



AIRDS BRADBURY

Design OutLOUD

SUMMARY REPORT

SEPTEMBER 2010



1.0 INTRODUCTION

Over three days in May, 2010, from the 20th to the 22nd, a Design OutLOUD workshop was held in Airds Bradbury to identify Community and Stakeholder ideas to guide the integrated social and physical renewal of the neighbourhood.

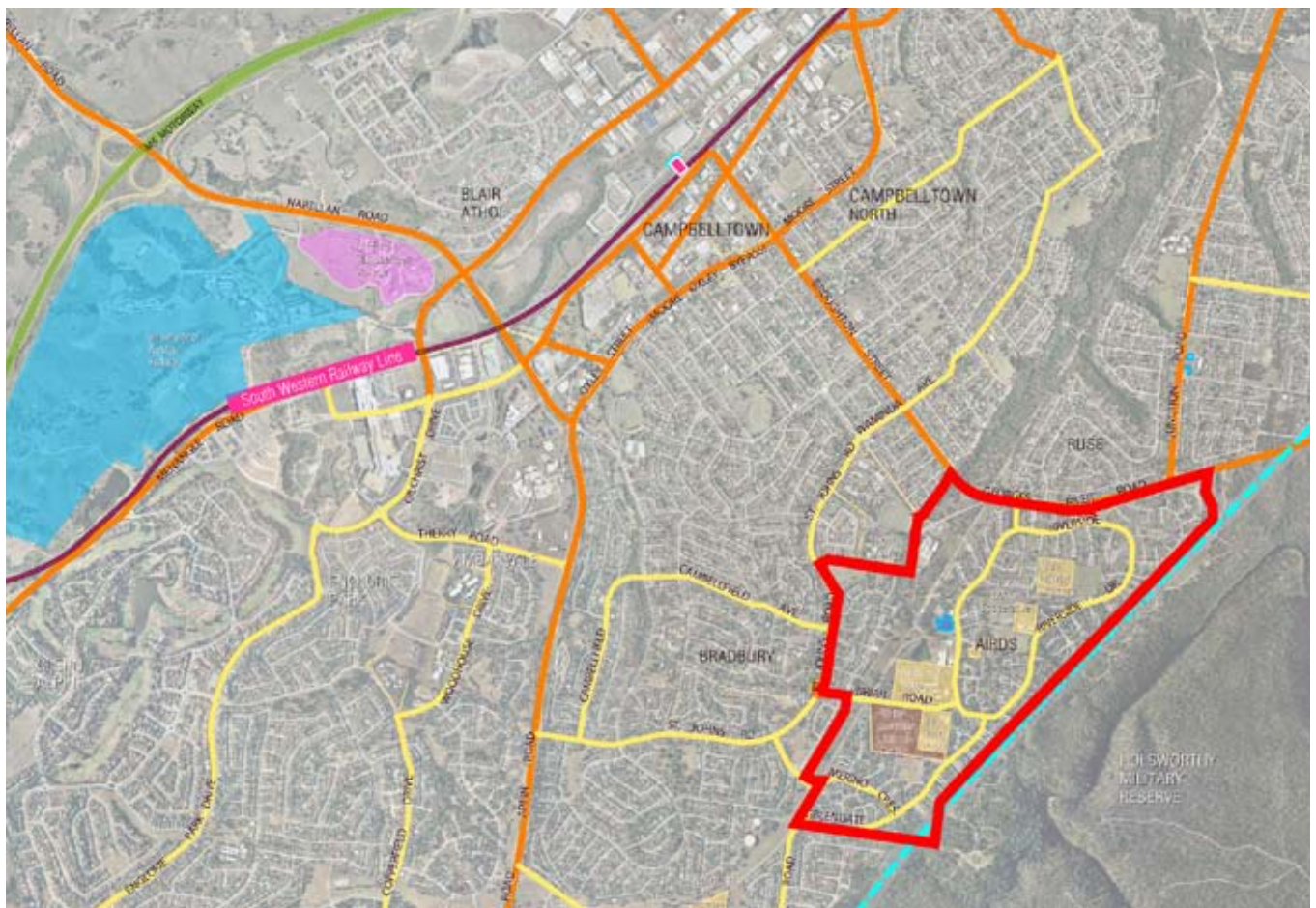
Invited attendees included the wider Airds Bradbury Community, including private home owners from Airds and further afield, key Stakeholders and Government Agencies. Various specialist consultants were also in attendance to assist with technical aspects of the design process.

A series of Big Ideas generated by the attendees were developed and refined by the design team throughout the event, and presented back to the wider-community on Day Three.

This report documents the process, the Big Ideas and Masterplan Options generated throughout the process, and responses from the wider Community.

The Design OUTloud event was facilitated by Straight Talk, who also played a key role in the organisation and strategic planning of the event.

Urbis are the lead consultant for the Airds Bradbury Renewal Project, and were the designers for the Design OutLOUD event.



Map showing location of Airds Bradbury within Campbelltown area

- FREEWAY
- MAJOR ROAD
- MAIN ROAD
- PLANNED MAJOR ROAD
- SOUTHERN WESTERN RAILWAY

2.0 BACKGROUND

2.1 THE AIRDS BRADBURY RENEWAL PROJECT

Background

The project area is one of five concentrations of public housing in Campbelltown owned and managed by Housing NSW. There has been significant work done by Housing NSW to address the physical, social and economic issues in Airds Bradbury.

Housing NSW together with Landcom believe that the Airds Bradbury renewal project represents a real opportunity for every partner involved to build on the work already done by HNSW to help rectify the long-standing problems associated with the area and contribute towards a revitalised and, sustainable living community for the future.

Landcom is a State Owned Corporation that seeks to provide leading edge developments and / or leadership in the areas of residential, commercial and industrial and use within New South Wales.

Urbis has been engaged as lead urban designer and master planner for the project, and has been appointed to coordinate and manage the team of specialist consultants to be engaged on this project.

PROJECT TIMELINE



3.0 DESIGN OUTLOUD

OBJECTIVES AND PROCESS

OBJECTIVES OF DESIGN OUTLOUD

Broad Objectives

The broad objectives of the Design OutLOUD workshop were to:

- Utilise best practice sustainable urban design principles to guide the participatory and interactive process.
- Provide a setting for agencies, service providers and community representatives to debate and discuss best ways to achieve shared requirements and outcomes.
- Directly involve participants through an intense, interactive and iterative process.
- Assist participants to understand the opportunities and constraints of Airds and Bradbury and the implications of design implementation.
- Reach a consensus on a preferred general design solutions.

Project Specific Objectives

More detailed and specific objectives of the Design OutLOUD workshop include the development of concept options to:

- Improve the urban structure of Airds and Bradbury by addressing the design deficiencies in the current Radburn style.
- Create a new community hub and retail town centre.
- Introduce new and integrated housing types including private housing.
- Improve the quality, quantity and connectivity of usable open space across the site area.



Expected EBD Outcomes

The anticipated outcomes of the Design OutLOUD:

- Reach a consensus and identify shared requirements, priorities and objectives with the relevant agencies, service providers and community representatives on key design issues.
- Develop and test three concept plans for the Airds Bradbury study area that addresses:
- Location and alignment of arterial routes, neighbourhood connectors and local roads.
- Provide strengthened public transport connections and infrastructure to Campbelltown.
- Provide new and integrated housing and housing types, including private housing.
- Establish land uses that are suitably located and distributed, including the provision of appropriate open space areas, town and neighbourhood centre locations and indicative sizes, appropriate community services to be located in the study area
- Obtain important feedback to assist designers to refine design principles and objectives.





DESIGN OUTLOUD PROCESS

Design OutLOUD was a three day structured, hands-on participatory design workshop. The workshop brought together key stakeholders, residents, government agencies, and a range of specialist consultants to discuss the potential for new development and renewal within Airds Bradbury.

The workshop provided an opportunity to engage with specialist consultants to identify and provide input into the renewal of Airds Bradbury, and ensured that any additional or Agency-specific concerns were addressed in the design forum.

Day One

- Structured presentations outlining the requirements and desired outcomes of the Masterplan process by residents; Housing NSW; and Campbelltown City Council.
- Interactive design session entitled 'Design Blitz'. A total of 12 tables, each led by an urban designer and table facilitator, were required to investigate opportunities for renewal and develop a masterplan option.
- Afternoon public pin up and critique circuit to review and comment on the 12 masterplan options developed by each of the 12 tables.



Day Two

- Ongoing development and refinement of Masterplan options by project team.
- Small group design sessions focusing on the finer grain design of town centre and open space elements.
- Afternoon report back by design team, with focused pin-up and critique of three Masterplan options by residents; agencies and specialist sub-consultants.



Day Three

- Community celebration and open day.
- Public pin-up session with display of three preferred Masterplan options and supporting perspectives. Urban designers on hand to explain and talk through key elements from each Masterplan option.
- Opportunity to critique the Masterplan options by residents for incorporation within further refinement of options.

4.0 COMMUNITY DESIGN

COMMUNITY MASTERPLANNING: 'BIG IDEAS'

The first step of the Design Outloud event was a briefing from the community and the designers about priorities and constraints of the site, issues to be resolved and things that really need to change. Community members and stakeholders, spread across twelve tables, then conducted a design workshop to identify 'Big Ideas' for the revitalisation of Airds Bradbury. Each table had a designer and facilitator to encourage discussion and record the ideas in a masterplan format. Each table was encouraged to make big, visionary moves that would really change the neighbourhood.

At the end of the workshop session, each masterplan was pinned up and participants invited to view and comment on masterplans from other tables. Gold stickers were awarded to items on each plan that were favourable or desirable, and a red sticker awarded to items that were not desirable.



TABLE ONE BIG IDEAS

- Town centre retained in current location, on an intersection of new roads
- Town Centre has town square, shops and services, and a diversity of housing types
- Grid road network
- Retain Pond and surround with new park
- Kevin Wheatley Reserve removed and replaced with more small parks



TABLE TWO BIG IDEAS

- New town centre, to the north of existing
- Primary health services in town centre, Police Station, Ambulance
- New entries from Georges River Road
- New east-west link
- Merino Park removed and Riley Park relocated
- Pocket parks to north and south
- Affordable private housing, more aged housing



TABLE THREE BIG IDEAS

- New town centre in existing Kevin Wheatley Reserve
- Town centre with community facilities including open space
- Pub is relocated to be near new town centre location
- Tharawal relocated next to open space
- Higher density housing around town centre
- Improved entry from Georges River Road



TABLE FIVE BIG IDEAS

- New town centre to be located in a 'main street' pattern on Riverside Drive, similar location to existing
- 'Discovery Park' incorporating Cumberland Plain Woodland and Pond
- East-west green link connecting Koala Reserve and Cumberland Plain Woodland

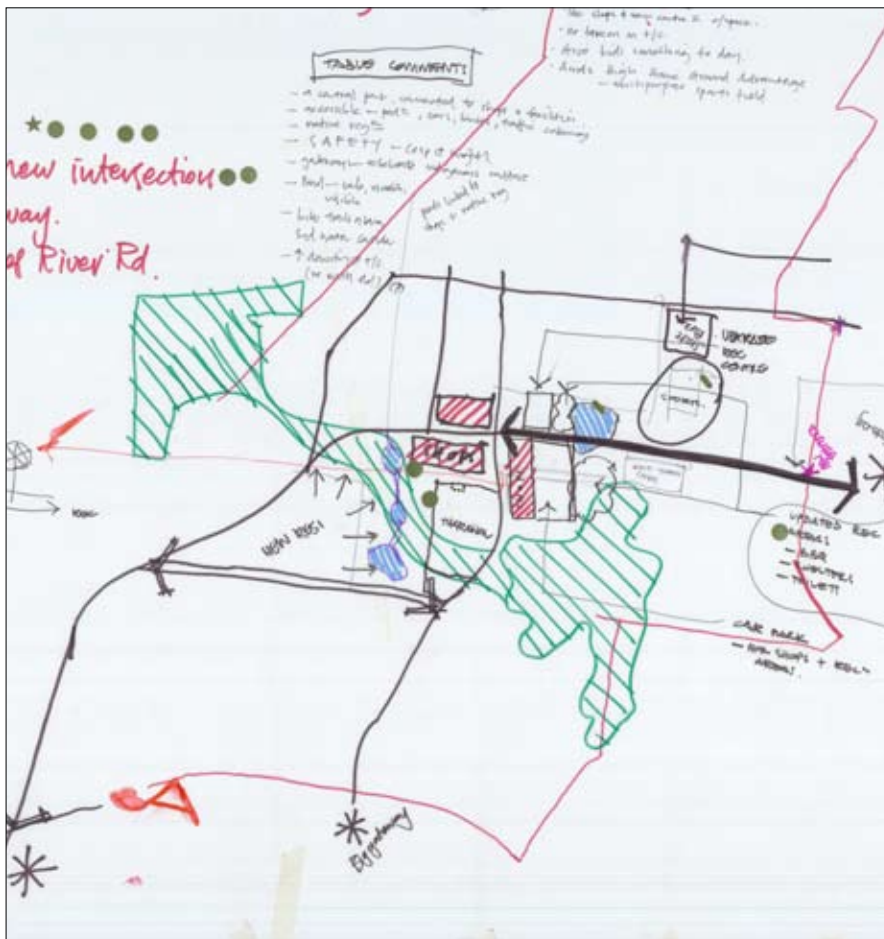


TABLE FOUR BIG IDEAS

- Eco-corridor
- Bigger town centre to be located on intersection of new roads
- East-west Gateway
- New links to Georges River Road, new and additional entries to Airds

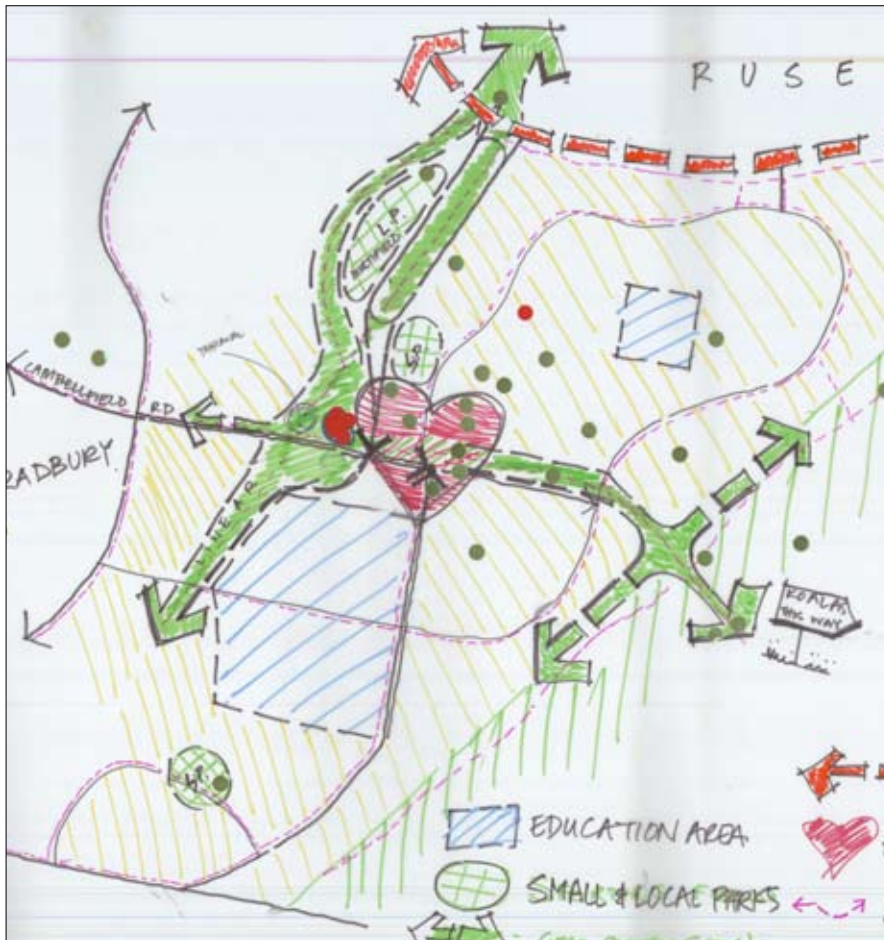


TABLE SIX BIG IDEAS

- Green link from Koala Reserve to Cumberland Plain Woodland
- New, centrally located, town centre as the 'heart' of Airds
- Green boulevard linking Georges River Road to town centre
- Educational services combined into consolidated area that shares facilities
- New park in north of Smiths Creek corridor, part of north-south open space link



TABLE SEVEN BIG IDEAS

- New town centre to north of existing, co-located with pond and open space
- Shop-top housing in town centre
- Community facilities in town centre
- New development in north-south open space corridor
- Tharawal remains in existing location
- Pond links into Smiths Creek
- Pedestrian and Cycle tracks



TABLE EIGHT BIG IDEAS

- New, centrally located town centre
- New connections, east-west and north-south to Campbelltown, Ruse and Macarthur Square
- Pond relocated
- Town centre overlooking pond and open space
- Green link from Koala Reserve to town centre
- Organised motorbike tracks
- Shelters in parks



TABLE NINE BIG IDEAS

- New town centre to build on existing and grow to the north
- Tharawal close to heart of town centre
- Medium density residential around town centre
- Pond retained in existing location
- New east-west link to town centre



TABLE TEN BIG IDEAS

- Improved town centre around existing; OR
- Larger town centre to the north with bigger retail and community facilities
- Relocate Tharawal to town centre
- Green links between Koala Reserve and Cumberland Plain Woodland
- Secondary community uses around park to the south if town centre in north



TABLE ELEVEN BIG IDEAS

- New town centre around 'main street' connecting east-west to Tharawal
- Tharawal remains and becomes part of medical 'supercentre'
- Pond retained in existing location and connected to open space corridor with relocated playing fields
- New, additional entries from Georges River Road
- Solar energy, recycled water

COMMUNITY'S DESIGN IDEAS TO ADDRESS KEY ISSUES

Connections

- Better connections and links to surrounding areas
- New east-west connection to Campbelltown
- New and additional entries from Georges River Road
- New north-south link
- Pedestrian connections and cycleways linking natural bushland and open spaces, and beyond to other destinations outside Airds

Town Centre

- New town centre to be developed around existing shops
- Centrally located village, to the north of the existing shops
- Town Centre with a 'Main Street'
- Bigger town centre to be developed in the north closer to Georges River Road
- Overlooking pond and open space
- To include a diverse range of shops and community facilities
- Increased density near village
- Variety of housing types: 1 - 4 bedrooms, Seniors
- Linked with recreation

Parks and Open Space

- Extend Koala refuge through Airds to provide an Eco Corridor or green link
- Improve links to Georges River and Woolwash
- Provide walkways and cycleways through Georges River Reserve
- Improve open space within the town centre
- Provide a hierarchy and variety of open space for all age groups
- Improve safety in open spaces
- Bring back organized sport to Airds
- Reorganisation of existing parks to be better located, better facilities

Community Facilities

- Community facilities within town centre
- Co-location of services
- Tharawal within town centre

Streets

- Improved safety by removing laneways and underpasses
- Provide pedestrian crossings
- Encourage 'kiss and rides' at schools

5.0 STRUCTURE PLANS

ARISING FROM COMMUNITY MASTERPLANNING EXERCISE

After the Community Design Exercise on Thursday, the designers worked overnight to produce a series of Structure Plans, that condensed the design ideas generated by the Community, and described in Section 4.0 of this report. Although there were twelve Community Masterplans, many of the design ideas identified were common. The twelve Masterplans were therefore able to be consolidated into three Structure Plan options to clearly and effectively communicate the different design ideas.

The structure plans represent locations and scale of various land use elements such as open space, town centre, community facilities, road hierarchies.

The treatment of some elements are common to each of the three Structure Plans. They are listed here.

Connections

- New and additional roads connecting to Georges River Road
- New east-west connection linking the town centre to the west
- Existing cul-de-sacs connected through where possible

Town Centre

- Town Centre combines retail services with Community Facilities

Parks and Open Space

- Cumberland Plain Woodland as an open space and recreational opportunity
- New open space located with the Pond
- Location of some open space provision near the town centre

Community Facilities

- Tharawal remains in existing location and boundary is defined to include open space provision
- Schools are retained in existing locations

New Development Areas

- New development areas located in green corridor



OPEN SPACE STRATEGY

- Green Links from Cumberland Plain Woodland to Bushland Reserve
- Pond to be located in central parkland near town centre
- Kevin Wheatley and Riley Parks stay
- Additional playing fields or park within Smiths Creek Corridor to the north
- Merino Park moves towards the centre of the southern settlements
- Smaller incidental opportunities for play near to home



OPTION ONE

- Town Centre remains in existing location with additional shops and services provided
- Pond remains
- Parks remain in their existing location
- New entry roads from Georges River Road in the north, directly connecting town centre
- New east-west connection directly connecting town centre with Campbellfield Road
- New north-south connection along edge of green corridor, connecting town centre north and south, and forming edge to open space of Cumberland Plain Woodland



OPTION TWO

- Town Centre remains in similar location to existing, but further to the east to create a 'Main Street' arrangement linking Tharawal with the Pond
- Kevin Wheatley Reserve is relocated to within the green corridor, and the original site to be new residential development behind Main Street
- Pond is regenerated in existing location and integrated with new open space and Cumberland Plain Woodland
- Two new east-west connections through the green corridor directly link the new town centre with neighbouring areas to the west
- New connections from Georges River Road link into existing road network and create multiple entries to Airds



OPTION THREE

- New town centre is located in the north, directly connected to Georges River Road by two new entry roads
- Higher density town centre is achieved by proximity to Georges River Rd
- New and additional community facilities would be provided in conjunction with the town centre
- An east-west network of open space connects the Koala Reserve with the Cumberland Plain Woodland
- Pond remains in it's current location and is reconnected into Smiths Creek

6.0 MASTERPLAN OPTIONS

DEVELOPED FROM STRUCTURE PLANS

Each of the three Masterplan Options presented to the community is a more refined and detailed version of the Structure Plans presented in section 5.0. The process of developing the structure plans to a higher level of detail allowed the designers to incorporate and illustrate some of the more specific design ideas and requirements identified by the community.

The Masterplan Options illustrate how each of those elements might look and work with adjacent land uses.

Further, the Masterplan Options were supported by additional illustrative material, including artist's sketches that more clearly convey the types of places proposed.

The Community commented on the three options on Days Two and Three. Their comments have been recorded against each of the following options.



OPTION ONE

The first option builds on the 'Big Idea' identified by the community and stakeholders to develop a new town centre around the existing retail facilities. The revitalisation and development of the town centre is reinforced by new north-south and east-west links that promote accessibility to Airds and provide direct links to the town centre from neighbouring areas. Some higher density residential development is also located adjacent to the town centre to enhance vitality at all times of the day and contribute to the provision of a wider range of housing options.

A new open space centred around the pond is also proposed in conjunction with the development of the town centre. Connections will be made to the Cumberland Plain Woodland nearby.

Existing park arrangements are maintained with some rationalisation of uses, improvements to facilities, and interventions to address safety concerns. Merino Park is relocated to be better overlooked and more central to the immediate context. Green links to the natural bushland are created here.





CONNECTIONS

Proposal

- New road connecting Georges River Road in the north to Greengate Road in the south, via the town centre
- Two new entries from Georges River Road
- All entries from Georges River Road make through route connections
- New road connecting Campbellfield Avenue to town centre
- New connection along services corridor linking new development to Riverside Drive and the town centre

Community Comments

- Faster to get to town centre with the additional roads
- Like new roads coming in and town centre location
- Like new roads, like grid
- Bicycle path system needs to be established within Campbelltown City Council bicycle system
- Like new parks, shops and ponds connection to schools
- Link to Bradbury Aquatic Centre from town centre by bike way along Campbellfield Avenue from existing pool
- More access to Airds is good
- Easy access, central main roads

TOWN CENTRE

Proposal

- New town centre developed in location of existing retail services
- Combines some medium density residential uses
- Existing Leisure Centre, Petrol Station and Shops are retained
- Located at intersection of new north-south and east-west connections into Airds

Community Comments at Exhibition

- Like the town centre and shops on the street
- Like new shops – location, revamp
- Good changes, town centre is in a good position
- Town centre stays
- Better lighting around town centre is required
- Park around the town centre is good
- Main street is good



PARKS AND OPEN SPACES

Proposal

- Kevin Wheatley Reserve retained in current location with new rugby pitch and basketball courts, shelter and play area
- Boardwalks and signage to support uses in new park around pond and CPW
- Parks are defined by a road on a minimum of three sides
- Improved facilities including BBQs, shelters, footpaths, playgrounds and planting

Community Comments at Exhibition

- Skate park should be close to main street for easy patrolling purposes
- Toilets in parks
- Central Park is good
- Like café next to, or overlooking, pond
- Upgrade the woolwash - family oriented activity
- Cleaning up the pond is good
- Bush stays but clean it up!
- Skate way (skate park for smaller kids, skate bowl),
- Additional planting along bush fire track to integrate with bushland
- Skate park
- Skateway (smaller skate park) could be located at Kevin Wheatley Reserve
- Parks good for family time
- Obstacle course for big kids

COMMUNITY FACILITIES

Proposal

- Tharawal retained in existing location
- Additional community facilities and services to be supplied in town centre location

Community Comments at Exhibition

- Library needed

GENERAL COMMENTS

- Houses that local residents can afford to buy are needed
- Tunnels go! They are dangerous
- Crime is frequent – need protection for elderly, police take too long to attend
- Good changes for young families – safer
- Safety around pond, like glass or Perspex
- Boardwalk is a good idea
- vertical railing to prevent kids from climbing
- Like natural edge to pond
- Perspectives/artists impression is good for communication and make one understand

OPTION TWO

A number of tables at the Design Outloud event proposed a new, centrally located town centre north of the existing retail facilities. The extent of retail and community facilities provided is moderately more extensive than that proposed in Option One, as is the provision of medium density residential development adjacent to the town centre. A new road links the town centre with the road network to the west, and additional new links from Georges River Road to Riverside Drive are created. A 'main street' configuration links Tharawal and the key open space via the town centre.

Kevin Wheatley Reserve is relocated to a new site within the existing services corridor south of the Cumberland Plain Woodland. A new, integrated open space connects sports fields, the pond and the Cumberland Plain Woodland with the new town centre.





CONNECTIONS

Proposal

- New road linking new town centre and Airds to the west, connecting into existing road network via Docharty Street
- Riverside Drive remains a key route, with additional connections to Georges River Road in the north, and College Road in the north west
- Peppin Crescent connected directly to Georges River Road
- Deans Road connected through to Riverside Drive alongside Tharawal
- New north-south connection along the services corridor between Merino and the new town centre

Community Comments

- Love the linking of the road
- Access to town centre from all areas
- Need to improve the bus service

TOWN CENTRE

Proposal

- New town centre located to the north of existing services
- Integrated with adjacent open spaces including pond
- Located on intersection of Riverside Drive with new connection to the west
- 'Main street' connection with Tharawal

Community Comments at Exhibition

- Improve lighting
- Town centre and main street for young and old
- Bike racks near shops
- Central town centre – should be able to walk to it
- Like the main street, Airds needs a main street
- Don't move shops, current town centre is the heart, bring all the services together (elmslea resident)
- 'I like business/employment opportunities on the main street'
- Good idea to expand town centre, but it shouldn't move too far away
- have town centre next to tharawal, retain the dam,
- 'I like this town centre' (illustration)
- Like what the shops look like (illustration)

PARKS AND OPEN SPACES

Proposal

- Kevin Wheatley Reserve relocated and sports provision supplied within integrated open space adjacent to town centre
- Riley Park remains, with new roads to two sides of its perimeter
- Improved facilities including BBQs, shelters, footpaths, playgrounds and planting

Community Comments at Exhibition

- Playground at the town centre
- Climbing walls
- Variety of activity for all ages
- Bike riding and fitness tracks
- Pond needs to be safe for kids
- Café near pond might be a good idea
- Skate park away from shops
- Seats and bbqs for the park around the pond
- Bridge over pond is good
- Footpath and lights around pond
- Bigger pond and clean it up
- Play areas for kids is important
- Do we need a new merino park with the natural bushland and Hagan Reserve so close? We want to encourage people to use the reserve to play and stay
- Like the café at the pond
- Like being able to go on swings
- Want to upgrade the recreation provision in the reserve to encourage outside visitation and provide an alternative recreation option. Also safer for bushfires



COMMUNITY FACILITIES

Proposal

- Tharawal retained in existing location
- Additional community facilities to be located in town centre

Community Comments at Exhibition

- Clubs
- Workshops and studios
- Internet and safe 'hang-out' spots
- Movie theatre

GENERAL COMMENTS

- 'best head-start'
- No tunnels!
- Kids corners – safe
- 'The bridge near the pond area and town centre is great'
- Name-change (bad reputation)
- 'one I like includes tharawal, dam, town centre' from merchant resident
- There needs to be more things for kids (movies and so on)
- Should be 70% social, 30% private and all houses should be designed in the same style
- Less private housing, more DOH, AHO for families
- More authority in areas needed, well done!
- A healthier place for everyone!
- Missing link, great idea, mixed community
- Spread out older people's housing

OPTION THREE

Option Three represents some Big Ideas that pose a more significant intervention and development on the site. A new town centre is identified at the north of the site, close to Georges River Road. A smaller scale provision of retail and community services is located within the south of the site to provide continued access to services within a walkable distance from existing communities. The location of the town centre close to Georges River Road entails a more diverse and larger scale provision of shops and services.

Medium density development is proposed at the town centre, around the open spaces and at the site of the smaller retail and service hub to the south.

The existing parks are maintained in their current location, with some rationalisation of use and improvements to facilities. Merino Park is relocated, as in Options One and Two.

A new open space connects a revitalised pond, retained in its existing location, with the Cumberland Plain Woodland and the Smiths Creek linear open spaces.





CONNECTIONS

Proposal

- Georges River Road diverted and extended into Airds to meet a similar extension of Broughton Street
- Existing road network rationalised to create grid pattern, by connecting streets and eliminating cul-de-sacs
- New north-south link alongside the services corridor to connect Merino with the town centre in the north

Community Comments

- Entry from Broughton Road would be good
- Opening up Airds is good
- Cycleways and footpaths
- Road is good (for surveillance)
- Bike tracks, cycleways linking to schools
- Prefer road layout of option 3 better, easier to get around
- Grid – straighter streets
- Alright with road in front of bush
- Campbellfield Ave extension sounds good (but not for people in houses that will be knocked down)
- Connecting private residents to Campbellfield

TOWN CENTRE

Proposal

- Larger town centre located in the north of the site near Georges River Road
- Larger scale and more diverse range of retail and services
- supported by location of medium density development

Community Comments

- Getting a Woolworths would be good
- Some prefer the shopping centre in this location, others not happy with moving it
- Some like this option because there are more opportunities for shops. Also more people will come and there will be an identity for Airds
- More shopper friendly
- Like the prospect of more businesses and jobs
- 10 minutes walk to Work Futures is good. Good that community services are in close proximity
- Justine likes the shops on the main road because more people will come, and it opens up like a gateway
- More convenient to have this here (town centre and shops) because you don't have to keep going to Campbelltown
- Village centre works well
- The idea of creating a main street centre and open Airds up is great
- The idea of town centre is great
- Upgrade shopping centre as it

is, decent toilet block for mothers with change facilities (existing shopping centre is not shopper friendly)

- Keep shops in the middle and upgrade – it will take less time
- Town Centre near Georges River Road is great, but the smaller town centre needs outdoor eating, keep it near the pond and regenerate the open space
- Shopping centre should stay for access to the elderly
- Like the idea of shops along the Georges River Road, attracting Ruse, creating more jobs



PARKS AND OPEN SPACES

Proposal

- Kevin Wheatley Reserve retained and defined by new roads on all sides for safety and access
- New integrated open space combining revitalised pond, Cumberland Plain Woodland and Smiths Creek corridor, supported by a network of boardwalks, footpaths and cycleways, signage and other facilities
- Merino Park relocated for overlooking and connections to natural bushland

Community Comments at Exhibition

- All for keeping bushland, need resident clean up
- Happy with open space, no skate park is good, high demand for volleyball!
- No fences on bushland
- Good to have open space (not fence lines)
- Like pond flushing
- Kevin Wheatley Reserve – like it smaller and ringed by roads
- Like woolwash walking track/facility, needs better management and clean up
- Needs skate park somewhere
- Dog park?
- Skate park for kids

COMMUNITY FACILITIES

Proposal

- Tharawal retained in existing location
- Additional Community facilities located in new town centre and secondary centre to the south

Community Comments at Exhibition

- Bigger schools, more classrooms, enough parking on grounds
- Okay to move Tharawal as long as it is central and accessible
- Like schools facing Riverside Drive and square, with level crossing
- Community bus
- Tharawal close to the shops is good
- Support this town centre, there may be some local interest in opening a café

GENERAL COMMENTS

- More two bedroom houses for singles
- Being moved again in this scheme!
- Like option, need change, good to have people coming in, it will be more lively
- Offset front doors for privacy (so they aren't directly facing each other across the street)
- Good – demolish townhouses and build houses
- Safety – security camera
- Higher population would be good
- Facelift good for houses
- Don't like seniors living looking into cottages
- Units for elderly are good (3-4 bedroom are too big)
- Small housing an issue for Polynesian families
- Facing the school away from Briar Road will make it vulnerable to crime – surveillance
- Happy with people buying into Airds
- Knock down and rebuild our home
- Don't mind moving so long as I stay in Airds
- Alright with road in front of bush
- More two bedrooms for singles
- Can just turn up to work futures and walk there
- No gates in streets
- Kids should be able to safely cycle on streets

7.0 CONCLUSION / NEXT STEPS



OUTCOMES OF DESIGN OUTLOUD

The key outcomes from the Design OutLOUD workshop was the identification of three concept Masterplan Options. Each of the three Options was generated by the Community and Stakeholder's 'Big Ideas' for the future development of Airds Bradbury.

The Options represent cohesive development solutions that holistically resolve various key issues for town centre location and development, community facilities and services, open space, access and connections and the provision of a variety of housing types and options. Each of the Masterplan Options was refined by designers, throughout the Design OutLOUD process, to best utilise innovative and sustainable urban design principles.



On exhibition, the response to the Options from the wider Community was varied. General responses to concept options:

- While it was clearly identified that a new town centre is highly desirable, views were mixed as to which option presented the best solution for location and scale of the town centre
- Co-location of open space and the pond with the town centre was consistently favourable
- The incorporation of a 'main street' in the town centre was popular
- The preferred location of Tharawal varied
- A new road promoting east-west connectivity to Airds was a consistent priority, and new north-south connections to Georges River Road highly desirable
- Open spaces that were bounded by new roads to promote overlooking were favoured
- The development of an integrated, open space combining the pond, the Cumberland Plain Woodland and the town centre were desirable
- Well-equipped open spaces that cater for family time, and recreational or play for a wide variety of age groups were a priority
- Provision of a variety of housing types, with higher density development close to the town centres, was positively received

NEXT STEPS

The three Options defined by the Design OutLOUD event will be refined and further developed with input from stakeholders, and further testing by specialist consultants. This process will ultimately result in the development of a preferred Masterplan, a culmination of the three Options presented in this report, and the Community and Stakeholder responses to those Options.

Following the finalisation of a preferred Masterplan for the renewal of Airds Bradbury, consent to implement the Masterplan will be sought from the NSW Department of Planning. An application will be lodged under Part 3A of the Environmental Planning and Assessment Act 1979, with the project to be approved as a Major Project in accordance with State Environmental Planning Policy (Major Development) 2005.

Redevelopment within Airds Bradbury is expected to commence in early 2012, with an anticipated timeframe of 15-20 years for implementation of the Masterplan.