuits to indoor activities when they should be able to play in the open air. Also it will mean the destruction of the natural area.

### Reduction of park areas

At present this project area has three parks – not many compared to Bradbury. With the proposal, the playing fields will remain and as said in the manuals, enhanced. The park in the south next to the Reiby Justice Centre is to be reduced with a row of housing put into its area. Another present park area in the north bordering St Johns Road is to be completely taken away and covered with houses. This park has been in existence for at least fifty years! What right has the Council/NSW Housing to do this?

We consider this should be left as a park and developed to make it into a better park. This should also happen with the other park.





### **Remnant Cumberland Plains woodland areas**

This type of woodland covered much of the Sydney Cumberland Plain and has sadly been greatly reduced by early farming and later by unsympathetic development both by councils and developers.

We are referring to two areas. The first is to the west of Airs High School and next to Briar Road. The other is just to the north of Merino Crescent.

These patches contain mature habitat trees of the species forest red gum, greybox, narrow-leaf ironbark and casuarinas. They are all in a very healthy condition and provide for the many birds and animals that live and nest there.

Looking at the plan these valuable species are marked for destruction as there is no hint of conservation for them on the plan.

These two patches of woodland should be conserved and should be tidied up and made into passive parks. We are attaching two photographs of these woodland areas.

Also we would like to draw your attention to two patches of native Kangaroo grass. One is just west of the dam (recently mowed) and the other is just east of the bus depot. This is a native grass species which was common in the Sydney area but was almost eradicated by early farmers who preferred European species with which we are now struggling.

We think that these two areas deserve study as they are protected for development.

### **Cycle Tracks**

In the preamble it is suggested that there are plenty of cycle tracks but on close examination of the map, no evidence of this can be seen. Do you mean that a line will be painted along the side of a road, and that will be the cycle track? This is highly unsuitable and just dangerous!

To be satisfactory, cycle tracks have to be separate from the road and be made continuous from one end of the suburb to the other eg from Georges River Road to Merino Crescent and from St Johns Road to the Shopping Centre.

### **The high voltage power lines**

We could see no evidence of these on the map so are they to remain swinging above the houses, put underground or rerouted. These lines could prove dangerous during storms and will also play havoc with reception of various appliances by those who live in the dwellings.

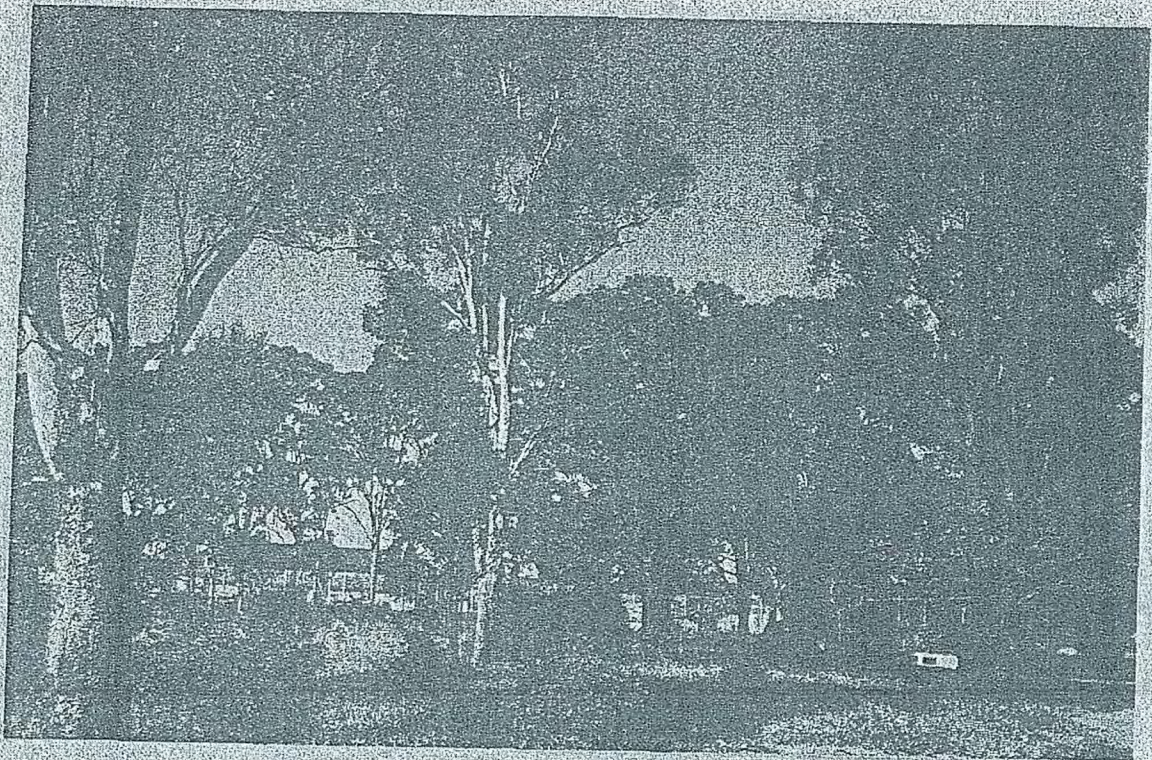
### **Aged Housing**

On the map there are only three very small blocks shown as aged housing. Surely at a time as we have now with an increasing number of aged people in the community, much more than this is desirable!



ATTACHMENT

Remnant Cumberland Plains woodland areas



The woodland along Briar Road



The woodland near Merino Crescent



Date: Mon, 15 Aug 2011

Subject: Concerns about Airds Bradbury Renewal Project Proposal

To Whom it may concern,

RE- Airds Bradbury Urban Renewal Project proposal

I would like express my concerns about the proposed developments/plans

There is No Airds Bradbury Community Centre. No PEPS programme. No Amarina Child Care Centre. No Youth Centre (early learning centre) on the new proposal. These are all council owned properties that service the community why is this not a priority? When did it become part of the councils mission and vision to reduce services and sell off property and holdings.

It has been conveyed to myself that these services will be combined and relocated to a multi purpose centre which is not shown on the proposed Airds Bradbury Urban Renewal Project plans. Also it has been discussed that the services they currently provide to the community will not be exactly as they are currently.

As a current rate payer could it be advised what specific council owned land/ properties and park/sports fields are being considered for development in the proposed Airds Bradbury Urban Renewal Project?

In the Airds Bradbury Urban Renewal Project proposal plans it does not indicate what type of dwellings will be constructed IE single or multi storey. At the recent housing department meeting held at Airds High School where Deborah Fellows a representative from housing indicated that the dwellings would be only be two stories. However this contradicts the information that was provided by a representative of Federal Parliament in which it was advised three storey walk ups are included in the proposal. This deeply concerns me for many reasons one being we as the community were advised there was going to be single storey villas for over 50's style living however these turned out to be two storey flats. Also as a resident of Bradbury we were faced with a developers plans to place a multi storey building at Bradbury shopping center. Could the same occur in Airds?

The proposal for the road from Campbellfield Ave to Riverside Drive then continues through to Junction Road. The understanding we have been given is that this would increase retail flow and make the commute to Campbelltown quicker. Personally I do not see how this can be true as Campbellfield avenue is not a direct route to and from Campbelltown. However it would make an easy trip from Bradbury Pub to Airds Pub then on to Ruse Tavern and back.

Has there been considerations made to take into account that the bushland that has been chosen for playing fields is prone to flooding? Also Parking, and toilet facilities are lacking in the Airds Bradbury Renewal Project proposal for this area.

Of the existing residential areas listed on the proposal will they be demolished at a later date?

This proposal plan will adversely impact my life on a very personal level. I will be forwarding this email through to the Ombudsman of Public works and any other persons I can. Please note I am not against change and I too well understand that some change is inevitable, however these plans contradict and are a directly destroying the heart of a community and are also not in line with the Campbelltown Council Mission Statement.

Interested in your Reply

Heather Waring

Resident of Bradbury since 1977.



20

To: General Manager, Development Services  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560  
Attention: Adam Coburn.

18th July 2011



From: Terry and Judy Bradbury  
18 Kullaroo Ave  
BRADBURY NSW 2560  
(H) 4625 7031 (T) 0419 629 234 (J) 0414 821 053

Application No: 1007/2011/DA-MP  
Airds/Bradbury Urban Renewal Project  
Our Submission is on the following points.

1. When we bought our home in 1974 Campbelltown Council had the best green/open space to house ratio of any council. This is no longer true.
2. The only part of the submission we object to is the area known as the "Smiths Creek By-pass". This area should be left as open space.
3. In 2020 Campbelltown will be 200 years old. To make the area known as the Smiths' Creek By-pass into open/green/park space would be the best present the people of Campbelltown could receive.
4. Roads could be "bridged" over these areas or pedestrian underpasses could be put in place.
5. Native trees could be planted. As there is a colony of koalas in the nearby bush land this would be of benefit not only to the koalas but all native wildlife.
6. Once all this is in place then this open space could be used by all if exercise tracks were put in place. Kearns/Raby area has beautiful exercise tracks. Macquarie Fields now has a designated triathlon track. Australians are being told that we are in a "fat" epidemic and that obesity and type 2 diabetes is on the increase. Having exercise areas readily available must be one of the first steps in combating these problems
7. If exercise tracks are put in place then Campbelltown as well as Macquarie Fields can hold tri meets. This will bring visitors and competitors to our area. This can only help businesses.
8. If people are worried about safety when using the tracks then modern technology could help with solar panels generating power to have lights and cameras operating. This would be an added value to the police, ambulance and fire brigade.
9. The area of the Smiths' Creek By-pass that is between Waterhouse Place and Kullaroo Ave has flood mitigation works on it. What will happen to this water when houses are built?
10. Once this area is under houses it is lost for ever.

Neither of us has made any monetary donations to any political organization in the last two years. We have no objection to our names appearing anywhere in connection to this proposal.

*T. Bradbury*

*J. L. Bradbury*



21

The General Manager  
Development Services  
Campbelltown City Council  
PO Box 57, Campbelltown NSW 2560



Attention: Adam Coburn

**Re: Submission to Campbelltown City Council on the Airds-Bradbury Urban Renewal Project Concept Plan (Application No: 1007/2011/EA-MP)**

We have lived in Bradbury since 1977. We support the proposed redevelopment of Airds-Bradbury, except for one major matter of concern.

We strongly oppose the introduction of the new road connecting Campbellfield Ave with the Airds Town Centre, for the following reasons:

1. We fear that it will re-introduce problems of anti-social behaviour as this street will be a thoroughfare between two pubs. Laneways were earlier closed down in our street to address problems with hoodlums, bottles etc. We have a letter from council saying that this work was undertaken for the protection of residents in our street.
2. We are also concerned that this new street will be a speedway for cars, posing safety risks for residents. Because our street (Karingal Place) is narrow, we feel that opening it up to the new road will increase traffic and result in accidents.
3. Some people who have lived in Bradbury for many years, who have raised their children here and looked after their homes, will be penalised by having their houses demolished to create the new road.
4. We don't need another roundabout in St John's Rd to slow traffic down, when there are already two roundabouts in close proximity. The traffic in St John's road has increased considerably in recent years.
5. There are already two other roads that could be used to provide access from Bradbury - Creigan Rd and Docharty Rd - which we suggest should be used instead without any need to remove houses.

We would also like to see the Airds Shopping Centre upgraded, and would like to see new walking paths, seating and public toilets built in the area as part of the new project.

We would appreciate you taking our concerns into account in your assessment of the Airds-Bradbury Concept Plan.

Yours sincerely,

4 Karingal Place Bradbury.

Lee Marshall

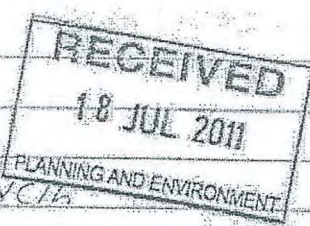
Date 15/7/11

Date \_\_\_\_\_



22

18.7.2011



THE GENERAL MANAGER  
DEVELOPMENT SERVICES  
CAMPTRENTOWN CITY COUNCIL

SAMUEL A. BENSLEY  
PEGGY S. BENSLEY  
16 KARRINGALL PH,  
BRADBURY 2560  
PH 46288040  
MOB 0417414552

ATTENTION ADAM COBURN

RE: SUBMISSION TO CAMPTRENTOWN CITY COUNCIL ON THE  
AIRDS - BRADBURY URBAN RENEWAL PROJECT CONCEPT  
PLAN (APPLICATION NO: 1007/2011/EA-M?)

We have lived in Bradbury since 1995. We support  
the proposed redevelopment (and love what they  
have done to our area) of Airds - Bradbury except  
for one major concern.

WE STRONGLY OPPOSE THE PLAN TO BUILD A CONNECTING  
ROAD FROM "CAMPTRENTFIELD RD TO RIVERSIDE DR AIRDS".

- 1) We have a letter from Council telling us that the  
earlier upgrade was done to stop the anti social  
behaviour occurring in our area because of the  
inappropriate layout in this area being too many  
accesses between property.
- 2) Since the upgrade this area has been trouble free  
and residents have taken more pride in their  
homes. Karringal place is a quiet and nice place  
to live, our 30yr old intellectual disabled son  
loves to be outside. Due to minimum traffic in  
our street we feel safe.
- 3) There is no reason for another road as we have  
3 connecting routes via DOCHARTY, CREIGAN & BRARR  
ROADS, why spoil a well laid out area.

Yours Sincerely  
*[Signature]* Bensley



23

John and Bev King  
8 Karingal Place  
Bradbury NSW 2560

The General Manager  
Development Services  
Campbelltown City Council  
PO Box 57, Campbelltown NSW 2560

Attention: Adam Coburn

**Re: Submission to Campbelltown City Council on the Airds-Bradbury Urban Renewal Project Concept Plan (Application No: 1007/2011/EA-MP)**

We have lived in Bradbury since 1977. We support the proposed redevelopment of Airds-Bradbury, except for one major matter of concern.

We strongly oppose the introduction of the new road connecting Campbellfield Ave with the Airds Town Centre, for the following reasons:

1. We fear that it will re-introduce problems of anti-social behaviour as this street will be a thoroughfare between two pubs. Laneways were earlier closed down in our street to address problems with hoodlums, bottles etc. We have a letter from council saying that this work was undertaken for the protection of residents in our street.
2. We are also concerned that this new street will be a speedway for cars, posing safety risks for residents. Because our street (Karingal Place) is narrow, we feel that opening it up to the new road will increase traffic and result in accidents.
3. Some people who have lived in Bradbury for many years, who have raised their children here and looked after their homes, will be penalised by having their houses demolished to create the new road.
4. We don't need another roundabout in St John's Rd to slow traffic down, when there are already two roundabouts in close proximity. The traffic in St John's road has increased considerably in recent years.
5. There are already two other roads that could be used to provide access from Bradbury - Creigan Rd and Docharty Rd - which we suggest should be used instead without any need to remove houses.

We would also like to see the Airds Shopping Centre upgraded, and would like to see new walking paths, seating and public toilets built in the area as part of the new project.

We would appreciate you taking our concerns into account in your assessment of the Airds-Bradbury Concept Plan.

Yours sincerely,

John King



Date

7-7-11

Bev King



Date

7-7-11



24

Campbelltown City Council

ATTENTION MR ADAM COBURN

Airds/Bradbury Urban Renewal Project

Re Proposed continuation of Campbellfield Avenue to meet with Airds Shopping Complex

We purchased 26a Karingal Place Bradbury about two years ago. The house appealed to us although Airds is behind us we have a vacant reserve which separates the suburbs. This is why our street is so peaceful and there were no plans before Campbelltown Council for any changes to our street.

I am a long term resident of Bradbury and am aware of the changes that were made in Airds and surrounds to make the area a better place i.e. closing the walkways through the area.

We live in a quiet culdesac, have nice neighbours and usually are able to live a peaceful existence as I am a shift worker. I am surprised at how quiet the area is.

The proposed continuation of Cardwell Avenue would mean that I would have a main roadway passing the front of my home and would reduce the value of our home as well as extra noise from passing traffic which would affect my sleep.

I am surprised that no one from the Dept of Housing has written or contacted my wife or myself in relation to the proposal as I am a home owner and would be seriously affected by any changes to our street.

Thursday 21 April 2011 I received a letter in the mail. The envelope was addressed to the resident. This letter has advised us to make an appointment to meet with Bruce Judd on 2nd May 2011 and discuss the planned project. Unfortunately I am a shift worker and my wife works day shift and therefore not possible to arrange an interview.

Please be advised that my wife and I strongly protest any changes to our living conditions and to the lack of consultation with regard to the proposed changes. I would wonder if an impact study has been carried out to see how many residents are affected and whether Human Services has any regard for our position.

Regards

*Steven & Belinda Moores*  
Steven & Belinda Moores

26a Karingal Place  
BRADBURY NSW 2560

PH 0288564009

MOB 0412622685

16 6 2011





24.6.11

(25)

General Manager

Attention: Adam Colburn.

3161589

From - Marie Ihlein

26 B Karringal Place

Bradbury N.S.W. 2560

02 46263440

Application No. 1007/2011/DA-MP

My application objects to the extension of Campbellfield Road to Airds because it will front my home.

The points I wish to make in the submission are -

- 1 The privacy and value of my home will decrease. It will destroy a quiet well cared for attractive area.
- 2 Alternatively a continuation of Creigan Road would open up the area as Housing NSW wishes.



11 Karingal Place  
Bradbury, NSW, 2560

26

29<sup>th</sup> July 2010

Adam Coburn  
General Manager  
Campbelltown City Council, PO Box 57,  
Campbelltown, NSW, 2560

Dear Mr Adam Coburn:

Re: Airds Bradbury renewal project.

Application Number: 1007/2011/DA-MP

I am a long-time resident of our town; I lived in Airds for 25 years and moved to Bradbury because of a threatening neighbour, whom threatened to kill my family. At that stage my daughter was 7 months pregnant with her daughter so we left the home and had to be split up and waited for more than 8 weeks to be transferred to Bradbury where we as a family were together again in the same house and was safe. We also asked to be moved to Bradbury as I wanted to be closer to my mother after her father passed away so I could help provide care for my disabled brother whom needs 24/7 care provided.

I am writing to express my concern about the recent discussion and the pending decision to remove houses in our suburbs. I understand that the decision is being considered to enable a street to be continued from a hotel in Bradbury to a hotel in Airds that will accommodate increasingly heavier traffic.

However, I do not believe that the benefits of this new extended street for more traffic compares favourably to the benefits of keeping our children and the elderly safe. Consider: also we have privately owned properties in our street whom purchased here for the purpose of the silence and safety away from traffic, one of the privately owned properties was purchased by shift workers and the other is owned by an elderly lady in her 80's, we have elderly neighbours that have been in the area since the homes were built, and since I have moved here we have all become very close and have provided help to them when they are injured or sick, the removal of these properties to extend the road would make for a more unsafe and unpleasant environment especially for the elderly and children in the street, as we currently have a very safe environment for the children to play. The sight and sound of traffic, are not pleasant, and can leave us feeling more stressed. Furthermore, it is well known that in our street alone we have special needs children whom are picked up on a regular basis by special buses. It is also well known that traffic gives off a multitude of pollutants that decrease air quality.

It would seem that extending this road would bring increased traffic flow, to and from our pubs. Out of control vehicles, crashes through homes and leaving it difficult for residents to leave their properties. Traffic, on the other hand, will increase energy costs by increasing temperatures and air pollution, and will decrease surrounding property values.

Are these tradeoffs that we really want to make? I am looking forward to your response.

Yours sincerely,

Wendy Horspool



24 Karingal Place  
Brackley 2560

Councillor Meg Yates,

14.8.11.

On the 8 March, I was told my home was going to make way for a road connection of Campbellfield Ave. to Minda.

This I was told by Human Services (Deborah Toller) would be a new start for me somewhere else.

After 35 yrs living in my home, I am sure that be my choice when I go. I know I don't own my home, but I've looked after my home with a lot of pride & hard work and I've spent many years building up my gardens to what they are to-day.

1. We who live in Karingal Pl. never were told of this new rd plan before the 8.3.11.

2. Karingal Pl. is a quiet cul-de-sac. The new planned road will open it up to all & no problems, making it not safe for the residents. It would be one road between two hotels.

3. No: 4 & 10 Karingal Pl. both have special road buses for their children. That will be a big worry with more traffic.

4. No: 26A & 26B. are private homes, no consideration has been given to them, leaving a road next to their properties, they bought into Karingal Pl. because being a shift worker, it was so peaceful & a safe place, for their grand children to play out the front of their homes.



No 5, 9 & 11 Karingal Pl. between them have  
a young children, who play happy, riding their  
bikes on the road because it is safe, but that  
will also not be possible if the road goes ahead  
What is it with the Human Services, do they  
not like to see people living peacefully & young  
children playing (where are their hearts) I  
David has always been a housing committee  
area. All of a sudden, we are not good enough  
they are either pulling down or selling our house  
Please get behind us & help us with  
Human Services. We are good people !!! We  
deserve better than that !!!

P.S. I'm sorry about  
the long letter

Thanking you  
Beverly Carr.

PH. 46264296.



24-3-11

(27)

To Whom it may Concern,

I have read every piece of information concerning the Birds project, that has been delivered to my house. Not one word about a new road to be made, where there used to be a walk way.

It will mean my house, & five other houses, be demolished. The walk way was closed for good reasons, now, nine years later they want to open the walk way up, Why... It is all a waste of tax payers money.

I only knew of this matter, on the 8.3.11. I was devastated, my health has suffered, as a result, as I'm sure what it must be doing to the other neighbours.

The road can still happen, from Keighly rd, then our no house, will be lost.

I've lived in my house, for 34 yrs, I raised my family here, now I enjoy when my grand-children, have a sleep over with nan, I've looked after my house, & spent many years & £ building up my gardens, to what it is today. I've done it all myself.

I'm asking you, please don't take my house away.

24 Karingal Pl.  
Bradbury 2560

Thanking you.  
Mrs Bev Carr.  
PH. Hb 264296.



TechnologyOne ECM Document Number 3007400

✓ (28)

The General Manager  
Development Services  
Campbelltown City Council  
P.O Box 57 Campbelltown N.S.W

14<sup>th</sup> July 2011

Attention: Adam Coburn

Re: Submissions to Campbelltown City Council on the Airds-Bradbury Urban  
Renewal Project Concept Plan (Application No#:- 1007/2011/EA-MP).

My name is Marah Leatigaga and I have resided in Karingal Place since 2007. I have 4 children whom have adjusted to moving into Bradbury from the Minto Renewal project where our previous home has since been demolished. The concept of Airds-Bradbury renewal is great, but the proposal of a street from Campbellfield Ave will be costly and cause hardship to those residents whom homes will be affected by the developments of the new road. My reasons are as follows

1. Modification of the street and homes, 10 years ago, was due to the closing of ~~alleyways~~. This was to address issues of people traveling between Airds and Bradbury, mainly to access the pubs. ~~These reasons should be recognised.~~ It would also be prejudice to say it was due only because of those that lived in the housing community.
2. The amount of money that has been put into developing the region over the past 10 years seems a waste including the placing of new native trees within our street and those surrounding.
3. ~~There are already~~ two entrance ways that would only be a 2min detour for traffic to enter from either Creigan Rd or Docharty St.
4. Possible congestion ~~into our street~~, due to 2 entries being from the current entry way into Karingal Place and then that of the new road. It would be dangerous for our kids to play out front and the possibility of people speeding through, (particularly to travel between pubs) is of great concern.
5. Families, single parents, couples, both young and old who accepted and appreciated the houses given to them are not being recognised. We have applied ourselves through our own drive and hard work to put effort in our homes and make them as they are today. Our street is evident in meeting the proposed projects purpose.



6. All the people in the street should have been consulted and included individually for their opinions of the developments considering we are stakeholders of the project. Especially those whose homes are proposed to be demolished. The method of approach seems to be more based on quantitative opinion rather than qualitative.
7. Lastly we have elderly residents whom enjoy the comforts of their homes both for familiarity with their surroundings and the security that comes from the relationships built with our neighbors.

We invite you to please come and see the structure of the street as it is today and why it is often mistaken to be part of the private market. Please consider the people that will be affected rather than just the infrastructure of the area. They are not just houses to us but homes we all love and really do appreciate living in.  
Contact no#: 0450275169

Yours Sincerely

M. Leatigaga



Development Application No 1007/2011/DA-MP  
Airds / Bradbury Urban Renewal Project

General Manager Campbelltown City Council  
Attn Adam Coburn

**Re: Development Application No 1007/2011/DA-MP  
Airds / Bradbury Urban Renewal Project**

We the undersigned are opposed to a particular part of the development application, namely stage 9 the reclassification of Baden Powell Reserve from Public Open Space into building blocks.

Some of our reasons for this opposition to this section of the development application are:

- 1/ Reduction of open space currently used by many residents living in the areas adjoining the reserve for dog walking, bike riding, ball games and exercising as well as allowing people to be in an open space larger than the typical small back yards now incorporated in most building lots.
- 2/ Increase in vehicular traffic in and around the Melaleuca Grove estate. From looking at the proposed road layout, McLaughlin Circuit will make an easy short cut for cars from the additional 51 house sites proposed for the Baden Powell Reserve site to join into St Johns Road.
- 3/ Creation of two additional and possibly dangerous road junctions leading into St Johns Road at points where the curvature of the road severely restricts visibility of oncoming traffic. These two new junctions are between the roundabout at the entrance to McLaughlin Circuit and Docharty Road T intersection.
- 4/ Instead of eliminating Baden Powell reserve, we believe this community resource should be retained and enhanced, as this is more in keeping with the stated intension of the renewal project. This park could be an important play area like Cook Reserve on Junction Road at Ruse. With the installation of play equipment and seating areas the Baden Powell Reserve could be opened up to many more users. This park already has off street parking, many shade tree as well as sufficient open space where a number of groups operate without interfering with each other.

As petition initiator my name is Terry Hawes and can be contacted on 0412656461 any time or at the 8 Walburga Close, Bradbury NSW, 2560 for further information relating to this matter.

