

ATTACHMENT 1



**Family &
Community Services**
Land & Housing Corporation

Level 1, 223-239 Liverpool Road
Ashfield NSW 2131
Locked Mail Bag 4009, Ashfield BC 1800
Tel: 02 8753 9000 Fax: 02 8753 8888
ABN: 24 960 729 253
www.facs.nsw.gov.au

25 July 2014

The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Attn: Jeff Lawrence

Dear Mr Tosi, *Paul*

Airds Bradbury Renewal Project, Voluntary Planning Agreement

In response to Council Resolution Minute Number 84 (3rd June 2014), the NSW Land and Housing Corporation (LAHC) notes Council's desire to further negotiate two final items within the above agreement.

LAHC, as the proponent of the above project, believes it has met all its obligations under the Concept Plan as approved within the exhibited draft Voluntary Planning Agreement (VPA). Nevertheless, LAHC would like to offer the following for Council's consideration to include in the Airds Bradbury VPA.

These initiatives are in addition to what is already contained within the VPA and accommodates the concerns raised, to give the community confidence in the VPA, allowing Council to adopt it. This in turn will provide certainty and a clear road map to deliver this key project for the City of Campbelltown, enabling the positive outcomes to be achieved.

Koalas

Within the Infrastructure Services Delivery Plan (ISDP), a commitment to the retention and enhancement of key environmental biodiversity areas (both onsite and offsite) has been made, as well as planting of koala feed and shelter tree species to strategic locations within the Airds Bradbury Renewal Project area.

In addition to these initiatives it is now proposed to include a new item in Schedule 3 of the VPA and Part B of the ISDP titled Koala Management.

This section will make a commitment to a Koala Linkage Strategy (attached), which is endorsed by local Koala expert Dr Robert Close. The Strategy identifies the key threats to koalas that may move through the site from time to time.

Actions to be undertaken under the Strategy to reduce these threats are:

- traffic signage at key locations alerting drivers to the likelihood of koalas crossing at these locations;
- provision of koala refuge linkages along identified access routes; and
- preparation of educational material for homeowners about how to deal with koalas in an urban environment.

Further to the above measures additional tree plantings to key locations that will help to reinforce other bushland corridors and allow safer movement for koalas.

It is considered these actions adequately address the concerns/ issues raised in the VPA submissions.

Baden Powell Reserve

It is noted that through the Concept Plan approval stage, Baden Powell reserve was increased in size, and significantly greater amenity was added as set out in the VPA. In response to community concerns about the size of the park, the plans have been reviewed with the size of the park now being increased by approximately 4,000m².

The total area of the park would therefore be approximately 9,000m², which is equal to the existing parcel currently owned by Council.

However, this will result in a loss of yield to the project. To minimise the impact of this loss and to ensure the financial viability of the project, Council is requested to allow an increase in density to a strategically located site adjacent to the town centre, as shown on the attached plan (Appendix B).

Timing

LAHC believes the project needs to proceed without further delay. Accordingly Council is requested to consider adopting these initiatives and changes to the VPA.

This will allow adoption of the VPA, which in turn will provide a clear and sustainable road map to deliver this project.

If you require further information, or would like to discuss the offer further, please do not hesitate to contact me on 8753 8942 or by email at neil.mcgauffin@facs.nsw.gov.au.

Yours sincerely,



25.7.14

Neil McGaffin
General Manager, Renewal
Land and Housing Corporation

CC: Scott Lee – Campbelltown City Council

Attachments - Appendix A - Airds Koala Linkage Strategy
- Appendix B - Baden Powell Reserve proposal

Airds Koala Linkage Strategy

Based on discussions with Dr Robert Close – Adjunct Associate Professor UWS - held on 20th June 2014 at Ambervale, NSW

Background

According to Dr Robert Close:

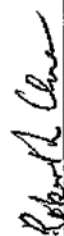
- There is an existing Koala population in the Georges River Reserve which have been monitored by Dr Robert Close and other local residents over a number of years.
- The population is largely disease free and has a good life expectancy.
- Some of these animals have taken up residence in Smiths Creek, North of Georges River Road (Ruse).
- No Koalas are known to be living within the Airds Bradbury Renewal project area (south of Georges River Rd), however it is recognised that occasionally koalas have moved through the urban areas adjoining the Georges River Reserve such as Airds seeking suitable habitat or refuge from Bushfires.
- The biggest threats to Koalas coming into the existing residential area are Dogs and Vehicles.
- Injuries to Koalas from vehicles generally happen in higher speed environments (80kph plus areas), and most fatal dog attacks are by pairs of dogs.

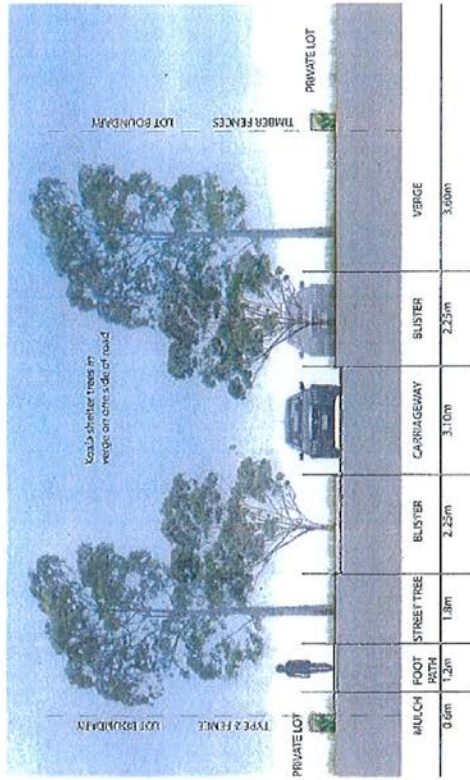
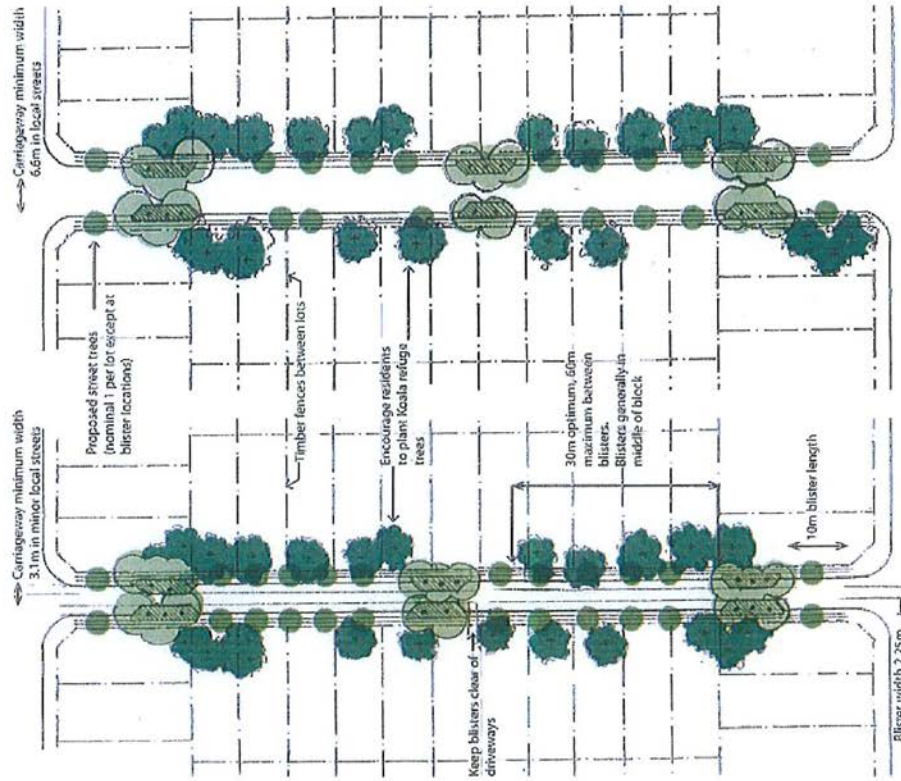
Action Plan to Assist Koalas at Airds

It is proposed that in delivering the Airds Bradbury Renewal Project the following items will be undertaken to assist and protect the Campbelltown koala population.

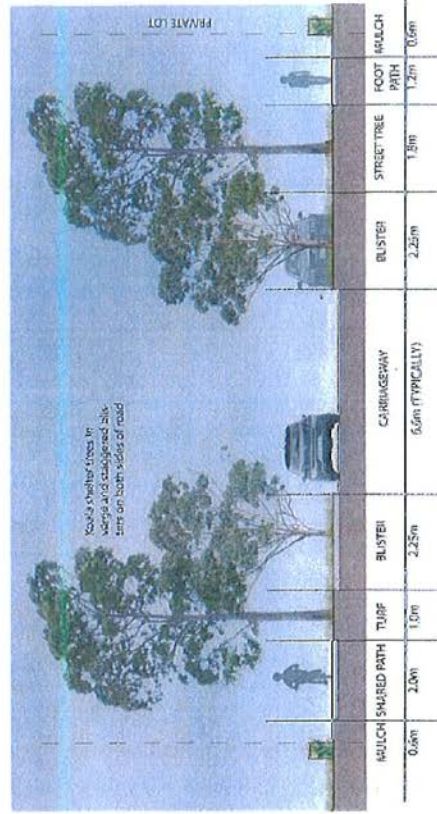
Item	Action	Threat Abatement	Details
1	Timber Fencing to all new lots	Koalas can climb timber fence and get away from dogs.	Contract of sale for all new lots to stipulate all rear and boundary fencing to be timber lapped style fencing. No Colorbond or similar
2	Provide Koala refuge linkages	Koalas will come into the urban area from time to time and need shelter from dogs and cars along likely travel routes	Roads within identified areas to provide linkage of shelter trees, offset alongside footpath as per details shown on the attached plans. All roads in these areas to be speed limited to 60km or less and well lit.
3	Traffic Control Signage	Alert traffic to potential presence of koalas to decrease likelihood of vehicle impacts	Warning signs indicating koalas in the area to be located along koala refuge linkages.
4	Improve Smiths Creek link to Ruse	Improve habitat	Clear weeds and plant appropriate native tree species to improve habitat and facilitate movement of Koalas along Smiths Creek.
5	Create Bushland Conservation Reserves adjacent to Georges River Reserve	Provide shelter in areas adjacent to urban area	Rehabilitation and regeneration works will be undertaken in the key ecological areas BC3 to BC6 identified within section 9 of the VPA - Bushland Regeneration. Includes weed removal and management, fencing, seed collection, propagation, and planting of endemic trees and shrubs.
6	Homeowner information	Educate home owners on threats to koalas and how to minimise impacts	Provide pamphlet to new home owners setting out information about living around Koalas, common threats (dogs, cars, and bushfires), and actions to take (e.g. dogs on leash when walking). List of contacts. Eg. WIRES, RSPCA.

The Airds Bradbury Concept Plan does not appear to have any negative impact on the local Campbelltown Koala population, furthermore the above initiatives will actively reduce the threats to koalas that are already in place, and improve their natural habitat. I endorse the above actions which are proposed to be undertaken in delivering the Airds Bradbury Redevelopment Project.

 22/7/2014
Date
Dr Robert Close



Typical Minor Local Street



Typical Local Street

<p>Client: UrbanGrowth NSW</p>	<p>Consultants: UrbanGrowth NSW</p>	<p>Revisions: Rev 1: 14/11/14 Rev 2: 14/11/14 Rev 3: 14/11/14</p>	<p>Drawings: 02</p>	<p>Date: July 2014</p>	<p>Project: AIRDS REDEMPTION</p>	<p>100 Jones Street Sydney NSW 2008 1000 885 5500 • 002 885 4256 info@jonesdesign.com.au</p>	<p>Issue: A</p>
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