

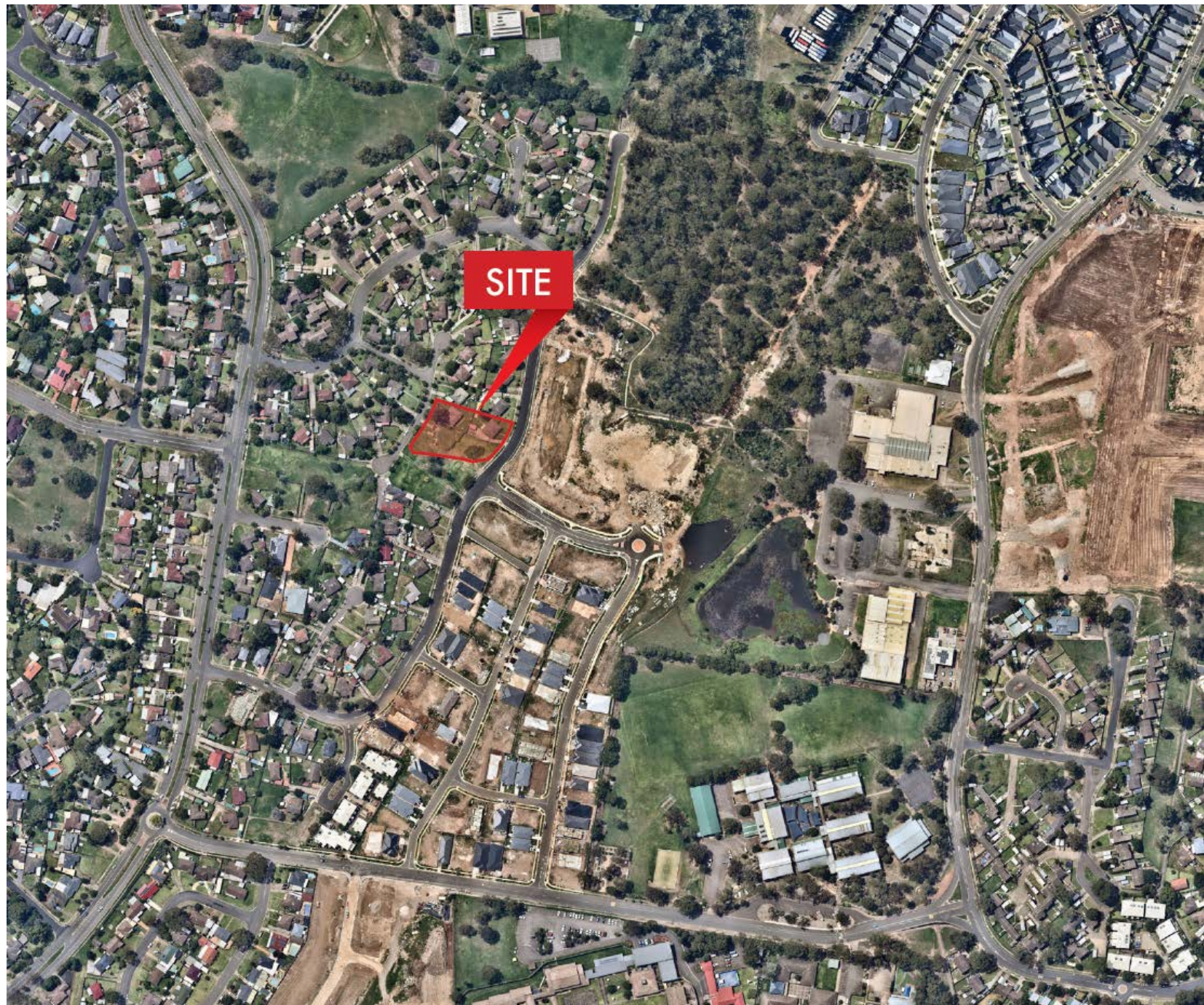
NSW Land & Housing Corporation

*Development Application
for a 31 unit seniors
housing development
located at the corner of
Campbellfield Avenue &
Creigan Road, Bradbury*



Land & Housing Corporation

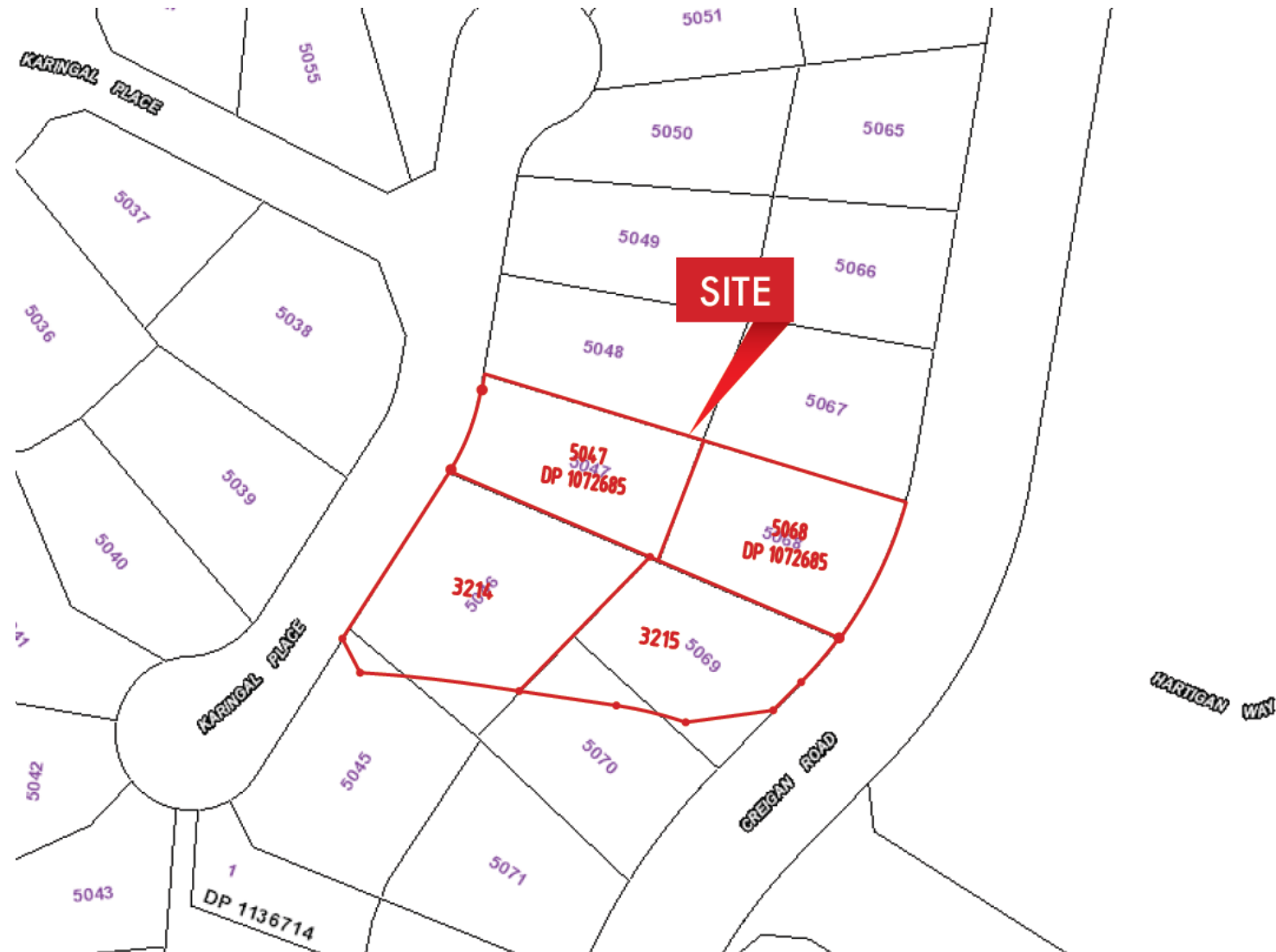
Location

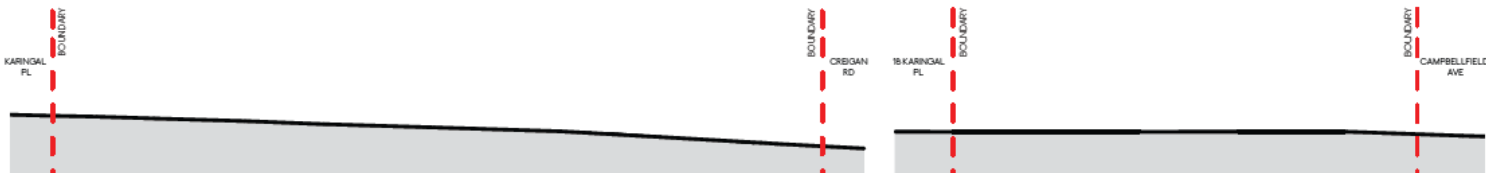
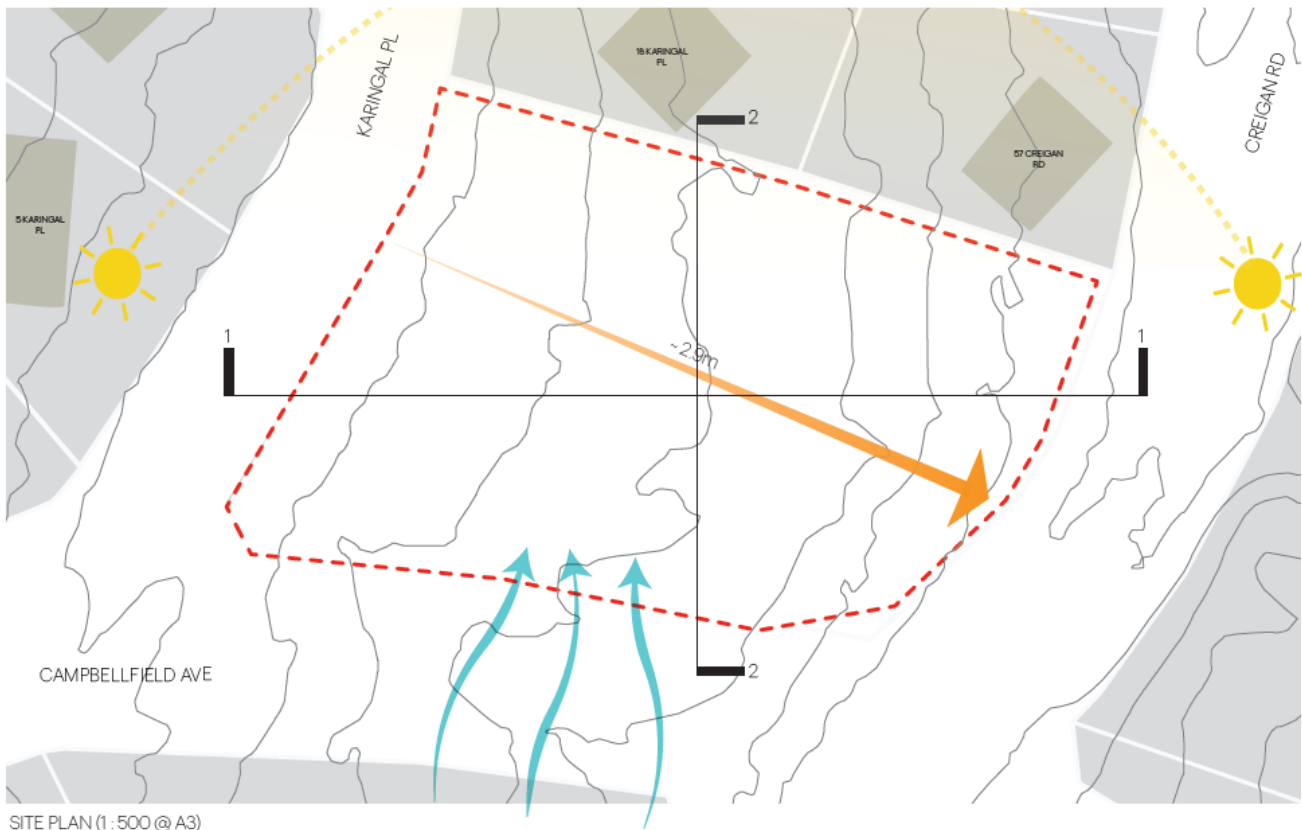


Airds Bradbury Urban Renewal Concept Plan (as approved)



Site Detail







ARTIST'S IMPRESSION





Development Metrics

- DA lodged pursuant to Seniors SEPP
 - Site area: 3,048m²
 - FSR: 0.74:1
 - Height: 9.6 metres (cl4.6 request provided)
 - 31 parking spaces for 31 units
 - Landscaped area 1,360m²
(including 673m² deep soil)
- Apartment Design Guide and SEPP 65 compliant
 - Extensive landscaped area (44% of site)

Key Environmental Implications

- Site part of urban renewal of Airds Bradbury and is suitable for development;
- Minimal vegetation removal;
- Minor contamination: site can be made suitable for residential use;
- Urban services available, significant new local amenity being provided nearby
- Minimal traffic generation and active transport encouraged;
- Overshadowing impacts satisfy ADG and Seniors SEPP requirements;
- Significant positive social impacts and in the public interest.