

18 October 2010

Mr Daniel Cavallo
Acting Director
Government Land and Social Projects
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Mr Cavallo,

**Preliminary Environmental Assessment (PEA) - Airds Bradbury Urban Renewal
Clause 6 Request, Authority to Prepare a Concept Plan, Request for DG-EARs**

1 Introduction and Scope

I am writing to you in respect of the above matter on behalf of our client Housing NSW and following a number of discussions that have been held with the Department of Planning where it has been briefed on the scope and status of the project.

In partnership with Landcom, Housing NSW is working towards the long term rejuvenation of the Airds/Bradbury public housing estate to create a sustainable, mixed income community. In order to achieve this outcome, issues of urban structure, housing quality and social mix are being reviewed having regard to contextual opportunities and constraints.

As part of this renewal process, Urbis has been appointed to prepare an urban renewal master plan for the Airds/Bradbury renewal area. To date, the preparation of the master plan has been informed by:

- Technical studies addressing key issues.
- An extensive consultation and community capacity building process including outputs of a three day Enquiry-By-Design (EBD) workshop held in May 2010. This involved consultation with Campbelltown Council, relevant agencies, stakeholders and the community.
- Best practice urban design and social sustainability principles.

Following the selection of a preferred master plan this submission formally seeks:

- A declaration, under the provisions of Clause 6 of SEPP Major Development, that the proposed development is a type of development to which the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 applies.
- The Minister's authorisation, under the provisions of Clause 75M of the Environmental Planning and Assessment Act 1979, for the preparation of a Concept Plan for the project.
- Issue of the Director General's Environmental Assessment Requirements (DGRs) for the preparation of the Concept Plan.

The formal declaration of the project and the granting of authority for preparation of a Concept Plan will enable the translation of the preferred master plan into a statutory land use approval. This will in turn provide a legal framework upon which future detailed approvals can be obtained for the implementation of individual project stages. For the purposes of Part 3A of the Act, and in broad terms, the Airds-Bradbury renewal project:

- Constitutes residential development having a Capital Investment Value (CIV) in excess of \$100m.
- Represents a long term urban renewal project that will be implemented in stages based on an approved Concept Plan. The staging process is yet to be determined and each stage will be subject to its own discreet approval.

To assist with the Department's consideration of this request, a QS certificate confirming CIV for the purposes of enabling the Clause 6 declaration will be issued under separate cover shortly.

2 Context of the Concept Plan – The Airds Bradbury Renewal Project

2.1 Project Background

The Airds-Bradbury public housing area is one of five public housing areas in Campbelltown built in the 1970s and early 1980s by the (then) New South Wales Housing Commission. These five areas were central to the planning of Campbelltown as outlined in the "Three Cities Structure Plan" published in 1973. In common with other public housing areas of that era, significant parts of the Project are laid out in accordance with "Radburn" urban design principles, which have proven themselves unsuitable in a public housing context.

The Project Area contains significant areas of poor-quality and under-utilised open space. Parks are in locations that are not safely accessible by the community. Street access to homes is achieved via the back-door of properties. Streetscapes are often dominated by high rear-yard fencing. Free pedestrian movement through the Project Area - which was one of the driving principles of the Radburn layout - is strongly constrained by community anxiety over safety.

Also typical of the public housing areas of the era, the dwellings were built on superlots and were not intended for individual sale. Social housing policy has changed significantly since the 1970's, with public housing now focussed on those who are most in need – households on very low incomes and vulnerable households often with significant support needs. This fundamental change in the focus of public housing has resulted in social housing areas such as Airds-Bradbury becoming communities with significant concentrations of disadvantage.

Table 1 shows the number, type and ownership of dwellings within the Project Area. Currently, 94% of the Project Area is public housing. In a recent study¹, the suburb of Airds was identified as one of the five most deprived suburbs in New South Wales.

Table 1 – Existing Stock

- Social dwellings	
▫ Cottages	793
▫ Townhouses (incl. seniors)	633
▫ Total social dwellings	1426
- Private dwellings	85
- Total dwellings	1511
- Existing concentration of social dwellings	94%

As a result of this concentration of disadvantage, the community of Airds-Bradbury shoulders a significant burden of social issues which includes high unemployment and poor health, a lack of access to educational opportunities and other services and high crime rates. Over the years, the area has become highly stigmatised, further exacerbating the social and economic issues.

2.2 Project Vision and Approach

The project vision is to make Airds-Bradbury a great place to live, a place with good amenity, services and facilities in a socially mixed community offering opportunities for residents to realise their goals. The Project is being undertaken using the Living Communities model², which is a model of estate renewal that pursues three equally important aims to:

¹ *Suburban scars: Australian cities and socio-economic deprivation*, Scott Baum, Urban Research Program, Research Paper 15, February 2008.

² "Living Communities" is a name used within HNSW as a means of describing and communicating the model of estate renewal to internal and external stakeholders. The Living Communities model has been successfully employed within HNSW on the Bonnyrigg and Minto Renewal Projects and is based on Australian and overseas best practice.

- Improve services and provide residents with better opportunities.
- Support the local community to build its strengths, skills and overall capacity.
- Improve the housing and public areas by achieving better integration of social and private housing within the community.

These three aims are backed by an approach which encompasses:

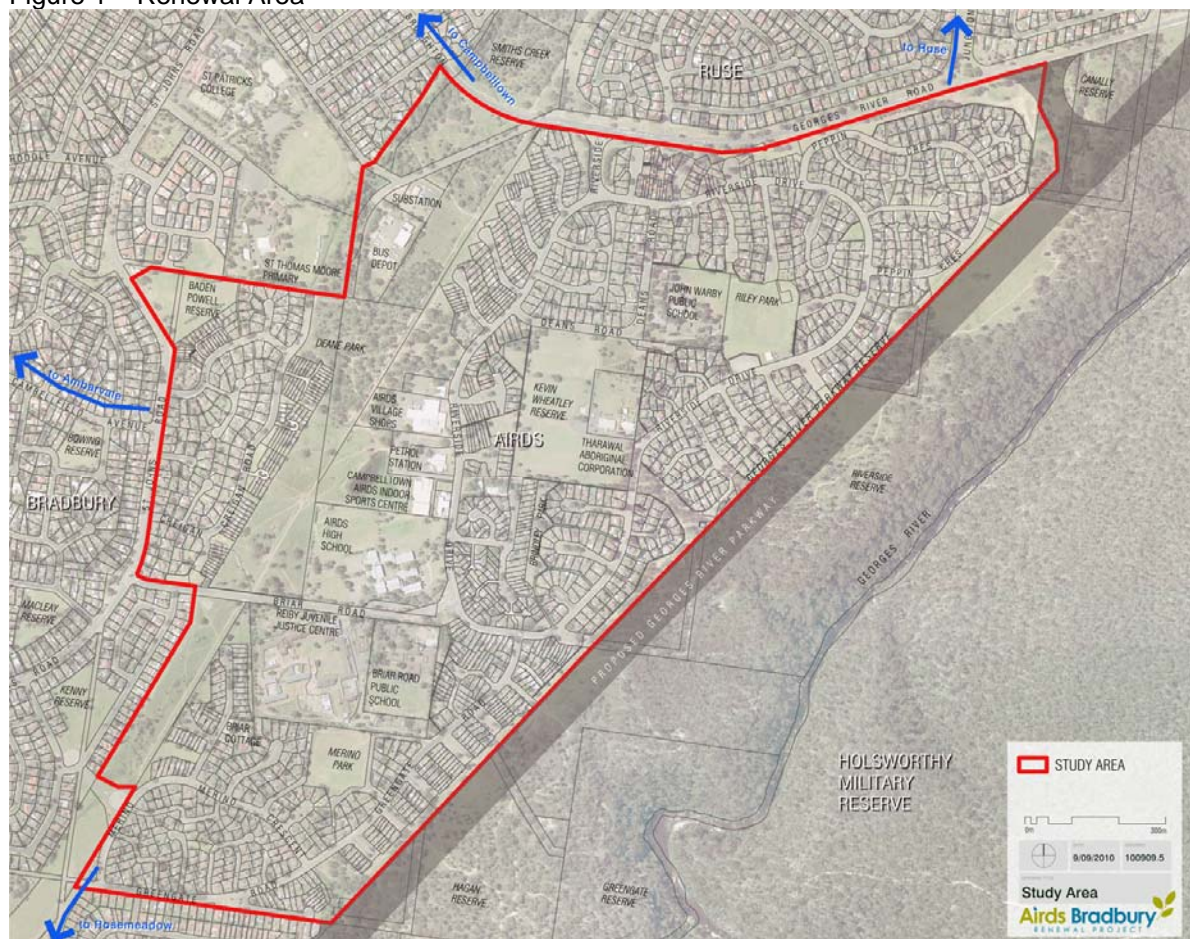
- Integration of all activities under one project with a common set of project aims and objectives; inclusive of social, economic and physical development.
- Clear and transparent communications and strong community engagement in all aspects of the project.
- Emphasising partnerships, with the community, local government, non-government organisations, the community housing sector and the private sector where appropriate.
- A place based approach which emphasises what is best for the place and ensures strong coordination across all activities in the place.

3 Scope of the Concept Plan

3.1 The Renewal Area

The Airds-Bradbury Renewal area as illustrated in Figure 1 covers an area of approximately 200ha and is predominantly developed for residential purposes. The precinct is bounded by Georges River Road and College Road to the north, St John's Road and Kularoo Road to the west, Greengate Road to the south and the Georges River Parkway Reserve to the east.

Figure 1 – Renewal Area



The Smiths Creek Bypass Corridor previously identified as a land reserved for transport corridor, has been declared redundant for this purpose. The Corridor dissects the precinct in a north-south fashion, effectively dividing the suburbs of Airds and Bradbury. The suburb of Airds is the dominant locality, comprising a large component of public housing, some private housing, a shopping centre, Primary and High Schools, the Reiby Juvenile Justice Centre, and a significant amount of open space.

The location map below shows the extent of the site, and the existing road pattern which reflects a 'Radburn Style' subdivision.

3.2 Description of Project

The proposed renewal of Airds and Bradbury seeks to improve the quality of the urban environment by creating conditions conducive to the establishment of a sustainable place to live and with which residents are proud to be associated. The current 'Radburn' design of the suburb has resulted in poor amenity and environmental and social outcomes, including poor quality and lack of private open space, lack of surveillance and poor maintenance of common areas. There are large super-lots with concentrated disadvantage; reflected through the high percentage of public housing as previously described.

The Concept Plan applies to land currently owned by Housing NSW, NSW Aboriginal Housing Office, Landcom, Department of Planning (Office of Strategic Lands) and Campbelltown City Council. Whilst there is privately owned land and land owned by the local Aboriginal Land Council within the overall renewal area, the proposed Concept Plan does not propose any physical changes on these lands. A full schedule of the land allotments subject to the Concept Plan is attached in Appendix A and an ownership plan is illustrated in Figure 2.

Figure 2 – Ownership Plan



Accordingly the Project will be seeking Concept Plan approval for an urban renewal master plan that provides for (in no particular order of importance):

- A new urban structure within the renewal area reflecting a new street pattern and subdivision layout based around a series of street blocks.
- Approval of land uses reflecting the new urban structure and subdivision pattern, including:
 - Renewed residential areas focusing on the staged redevelopment of existing townhouse precincts.
 - A rationalised network of open space.
 - Expanded town centre including expanded retail, commercial and community uses.
- Infrastructure provision.

The preferred urban renewal master plan for which Major Development declaration is sought in the first instance, and for which authority is sought to prepare and obtain Concept Plan approval under Part 3A of the Act, is illustrated in Figure 3.

Figure 3 – Preferred Urban Renewal Master Plan



4 Consultation and Stakeholder Engagement

4.1 Community Engagement

The Urban Renewal Master Plan detailed has been significantly informed by a comprehensive consultation process and community capacity building that has involved key stakeholders, technical consultants, government agencies and the community. The key community capacity building events were an “Airds out Loud” community festival held in 2009 that included opportunity for contribution of ideas to inform the master planning process. The culmination of the consultation process was a three day Enquiry by Design (EBD) workshop (“Design Out Loud”) held in Airds Bradbury in May 2010 that was attended by all community, Council and Government stakeholders.

4.2 Key Government/Non-Government Stakeholders

The urban renewal master planning process has had the benefit of the input of a range of key stakeholders including (but not limited to):

- RTA
- Sydney Water
- Integral Energy
- Busways
- Health NSW (South West Area Health Service)
- Local community service providers, including Youth off the Streets, Airds Bradbury Community Centre, Argyle Community Housing
- DECCW
- Tharawal Aboriginal Corporation
- Department of Education and Training, including representatives of local public and high schools
- NSW Rural Fire Service
- NSW Police

4.3 Role of Campbelltown Council in Assessment Process

Campbelltown City Council has been an active participant in the master planning phase and their contributions critical for the overall success of the project. In this respect, and based on past experience with the nearby Minto Urban Renewal Project, it is considered that there is scope for the Department of Planning to delegate assessment of the Concept Plan to Council. It is understood that Council will be separately writing to the Department requesting such, and Housing NSW has indicated their support of such an arrangement.

5 Key Concept Plan Issues

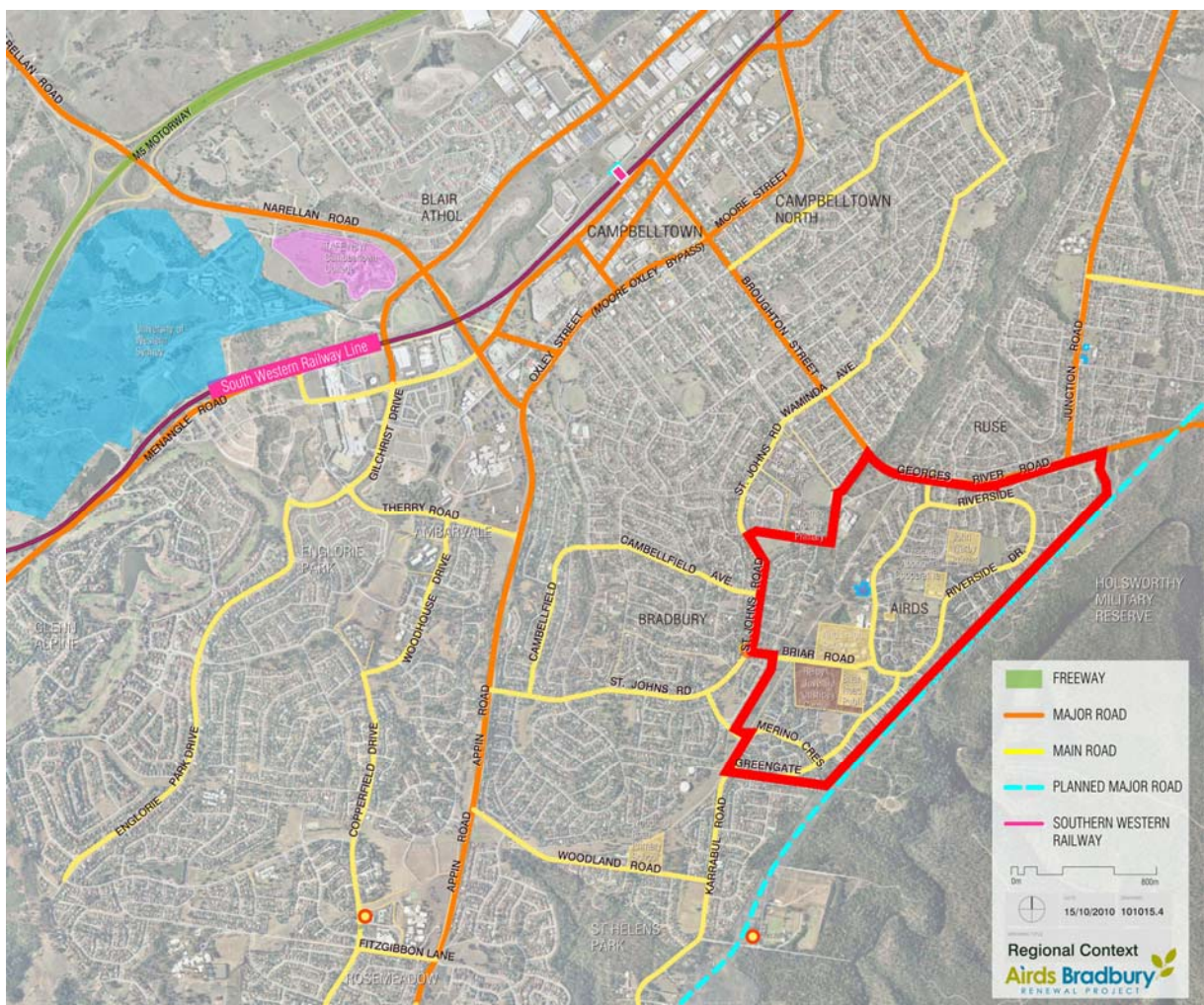
5.1 Regional and Local Context

Airds and Bradbury are located in the south east of the Campbelltown Local Government Area, approximately 75km south west of the Sydney CBD. The area is served by the Airport and East Hills Railway line (City to Campbelltown via the Airport and Hurstville), the Cumberland Line (Campbelltown to Blacktown via Liverpool and Parramatta) and the South Line (City to Campbelltown via Parramatta and Liverpool). Airds and Bradbury do not have a railway station in the immediate vicinity. The nearest is Campbelltown Station, 3 - 4km away.

The local area is characterised by low density residential development and neighbourhood centres. Immediately surrounding the site, land to the north, west and south has been developed primarily for residential purposes. To the east lies extensive bushland, Woronora Dam and the Military Reserve.

Whilst in a local and regional context Airds-Bradbury is in close proximity to Campbelltown CBD and its associated transport infrastructure, the existing urban structure creates significant barriers to convenient public transport and walkable connections into and out of Airds-Bradbury. A regional context plan is shown in Figure 4.

Figure 4 – Regional Context



5.2 Urban Planning Considerations

The key planning instruments and policies that currently apply to the project area are:

- State Environmental Planning Policy (Major Development) 2005.
- State Environmental Planning Policy (Infrastructure) 2007.

- Campbelltown (Urban Area) Local Environmental Plan 2002.
- Sydney Metropolitan Strategy.
- Draft South West Subregional Strategy.

5.2.1 State Environmental Planning Policy (Major Development) 2005

The scope of the proposed concept falls within the ambit of Group 15 (Residential, commercial or retail projects) class of development under the SEPP as the Capital Investment Value (CIV) of the overall project will exceed \$100 million.

5.2.2 State Environmental Planning Policy (Infrastructure) 2005

The Infrastructure SEPP provides for the effective delivery of infrastructure across the State, in many cases including special provisions for development by or on behalf of public authorities. Such infrastructure types include:

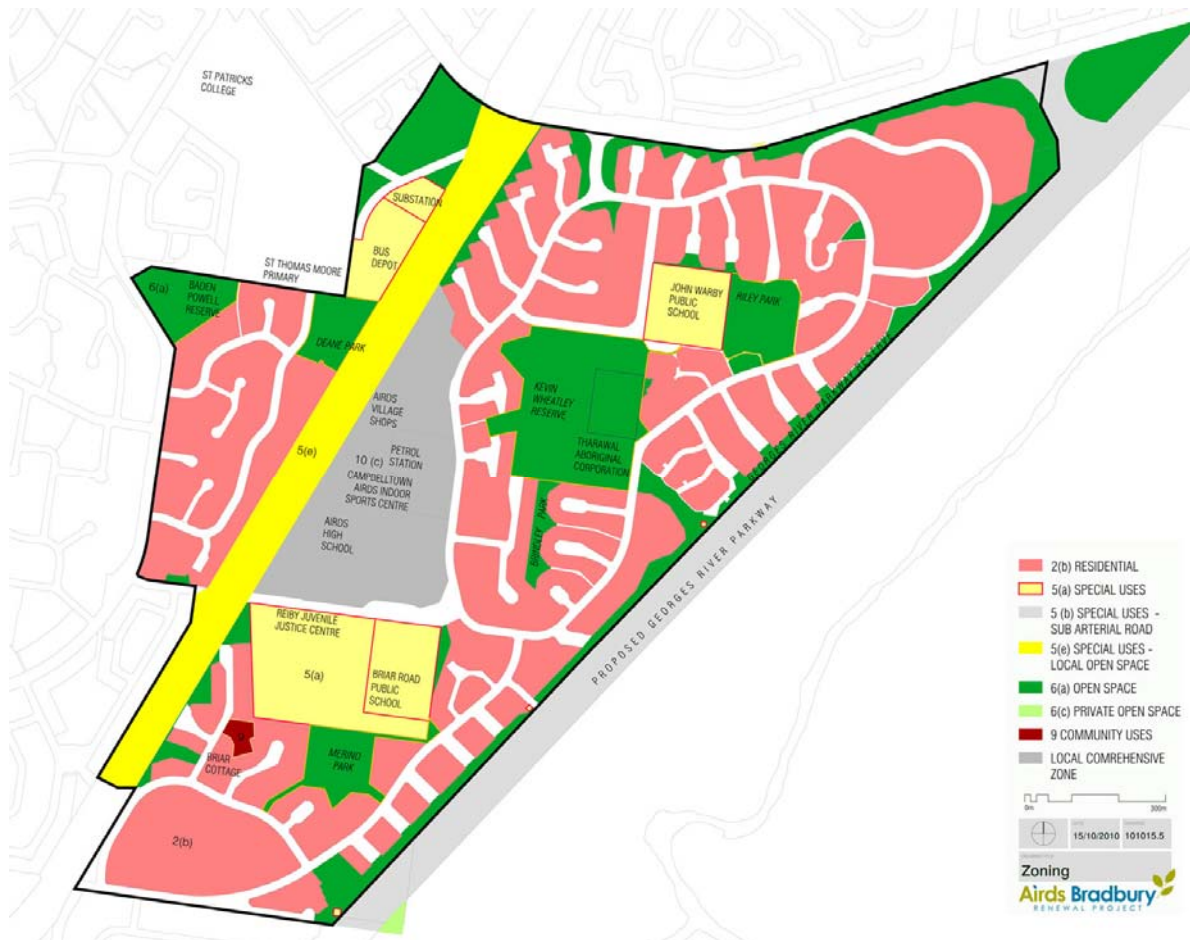
- Educational establishments.
- Housing (including specific provisions for Housing NSW).
- Road infrastructure.
- Stormwater management systems.

These provisions could be utilised in the delivery of the concept design.

5.2.3 Campbelltown (Urban Area) Local Environmental Plan 2002

Campbelltown (Urban Area) Local Environmental Plan 2002 (CUALEP) is the principal statutory planning instrument applying to the site as illustrated in Figure 5.

Figure 5 – Airds Bradbury Zoning Map



Under the CUALEP, the Precinct has various zonings including:

- 2(b) Residential B.
- 5(a) Special Uses (School) and 5(a) Special Uses (Institution).
- 5(e) Special Uses (Public Purposes Corridor).
- 6(a) Open Space.
- 10(c) Local Comprehensive Centre.

These zones permit a range of uses, however it is noted that residential development is not permissible within the 5(a), 5(e) or 6(a) zones.

Given the extent of land where residential development is currently not permissible the Urban Renewal Concept plan will include non-conforming uses under the current zoning framework of the Campbelltown Urban Area LEP. It is anticipated that the proposed Concept Plan will create a new urban framework and design controls to guide the long-term future development of the precinct.

5.2.4 Sydney Metropolitan Strategy and Draft South West Subregional Strategy

Housing in the South West of Sydney is a major focus of the Metropolitan Strategy and the Draft South West Subregional Strategy. Whilst land around the centres of Liverpool and Campbelltown is earmarked for higher density residential uses, the public housing areas of Minto and Airds are “currently earmarked for future redevelopment”. It is noted that neither Airds nor Bradbury are identified within the Draft Subregional Strategy as an existing or proposed local centre.

Direction C4 of the Subregional Strategy aims to improve the affordability of housing, through an increase in the provision of public housing, and the construction of additional affordable housing units.

Direction C4.2 of the Subregional Strategy aims to redevelop and regenerate Department of Housing Stock. Housing NSW is a significant landholder in this region, yet the Draft Strategy identifies that many of these properties are not as appropriate for the needs of current and future clients as when they were first developed. *‘Redevelopment of these properties would allow them to be reconfigured to better match client needs in terms of dwelling size, location and special requirements, while at the same time implementing best practice urban design’.*

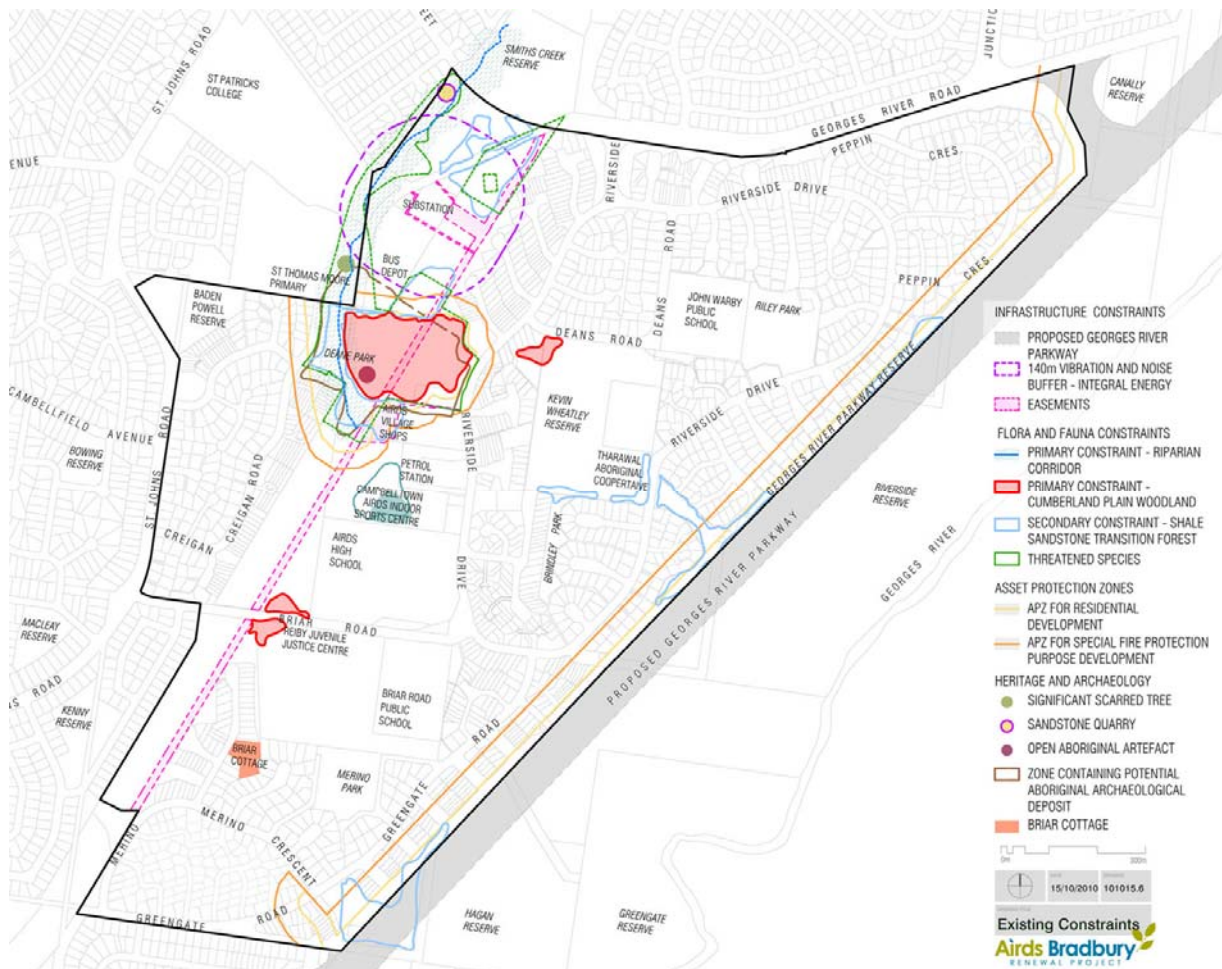
The Airds Bradbury Renewal Project aims to meet the Direction of the Subregional Strategy.

5.3 Natural Environment

There are a number of physical constraints that have been identified that have informed the urban renewal master plan and will be addressed in the Concept Plan application. These constraints are illustrated in Figure 6 and summarised as follows:

- Flora and Fauna: The Smiths Creek Bypass Corridor contains Cumberland Plain Woodland and Shale Sandstone Transition Forest. Various fauna species have been recorded across the site including Koala, Cumberland Plain Land Snail and Green and Golden Bell Frog. Technical consultants Cumberland Ecology assessed these issues, and formulated recommendations that have informed the design of the master plan.
- Bushfire: The site adjoins a significant tract of bushland along its eastern boundary, to which the extent of Asset Protection Zones (APZs) have been assumed and incorporated into the master plan.
- Indigenous and European Heritage: There is one identified item of heritage significance within the renewal area listed within Campbelltown Urban Area LEP. An Indigenous and European heritage study has been prepared that provided input into the master planning process. It is also noted that the community facilities of Tharawal Aboriginal Corporation will remain.
- Ecologically Sustainable Development (ESD): ESD principles have largely informed site layout controls, to complement the Water Sensitive Urban Design (WSUD) mechanisms incorporated into the master plan, together with social sustainability (housing mix) goals.
- Flooding: Overland flow paths across the site create the potential for flood hazard. Investigations into areas unconstrained by potential flooding have been carried out by technical consultants, including the formulation of flood mitigation techniques to input into the master planning process.

Figure 6 – Airds Bradbury Constraints



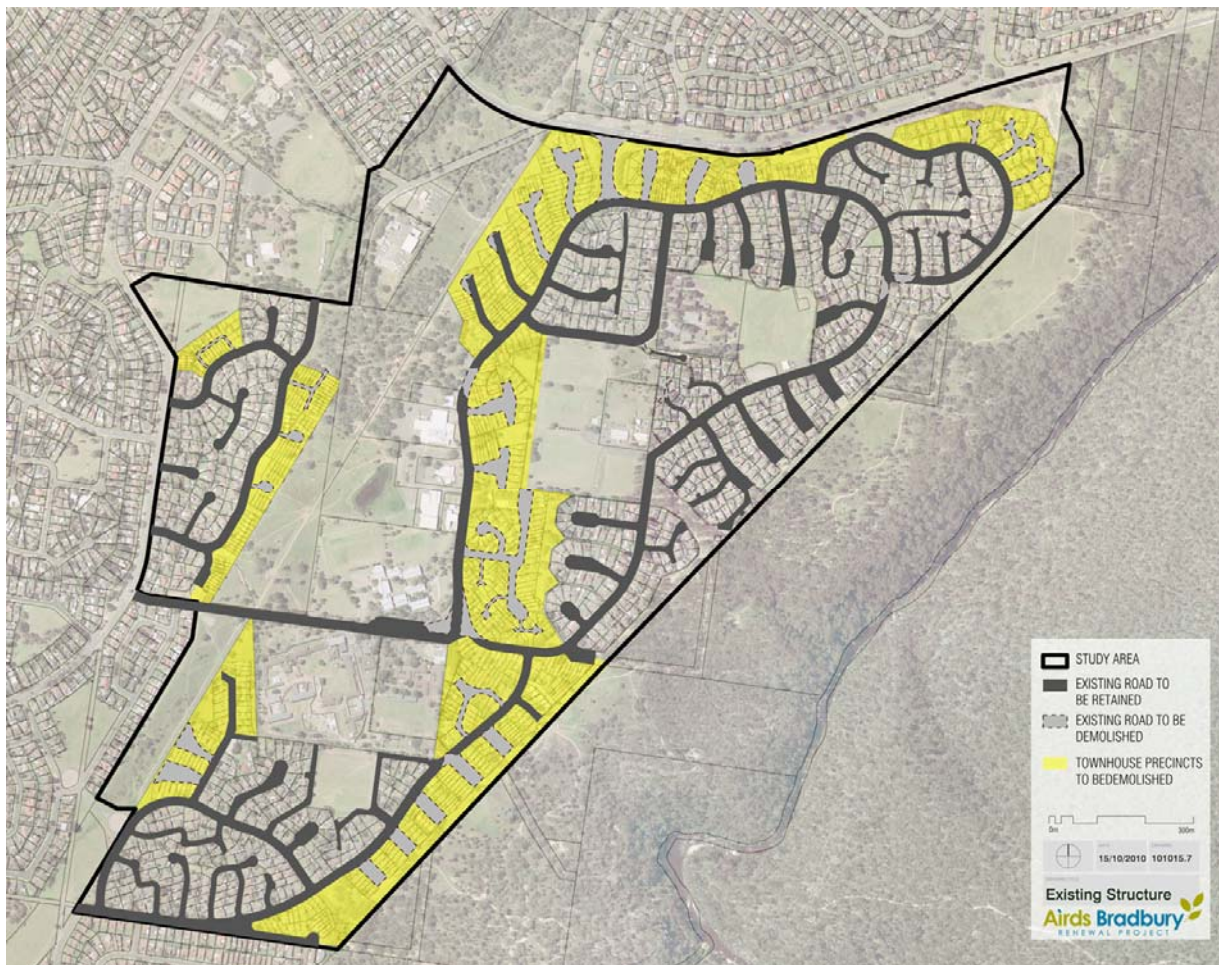
5.4 Human Environment

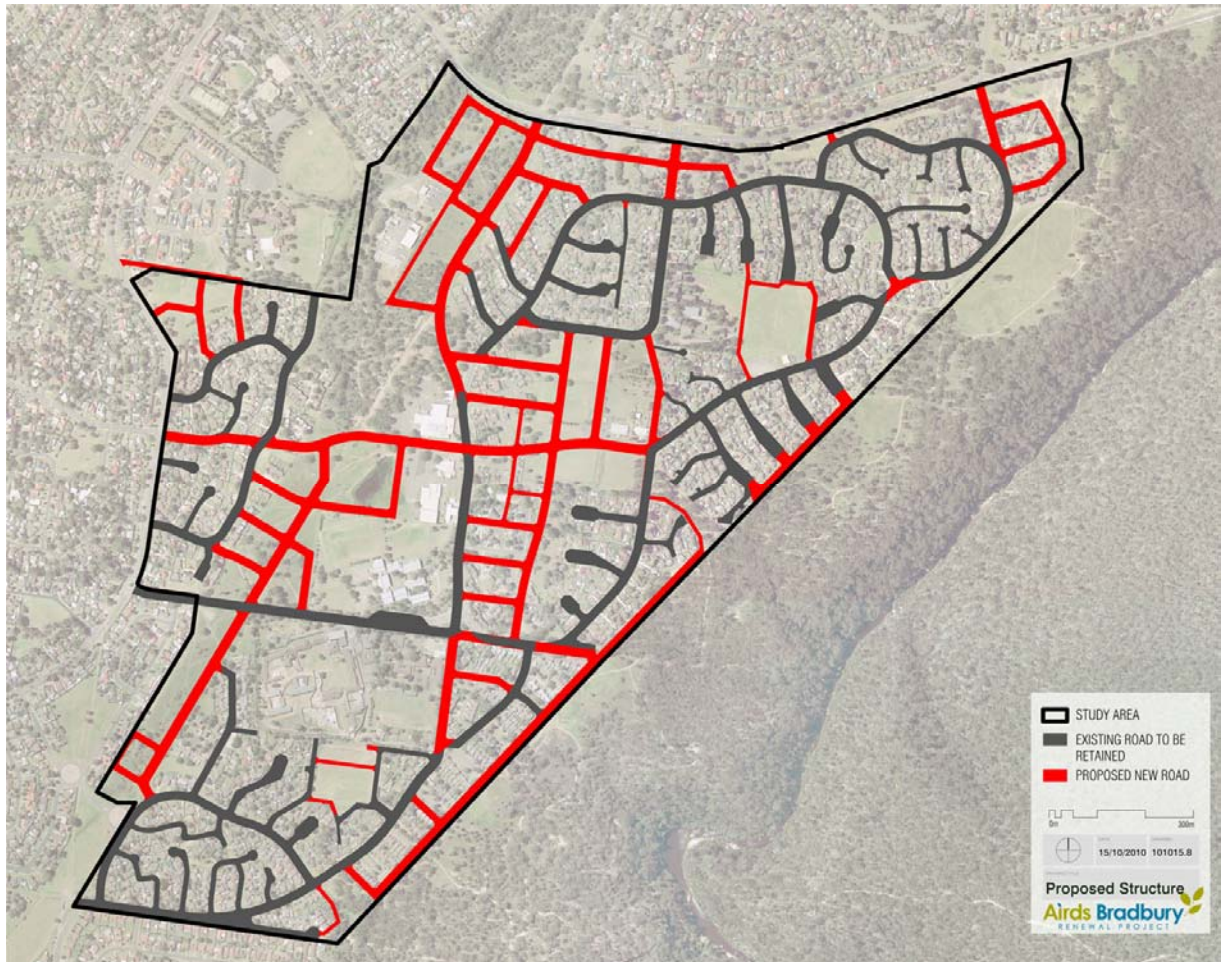
The following issues have informed the urban renewal master plan and will be addressed in the Concept Plan application:

- **Traffic and Transport Access, and Pedestrian Networks:** There are limited existing public transport services available to residents within the renewal area. Further, pedestrian desire lines are not formalised into pedestrian networks. The current master plan has sought to resolve these issues through the new road network and increases/rerouting of public transport services.
- **Infrastructure Provision and Utility Services:** There are existing infrastructure and utility services available to the precinct. The master plan proposes to extend the new road pattern across key trunk infrastructure in certain areas within the Potential for service upgrades through new locations and/or relocation of existing facilities, and increased capacity has been addressed through the master planning process.
- **Town Centre Vitality:** While the actual shopping centre and service station are privately owned, and the tavern is privately leased, there is opportunity to consider as part of the Concept Plan how these uses can be enhanced in a manner that positively contributes to sustainable urban renewal. The master plan incorporates an expanded Town Centre with additional retail, commercial and community uses.
- **Open Space Provisions:** The precinct has extensive areas of open space which are not well defined or utilised. The master plan has rationalised these open spaces to create meaningful areas of usable open space offering high amenity to users, whilst allowing for residual land to be consolidated for residential purposes.

- **Crime Prevention through Environmental Design:** This principal has informed the site layout of the master plan, and will input into the built form controls to minimise opportunities for crime.
- **Social and Economic Benefits:** Social and economic benefits have been facilitated primarily through the provision of a greater housing mix across the site to promote social sustainability.
- **Healthy Community:** An integrated Social Sustainability and Health Impact assessment will be provided with the Concept Plan.
- **Urban Form and Character:** The renewal area has an urban structure comprising different precincts ranging from single dwellings to town houses. The existing and proposed street patterns illustrated in Figure 7 demonstrate the proposed changes to urban structure.

Figure 7 – Airds Bradbury Existing and Proposed Urban Structure





5.5 Implementation

Key implementation considerations to be addressed through the Concept Plan will include:

- **Indicative Staging:** The renewal of the Airds Bradbury area will be undertaken in a staged manner, with each stage being the subject of separate approvals post the approval of the Concept Plan. An indicative staging plan will be included.
- **Management of Social Change:** Reflective of the staging process, the renewal process will affect an existing community who will require rehousing as existing housing stock is redeveloped. The Concept Plan will include a detailed description of the rehousing process.
- **Contributions Framework:** A voluntary planning agreement is envisaged as being the principle mechanism that will govern the provision of infrastructure and open space necessary to service the renewal area.

6 Summary

This Preliminary Environmental Assessment has provided an overview of the project.

We are of the view that the project fits comfortably within the ambit of Part 3A of the Act and Schedule 1 of the Major Development SEPP. Accordingly we request that the clause 6 declaration be issued. Given the nature of the project, we request that the Minister authorise the preparation of a Concept Plan, and in doing so enable the Director General to issue DGRs to inform the EA for the Concept Plan.

I look forward to your feedback and response to this request. If you have any questions or wish to discuss the matter further, please do not hesitate to contact me on (02) 8233 9900.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Hoy', is written over the typed name and title.

David Hoy
Director

Enclosed:

Attachment 1: CIV Estimate (Hughes Trueman)

Attachment 2: Schedule of Land (HNSW/Landcom)

Attachment 1: CIV Estimate (Hughes Trueman)

Our ref 09P741



Housing NSW
Level 10
234 Sussex Street
SYDNEY NSW 2000

18 October 2010

Attention: Theo Posumah

Dear Theo,

**Airds Bradbury Renewal Project
Masterplan Cost Estimate**

Please see attached final revision of the cost estimate of works required to undertake the Concept Plan.

The cost estimate is based upon provision of the development across 12 stages and is derived from costs on a per lot basis and per hectare basis. The cost estimate figures are based upon estimates for similar developments at Minto and Bonnyrigg with figures adjusted to provide 2010 construction prices.

To support the lodgement of the Clause 6 declaration to the Department of Planning, Mott MacDonald Hughes Trueman would like to confirm that the estimated cost of development at 2010 prices is \$183,969,703.00, this figure includes costs for;

- Demolition
- Subdivision
- Estate Major Works
- Risk component
- Construction of Housing NSW public dwellings, and

We trust that this information satisfies your requirements. Should you require any further clarification, please contact Steve Chatfield on the contact number below.

A handwritten signature in blue ink, appearing to read 'Graeme Shoobridge', written over the company name.

**Mott MacDonald
Hughes Trueman**

GRAEME SHOOBRIDGE
DIVISIONAL DIRECTOR - CIVIL

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Hughes Trueman Limited is a member of the Mott MacDonald Group.



LANDCOM

AIRDS AND BRADBURY RENEWAL

PRELIMINARY COST ESTIMATE- PREFERRED OPTION REV D- 09P741-15 October 2010

Based on drawing - Preferred Option 09P741-SKC900 Rev C- 24 September 2010 By Hughes Trueman

Stage	New Subdivision	Additional Lots	Area (Ha)	Dwellings Demolished	Retained Dwellings
1A	67	16	4.81	51	55
1B	84	59	9.14	25	0
2A	66	8	4.70	58	58
2B	54	33	4.17	21	0
3	82	10	17.72	72	49
4	116	59	12.57	57	30
5	105	52	7.33	53	255
6	106	57	7.59	49	0
7A	87	0	6.51	92	38
7B	76	0	5.60	81	0
8	88	23	8.98	65	73
9	51	22	3.36	29	59
	982	339	92.48	653	617

COST BASED ON COSTS PER LOT

Totals				
Stage	Subdivision	EMW	Risks	SubTotals
1A	\$4,213,009	\$401,482	\$699,926	\$5,314,417
1B	\$4,971,277	\$2,852,317	\$789,768	\$8,613,361
2A	\$3,906,003	\$0	\$620,532	\$4,526,535
2B	\$3,595,298	\$0	\$564,120	\$4,159,418
3	\$7,582,677	\$5,241,232	\$1,798,915	\$14,622,824
4	\$8,581,371	\$3,127,961	\$1,332,994	\$13,042,326
5	\$5,437,334	\$838,917	\$603,295	\$6,879,545
6	\$7,057,438	\$0	\$1,107,346	\$8,164,784
7A	\$5,277,543	\$0	\$908,860	\$6,186,403
7B	\$4,497,822	\$0	\$635,157	\$5,132,979
8	\$5,208,004	\$878,865	\$551,584	\$6,638,453
9	\$3,772,844	\$0	\$319,668	\$4,092,512
	\$64,100,619	\$13,340,774	\$9,932,164	\$87,373,557

COST BASED ON COSTS PER HECTARE

Totals				
Stage	Subdivision	EMW	Risks	SubTotals
1A	\$4,122,315	\$473,078	\$663,746	\$5,259,139
1B	\$4,961,062	\$2,876,627	\$788,285	\$8,625,974
2A	\$4,028,042	\$0	\$648,567	\$4,676,609
2B	\$3,573,816	\$0	\$575,430	\$4,149,247
3	\$7,593,288	\$5,228,443	\$1,833,926	\$14,655,657
4	\$8,528,522	\$3,090,742	\$1,445,476	\$13,064,739
5	\$5,496,778	\$865,113	\$590,035	\$6,951,925
6	\$7,046,931	\$0	\$1,047,366	\$8,094,297
7A	\$5,346,797	\$0	\$898,334	\$6,245,131
7B	\$4,439,417	\$0	\$643,967	\$5,083,384
8	\$5,259,023	\$883,210	\$516,323	\$6,658,556
9	\$3,839,495	\$0	\$309,104	\$4,148,600
	\$64,235,487	\$13,417,212	\$9,960,559	\$87,613,258

NOTE:

- * Lot yields and stage areas have been derived from 12 stage boundries provided by Hughes Trueman.
- * Costs provided are indicative estimates, further assessment will need to be undertaken when a finalised layout and extent of major works are provided.
- * Costs are derived from Hughes Trueman cost estimates for re-development projects at Minto and Bonnyrigg and have been adjusted with CPI increases since initial preparation.
- * Embellishment of recreational areas have been incorporated in the Estate Major Works
- * Planning approval costs allowed for in the costing are those identified for Campbelltown City Council.
- * Special Infrastructure Contributions (SIC) and Section 94A fees and charges have not been included in the cost estimate.
- * No allowance has been made for costs associated with the extinguishment of the existing transmission line easement within the Smiths creek bypass corridor.
- * No allowance has been made for costs associated with the relocation of rising main pump station on the Eastern boundary of stage 7B.
- * An allowance has been made for the removal of two existing underpasses in stage 4 and 7a as part of the Estate Major Works.
- * It has been assumed that the Community Centre will be located in stage 4, as such an allowance of \$2.4M has been made as part of the EMW in the stage.
- * An allowance has been made for provision of an amenity block within the reserve as part of the Stage 3 EMW.
- * No allowance has been made for the demolition of the existing commercial area including the sports centre and existing Community centre and cuild care centre.
- * No allowance has been made for construction of new commercial premises.
- * Construction of new HNSW Public dwellings have been included in the cost estimate.

PRELIMINARY

EXISTING STREETScape UPGRADE

Stage	Streetscape	Risks	Cost per Lot
1A	\$536,350	\$60,000	\$10,843
1B	\$0	\$0	\$0
2A	\$436,050	\$60,000	\$8,553
2B	\$0	\$0	\$0
3	\$387,600	\$60,000	\$9,135
4	\$433,500	\$60,000	\$16,450
5	\$3,060,000	\$180,000	\$12,706
6	\$0	\$0	\$0
7A	\$821,950	\$60,000	\$23,209
7B	\$0	\$0	\$0
8	\$743,750	\$60,000	\$11,010
9	\$625,600	\$60,000	\$11,620
	\$7,044,800	\$600,000	\$12,390

COMBINED STREETScape UPGRADE AND NEW SUBDIVISION WORKS

Stage	SubTotals	Cost per Lot
1A	\$11,925,753	\$97,752
1B	\$16,240,211	\$193,336
2A	\$11,043,200	\$89,058
2B	\$9,039,720	\$167,402
3	\$22,484,693	\$171,639
4	\$24,053,426	\$164,749
5	\$19,639,985	\$54,556
6	\$17,713,256	\$167,106
7A	\$15,002,717	\$120,022
7B	\$12,023,181	\$158,200
8	\$15,389,631	\$95,588
9	\$9,413,931	\$85,581
	\$183,969,703	\$115,053

AVERAGE COST

		Totals					
Stage	Demolition of Existing Housing	Subdivision	EMW	Risks	HNSW Public Dwellings	SubTotals	Cost per Lot
1A	\$765,000	\$4,167,662	\$437,280	\$681,836	\$5,025,000	\$11,329,403	\$169,096
1B	\$375,000	\$4,966,170	\$2,864,472	\$789,026	\$6,300,000	\$16,240,211	\$193,336
2A	\$870,000	\$3,967,023	\$0	\$634,549	\$4,950,000	\$10,547,150	\$159,805
2B							
	\$315,000	\$3,584,557	\$0	\$569,775	\$4,050,000	\$9,039,720	\$167,402
3	\$1,080,000	\$7,587,982	\$5,234,838	\$1,816,421	\$6,150,000	\$22,037,093	\$268,745
4	\$855,000	\$8,554,946	\$3,109,351	\$1,389,235	\$8,700,000	\$23,559,926	\$203,103
5	\$795,000	\$5,467,056	\$852,015	\$596,665	\$7,875,000	\$16,399,985	\$156,190
6	\$735,000	\$7,052,184	\$0	\$1,077,356	\$7,950,000	\$17,713,256	\$167,106
7A	\$1,380,000	\$5,312,170	\$0	\$903,597	\$6,525,000	\$14,120,767	\$162,308
7B	\$1,215,000	\$4,468,619	\$0	\$639,562	\$5,700,000	\$12,023,181	\$158,200
8	\$975,000	\$5,233,514	\$881,037	\$533,954	\$6,600,000	\$14,585,881	\$165,749
9	\$435,000	\$3,806,170	\$0	\$314,386	\$3,825,000	\$8,728,331	\$171,144
	\$9,795,000	\$64,168,053	\$13,378,993	\$9,946,362	\$73,650,000	\$176,324,903	\$179,557

SMITHS CREEK BYPASS CORRIDOR

Stage	Demolition of Existing Housing	Subdivision	EMW	Risks	HNSW Public Dwellings	SubTotals	Cost per Lot
1B	\$375,000	\$4,966,170	\$2,864,472	\$789,026	\$6,300,000	\$16,240,211	\$16,240,211
2A	\$870,000	\$3,967,023	\$0	\$634,549	\$4,950,000	\$10,547,150	\$10,547,150
2B	\$315,000	\$3,584,557	\$0	\$569,775	\$4,050,000	\$9,039,720	\$9,039,720
3	\$1,080,000	\$7,587,982	\$5,234,838	\$1,816,421	\$6,150,000	\$22,037,093	\$22,037,093
6	\$735,000	\$7,052,184	\$0	\$1,077,356	\$7,950,000	\$17,713,256	\$17,713,256
	\$3,375,000	\$27,157,916	\$8,099,310	\$4,887,127	\$29,400,000	\$75,577,429	\$192,800

Attachment 2: Schedule of Land (HNSW/Landcom)

		LOT DETAILS		
STREET_NM	STREET_TYP	LOT	DP	OWNER
271	271	271	271	271
ST JOHN'S	ROAD	H	31302	CCC
ST JOHN'S	ROAD	Road	31302	CCC
BROUGHTON	STREET	37	228276	CCC
NA	NA	1029	250130	HNSW
KELBURN	PLACE	Pathway	251261	CCC
OLBURY	PLACE	Pathway	251261	CCC
SOUTHDOWN	PLACE	Pathway	251261	CCC
RIVERSIDE	DRIVE	Road	251261	CCC
SAMUEL	PLACE	Road	251261	CCC
CAVAN	PLACE	Pathway	251263	CCC
BRIAR	ROAD	129	253937	HNSW
CREIGAN	ROAD	130	253937	HNSW
CREIGAN	ROAD	131	253937	HNSW
DOCHARTY	STREET	132	253937	HNSW
ST JOHN'S	ROAD	133	253937	HNSW
CROFT	PLACE	Pathway	253937	CCC
DOCHARTY	STREET	Pathway	253937	CCC
CREIGAN	ROAD	Road	253937	CCC
CROFT	PLACE	Road	253937	CCC
TEESWATER	PLACE	67	255809	HNSW
SOUTHDOWN	PLACE	68	255809	HNSW
SOUTHDOWN	PLACE	69	255809	HNSW
RYELAND	PLACE	71	255809	HNSW
RYELAND	PLACE	72	255809	HNSW
CHEVIOT	PLACE	73	255809	HNSW
RYELAND	PLACE	Pathway	255809	CCC
RYELAND	PLACE	Pathway	255809	CCC
RIVERSIDE	DRIVE	Road	255809	CCC
RYELAND	PLACE	Road	255809	CCC
SOUTHDOWN	PLACE	Road	255809	CCC
TEESWATER	PLACE	Road	255809	CCC
RIVERSIDE	DRIVE	745	255810	HNSW
RIVERSIDE	DRIVE	747	259553	HNSW
RIVERSIDE	DRIVE	749	259553	HNSW
WATERHOUSE	PLACE	35	261258	HNSW
WATERHOUSE	PLACE	36	261258	HNSW
WATERHOUSE	PLACE	37	261258	HNSW
WATERHOUSE	PLACE	39	261258	HNSW
WATERHOUSE	PLACE	40	261258	HNSW
GREENGATE	ROAD	53	261258	HNSW
GREENGATE	ROAD	54	261258	HNSW
GREENGATE	ROAD	55	261258	HNSW
GREENGATE	ROAD	57	261258	HNSW
KATELLA	PLACE	61	261258	CCC
MAMRE	CRESCENT	63	261258	HNSW
KATELLA	WAY	Pathway	261258	CCC
MAMRE	CRESCENT	Pathway	261258	CCC
CLARENDON	PLACE	Road	261258	CCC
DALKEITH	PLACE	Road	261258	CCC
GREENGATE	ROAD	Road	261258	CCC
KATELLA	PLACE	Road	261258	CCC
KINGSTON	PLACE	Road	261258	CCC
MAMRE	CRESCENT	Road	261258	CCC
RAWDON	PLACE	Road	261258	CCC
WALLINGA	PLACE	Road	261258	CCC
WATERHOUSE	PLACE	Road	261258	CCC

STREET_NM	STREET_TYP	LOT	DP	OWNER
WINBOURNE	PLACE	Road	261258	CCC
WOOLWASH	ROAD	Road	261258	CCC
GEORGES RIVER	ROAD	2	264110	DOP
GEORGES RIVER	ROAD	3	264110	DOP
GEORGES RIVER	ROAD	5	264110	DOP
GEORGES RIVER	ROAD	6	264110	DOP
ST JOHN'S	ROAD	76	264540	HNSW
BRIAR	ROAD	1	541678	DOP
RIVERSIDE	DRIVE	84	609357	HNSW
ARGO	WAY	85	609357	HNSW
ELIZABETH	WAY	Pathway	609357	HNSW
GEORGES RIVER	ROAD	11	700045	CCC
PEPPIN	CRESCENT	92	716051	HNSW
PEPPIN	CRESCENT	Road	716051	CCC
RIVERSIDE	DRIVE	100	716138	CCC
DAVIDSON	PLACE	Pathway	716138	CCC
FAITHFULL	PLACE	Pathway	716138	CCC
FOXLOW	PLACE	Pathway	716138	CCC
PEPPIN	CRESCENT	Pathway	716138	CCC
HEATHFIELD	PLACE	3	716139	HNSW
NANDEWAR	PLACE	4	716139	HNSW
GUNDOWRINGA	PLACE	5	716139	HNSW
MARCHMONT	PLACE	13	716139	HNSW
GARRALLAN	PLACE	14	716139	HNSW
ELMSLEA	PLACE	15	716139	HNSW
ELMSLEA	PLACE	19	716139	HNSW
GEORGES RIVER	ROAD	22	716139	CCC
GEORGES RIVER	ROAD	24	716139	CCC
CHEVIOT	PLACE	Pathway	716139	CCC
CHEVIOT	PLACE	Road	716139	CCC
DEANS	ROAD	Road	716139	CCC
ELMSLEA	PLACE	Road	716139	CCC
GARRALLAN	PLACE	Road	716139	CCC
GUNDOWRINGA	PLACE	Road	716139	CCC
HEATHFIELD	PLACE	Road	716139	CCC
MARCHMONT	PLACE	Road	716139	CCC
NANDEWAR	PLACE	Road	716139	CCC
PRELL	PLACE	Road	716139	CCC
RIVERSIDE	DRIVE	Road	716139	CCC
PEPPIN	CRESCENT	1020	717128	HNSW
PEPPIN	CRESCENT	1021	717128	HNSW
MAMRE	CRESCENT	64	718597	HNSW
MAMRE	CRESCENT	65	718597	HNSW
MAMRE	CRESCENT	66	718597	HNSW
GREENGATE	ROAD	67	718597	HNSW
GREENGATE	ROAD	68	718597	HNSW
GEORGES RIVER	ROAD	347	752062	DOP
BRIAR	ROAD	101	813351	DOP
DALKEITH	PLACE	1	859041	HNSW
DALKEITH	PLACE	2	859041	HNSW
DALKEITH	PLACE	3	859041	HNSW
DALKEITH	PLACE	4	859041	HNSW
DALKEITH	PLACE	5	859041	HNSW
DALKEITH	PLACE	6	859041	HNSW
DALKEITH	PLACE	7	859041	HNSW
DALKEITH	PLACE	8	859041	HNSW
DALKEITH	PLACE	9	859041	HNSW
DALKEITH	PLACE	10	859041	HNSW
DALKEITH	PLACE	11	859041	HNSW
DALKEITH	PLACE	12	859041	HNSW
DALKEITH	PLACE	13	859041	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
DALKEITH	PLACE	14	859041	HNSW
DALKEITH	PLACE	15	859041	HNSW
GREENGATE	ROAD	16	859041	HNSW
GREENGATE	ROAD	17	859041	HNSW
GREENGATE	ROAD	18	859041	HNSW
GREENGATE	ROAD	20	859041	HNSW
GREENGATE	ROAD	21	859041	HNSW
GREENGATE	ROAD	22	859041	HNSW
HEATHFIELD	PLACE	1	866456	HNSW
NANDEWAR	PLACE	1	866457	HNSW
GUNDOWRINGA	PLACE	1	866527	HNSW
GUNDOWRINGA	PLACE	2	866527	HNSW
GUNDOWRINGA	PLACE	3	866527	HNSW
GUNDOWRINGA	PLACE	4	866527	HNSW
GUNDOWRINGA	PLACE	5	866527	HNSW
GUNDOWRINGA	PLACE	6	866527	HNSW
GUNDOWRINGA	PLACE	7	866527	HNSW
GUNDOWRINGA	PLACE	8	866527	HNSW
PRELL	PLACE	9	866527	HNSW
PRELL	PLACE	10	866527	HNSW
PRELL	PLACE	11	866527	HNSW
PRELL	PLACE	12	866527	HNSW
PRELL	PLACE	13	866527	HNSW
PRELL	PLACE	14	866527	HNSW
PRELL	PLACE	15	866527	HNSW
PRELL	PLACE	16	866527	HNSW
PRELL	PLACE	17	866527	HNSW
PRELL	PLACE	18	866527	HNSW
PRELL	PLACE	19	866527	HNSW
PRELL	PLACE	20	866527	HNSW
PRELL	PLACE	21	866527	HNSW
PRELL	PLACE	22	866527	HNSW
PRELL	PLACE	23	866527	HNSW
PRELL	PLACE	24	866527	HNSW
GEORGES RIVER	ROAD	25	866527	HNSW
PRELL	PLACE	26	866527	HNSW
PRELL	PLACE	27	866527	HNSW
PRELL	PLACE	28	866527	HNSW
PRELL	PLACE	29	866527	HNSW
PRELL	PLACE	30	866527	HNSW
PRELL	PLACE	31	866527	HNSW
PRELL	PLACE	32	866527	HNSW
PRELL	PLACE	33	866527	HNSW
PRELL	PLACE	34	866527	HNSW
PRELL	PLACE	35	866527	HNSW
PRELL	PLACE	36	866527	HNSW
GUNDOWRINGA	PLACE	37	866527	HNSW
GUNDOWRINGA	PLACE	38	866527	HNSW
GUNDOWRINGA	PLACE	39	866527	HNSW
GUNDOWRINGA	PLACE	40	866527	HNSW
GUNDOWRINGA	PLACE	41	866527	HNSW
PRELL	PLACE	42	866527	CCC
DALKEITH	PLACE	2	868815	HNSW
RIVERSIDE	DRIVE	301	1000732	Landcom
RIVERSIDE	DRIVE	302	1000732	CCC
CHEVIOT	PLACE	201	1043192	HNSW
DEANS	ROAD	202	1043192	CCC
RIVERSIDE	DRIVE	203	1043192	HNSW
CHEVIOT	PLACE	204	1043192	HNSW
CHEVIOT	PLACE	205	1043192	HNSW
RIVERSIDE	DRIVE	206	1043192	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
RIVERSIDE	DRIVE	207	1043192	HNSW
LUE	PLACE	Road	1051099	CCC
WOOLWASH	ROAD	2	1055886	CCC
KINGSTON	PLACE	381	1056580	CCC
KINGSTON	PLACE	382	1056580	HNSW
KINGSTON	PLACE	383	1056580	HNSW
RAVENSWORTH	PLACE	2	1056582	CCC
TASMA	PLACE	1	1062960	HNSW
DEANS	ROAD	2	1062960	CCC
TASMA	PLACE	3	1062960	HNSW
TASMA	PLACE	4	1062960	CCC
BURRUNDULLA	CRESCENT	8080	1063276	CCC
BURRUNDULLA	CRESCENT	Road	1063276	CCC
SUMMERS	ROAD	5027	1072685	HNSW
SUMMERS	ROAD	5029	1072685	HNSW
ST JOHN'S	ROAD	5031	1072685	HNSW
KARINGAL	PLACE	5041	1072685	HNSW
KARINGAL	PLACE	5042	1072685	HNSW
KARINGAL	PLACE	5043	1072685	HNSW
KARINGAL	PLACE	5045	1072685	HNSW
KARINGAL	PLACE	5046	1072685	HNSW
CREIGAN	ROAD	5070	1072685	HNSW
CREIGAN	ROAD	5071	1072685	HNSW
KARINGAL	ROAD	Road	1072685	CCC
WATERHOUSE	PLACE	1	1086934	HNSW
RIVERSIDE	DRIVE	1030	1086936	HNSW
RIVERSIDE	DRIVE	1031	1086936	HNSW
PEPPIN	CRESCENT	1032	1086936	HNSW
PEPPIN	CRESCENT	1033	1086936	HNSW
PEPPIN	CRESCENT	1034	1086936	HNSW
PEPPIN	CRESCENT	1035	1086936	HNSW
PEPPIN	CRESCENT	1036	1086936	HNSW
BOONOK	PLACE	802	1092271	HNSW
WOOLWASH	ROAD	950	1093997	HNSW
WALLINGA	PLACE	951	1093997	HNSW
WALLINGA	PLACE	952	1093997	HNSW
WALLINGA	PLACE	953	1093997	HNSW
WALLINGA	PLACE	954	1093997	HNSW
WALLINGA	PLACE	955	1093997	HNSW
WALLINGA	PLACE	956	1093997	HNSW
WALLINGA	PLACE	957	1093997	HNSW
WALLINGA	PLACE	958	1093997	HNSW
WALLINGA	PLACE	959	1093997	HNSW
WALLINGA	PLACE	960	1093997	HNSW
WALLINGA	PLACE	961	1093997	HNSW
WALLINGA	PLACE	962	1093997	HNSW
WALLINGA	PLACE	963	1093997	HNSW
KATELLA	PLACE	964	1093997	HNSW
KATELLA	PLACE	965	1093997	HNSW
KATELLA	PLACE	966	1093997	HNSW
KATELLA	PLACE	967	1093997	HNSW
KATELLA	PLACE	968	1093997	HNSW
SAMUEL	PLACE	969	1093997	HNSW
SAMUEL	PLACE	970	1093997	HNSW
SAMUEL	PLACE	971	1093997	HNSW
SAMUEL	PLACE	972	1093997	HNSW
SAMUEL	PLACE	973	1093997	HNSW
SAMUEL	PLACE	974	1093997	HNSW
RIVERSIDE	DRIVE	975	1093997	HNSW
RIVERSIDE	DRIVE	976	1093997	HNSW
RIVERSIDE	DRIVE	977	1093997	HNSW

STREET_NM	STREET_TYP	LOT	DP	OWNER
RIVERSIDE	DRIVE	978	1093997	HNSW
RIVERSIDE	DRIVE	979	1093997	HNSW
KATELLA	PLACE	980	1093997	HNSW
RIVERSIDE	DRIVE	1100	1107354	CCC
ROMNEY	WAY	1101	1107354	HNSW
ROMNEY	WAY	1102	1107354	HNSW
ROMNEY	WAY	1103	1107354	HNSW
ROMNEY	WAY	1104	1107354	HNSW
ROMNEY	WAY	1105	1107354	HNSW
ROMNEY	WAY	1106	1107354	HNSW
ROMNEY	WAY	1107	1107354	HNSW
ROMNEY	WAY	1108	1107354	HNSW
ROMNEY	WAY	1109	1107354	HNSW
ROMNEY	WAY	1110	1107354	HNSW
ROMNEY	WAY	1111	1107354	HNSW
ROMNEY	WAY	1112	1107354	HNSW
ROMNEY	WAY	1113	1107354	HNSW
SOUTHDOWN	PLACE	1114	1107354	HNSW
SOUTHDOWN	PLACE	1115	1107354	HNSW
ROMNEY	WAY	1116	1107354	HNSW
ROMNEY	WAY	1117	1107354	HNSW
SOUTHDOWN	PLACE	1118	1107354	HNSW
SOUTHDOWN	PLACE	1119	1107354	HNSW
RYELAND	PLACE	1120	1107354	HNSW
RYELAND	PLACE	1121	1107354	HNSW
ROMNEY	WAY	Road	1107354	CCC
MAMRE	CRESCENT	650	1110645	CCC
MAMRE	CRESCENT	651	1110645	HNSW
MAMRE	CRESCENT	652	1110645	HNSW
BRIAR	ROAD	Road	-	CCC
COLLEGE	ROAD	Road	-	CCC
BRUSH	ROAD	Road	-	Crown?