

Landcom

# Macarthur Gardens North - Yield Increase Proposal

## Community and Stakeholder Engagement Outcomes Report

September 2024

PS214648



Indicative artist's impression of the proposed changes, subject to change and approvals

# Question today *Imagine tomorrow* Create for the future

## Macarthur Gardens North - Yield Increase Proposal Community and Stakeholder Engagement Outcomes Report

Landcom

WSP

Level 27, 680 George Street

Sydney NSW 2000

GPO Box 5394

Sydney NSW 2001

Tel: +61 2 9272 5100

Fax: +61 2 9272 5101

wsp.com

WSP acknowledges that every project we work on takes place on First Peoples lands.

We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

This document may contain confidential and legally privileged information, neither of which are intended to be waived, and must be used only for its intended purpose. Any unauthorised copying, dissemination or use in any form or by any means other than by the addressee, is strictly prohibited. If you have received this document in error or by any means other than as authorised addressee, please notify us immediately and we will arrange for its return to us.



# Table of contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	About this report .....	1
<b>2</b>	<b>Project background.....</b>	<b>2</b>
2.1	The site .....	2
2.2	Approved DA.....	2
2.3	LEP Amendment and concept DA .....	3
<b>3</b>	<b>Engagement Objectives .....</b>	<b>4</b>
<b>4</b>	<b>Engagement Overview .....</b>	<b>5</b>
<b>5</b>	<b>Overview of feedback.....</b>	<b>8</b>
5.1	Community sentiment.....	8
5.2	Key themes .....	9
<b>6</b>	<b>What we heard .....</b>	<b>14</b>
6.1	Stakeholder briefings.....	14
6.2	Engagement Blitz .....	15
6.3	Community pop-up information stalls .....	16
<b>7</b>	<b>Conclusion .....</b>	<b>24</b>

# 1 Introduction

---

## 1.1 About this report

WSP was engaged by Landcom to design and implement a community and stakeholder engagement plan to support the next steps of statutory planning for Macarthur Gardens North: the concurrent lodgement of a site-specific amendment to the Campbelltown Local Environmental Plan 2015 (CLEP 2015) via a Planning Proposal and a new concept masterplan Development Application (DA).

This report provides a summary and outcomes of the communications and engagement activities undertaken prior to Landcom's submission of the above planning applications.

## 2 Project background

### 2.1 The site

The Macarthur Gardens North project site (the site) is located on Goldsmith Avenue, Campbelltown, within the Campbelltown Local Government Area (LGA) and broader Macarthur region, approximately 55km from the Parramatta Central Business District and 30km south from the future Western Sydney Airport (WSA) and Aerotropolis. Approximately 18.5 hectares in size (equivalent to around 24 rugby league football fields), the site is bounded by Goldsmith Avenue to the north, Gilchrist Drive to the east, the Sydney Trains Rail Corridor to the south and Lake Thomson park to the west.



The site is adjacent to the Macarthur Train Station and Bus Interchange, the Western Sydney University Campbelltown Campus, Macarthur Square shopping centre and Campbelltown TAFE and connected to existing active transport infrastructure. Also close to Campbelltown Public and Private Hospitals and recreational and green space, including Gilchrist Baseball Oval, the site is optimally located to support the proposed land-use. The project strongly aligns with the NSW Government's current strategic priorities to increase housing supply and affordability and transport-oriented development (TOD).

The Macarthur Heights residential estate is located to the west and is the community most proximate to the site.

The site is in the initial construction phase with major civil and bulk earthworks being carried out in accordance with the current approved development consent. The construction work entails building the approved community facilities such as new open spaces and walkways, and access roads as well as the preparation of land lots to sell to developers.

### 2.2 Approved DA

The Sydney Western City Planning Panel approved a concept masterplan for the site in December 2022, permitting a high density residential and mixed use development, construction of Stage 1 of the masterplan, encompassing roads, parks, civil works, landscaping and subdivision of the site into superlots (building lots).

The currently approved DA provides for:

- six building envelopes as 'superlots' with a maximum height of 32 metres/ up to nine storeys, in line with the CLEP 2015;
- an approximate yield of 1,250 dwellings;

- ground-floor commercial space;
  - civic plaza, playground and terraced areas;
  - vehicle and bicycle parking;
  - restoration of Bow Bowling Creek Reserve and substantial allocation of active and passive open space;
  - road and public domain layout;
  - improved connections to the train station, university and TAFE; and
  - shared pedestrian and bicycle pathway.
- 

## 2.3 LEP Amendment and concept DA

In line with the NSW Government’s commitment to building more housing close to train stations, Landcom is seeking to amend the building envelopes approved under the concept Development Application (DA), to enable an increase in apartments of up to 400 dwellings, bringing the proposed total number of dwellings to approximately 1,625. The proposed increase of dwellings, known as an ‘uplift’, would also enable the delivery of additional affordable housing to NSW and southwest Sydney through Landcom’s commitment of a minimum 10% affordable housing within the development.

This proposed additional yield would be achieved through an increase in building height from the 32 metres currently approved and permissible under CLEP 2015 to varied heights of between 32 and 85 metres. To achieve this, Landcom will submit two concurrent planning applications:

- A Planning Proposal will be lodged with the NSW Department of Planning, Housing and Infrastructure seeking to amend the CLEP 2015. This would enable the delivery of buildings of varied heights, ranging from 32 metres to 62 metres, and a single landmark building of up to 85 metres located at the Station Arrival Plaza.
- A new concept masterplan Development Application will be lodged with Campbelltown City Council for the mixed use development, with new building heights to accommodate approximately 1,625 apartments, of which at least 10% will be allocated as affordable housing.

# 3 Engagement Objectives




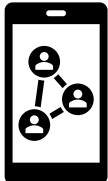


The engagement process aimed to:

- Enable the community and stakeholders to easily access project information and ask questions through targeted communication channels;
- Communicate the planning process to allow the community to be informed about how to make formal comments;
- Clearly explain the scope of the proposal and the planning pathway, emphasising the minimal changes to the already approved development;
- Build community and stakeholder buy-in by highlighting the project’s drivers and benefits;
- Communicate a strong narrative that acknowledges the trade-offs associated with additional housing density while emphasising the benefits at both a regional and local community level;
- Deliver a suite of robust key messaging to support the delivery of the engagement program;
- Identify and proactively mitigate and manage issues and risks, including potential conflation with the separate project to construct a widened pedestrian bridge connecting the project to Macarthur Train Station;
- Build on the existing Macarthur Gardens North subscription list to allow for stakeholders and community members to be kept informed as the planning proposal progresses, and;
- Satisfy regulatory requirements.


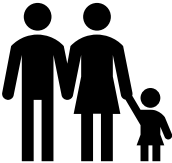

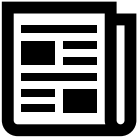
# 4 Engagement Overview

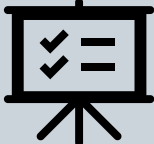

A variety of tools and techniques were used to provide a targeted and tailored approach to engagement that reached a diverse range of community and stakeholder groups.

**TABLE 1: TOOLS AND TECHNIQUES**

Tool/Technique	Description	Stakeholder groups
	<p><b>Project mailbox</b> to provide opportunity to ask questions and provide feedback.</p> <p>Promoted via all project collateral.</p> <p><a href="mailto:macgardensnorth@landcom.nsw.gov.au">macgardensnorth@landcom.nsw.gov.au</a></p> <p>No emails were received during the engagement program.</p>	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<p>Project and ‘Join In’ <b>webpages</b> to provide a single source of consistent and updated information about the proposal and a channel to register for updates.</p> <p>Promoted via all project collateral, including by QR code.</p> <p><a href="https://joinin.landcom.nsw.gov.au/mgn">https://joinin.landcom.nsw.gov.au/mgn</a></p> <p><a href="https://www.landcom.com.au/projects/macarthur-gardens-north">https://www.landcom.com.au/projects/macarthur-gardens-north</a></p>	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<p><b>1800 number</b> to provide opportunity to ask questions and provide feedback.</p> <p>Promoted via all project collateral, including information on how to contact the number via the Translating and Interpreter Service.</p> <p>No calls were received during the engagement program.</p>	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<p><b>Social media posts</b> raising awareness of the project, promoting engagement events and project contact details.</p> <p>Included QR code to drive the community and stakeholders to the website and encourage uptake of registrations for project updates.</p> <p>Refer <b>Appendix A</b>.</p>	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<p><b>EDM</b> providing project information, promoting engagement events and contact details.</p> <p>Included QR code to drive the community and stakeholders to the website and encourage uptake of registrations for project updates.</p> <p>Refer <b>Appendix B</b>.</p>	<ul style="list-style-type: none"> <li>— Landcom registered stakeholders, including Macarthur Heights residents.</li> </ul>
	<p><b>Letters</b> sent to key stakeholders offering the opportunity for a 1:1 briefing with the project team.</p> <p>Included information about the proposal and contact details.</p>	<ul style="list-style-type: none"> <li>— Macarthur Heights Community Group.</li> <li>— Western Sydney University.</li> <li>— TAFE.</li> <li>— Campbelltown City Council.</li> </ul>



Tool/Technique	Description	Stakeholder groups
		<ul style="list-style-type: none"> <li>— Campbelltown Hospital.</li> <li>— Owners of Macarthur Square (GPT and Lendlease).</li> <li>— Campbelltown Chamber of Commerce.</li> <li>— Macarthur Baseball League (Gilchrist Baseball Oval).</li> </ul>
	<p>Key stakeholder <b>briefings</b> supported by a tailored slide deck providing specific project information relevant to each group. .</p>	<p>1:1 briefing held with representatives from:</p> <ul style="list-style-type: none"> <li>— Macarthur Heights Community Group.</li> <li>— Member for Campbelltown, Hon Gregory Charles Warren MP.</li> <li>— Macarthur TAFE.</li> <li>— Nominated Campbelltown City Council Staff.</li> <li>— Western Sydney University.</li> <li>— Lendlease (Macarthur Square Shopping Centre Management)</li> </ul>
	<p><b>Community pop-up information stalls</b> held:</p> <ul style="list-style-type: none"> <li>- Macarthur Square – Thursday 8 August between 5pm and 8pm</li> <li>- Lake Thomson, Macarthur Heights - Saturday 10 August between 10am and 12pm</li> </ul>	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<p>Project postcards were distributed to commuters and passerby during <b>Engagement Blitz</b> at Macarthur Station on Tuesday 6 August between 7am and 9am.</p>	<ul style="list-style-type: none"> <li>— Commuters.</li> <li>— Future residents/ users.</li> </ul>
	<p><b>Community newsletter</b> providing project information, promoting engagement events and contact details.</p> <p>Included QR code to drive enquiries to the website and encourage uptake of registrations for project updates.</p> <p>Refer <b>Appendix C</b>.</p> <p>The distribution area for the newsletter is at <b>Appendix D</b>.</p>	<ul style="list-style-type: none"> <li>— Nearby residents and businesses (refer distribution area at <b>Appendix D</b>).</li> </ul>

Tool/Technique	Description	Stakeholder groups
	<b>Display boards</b> to support community pop-up information stalls and enhance community understanding of the proposal through images, maps and infographics. Refer <b>Appendix E</b> .	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>
	<b>Postcard</b> distributed at community events and providing project information, promoting engagement events and contact details. Refer <b>Appendix F</b> .	<ul style="list-style-type: none"> <li>— All community members.</li> <li>— All stakeholders.</li> </ul>

**TABLE 2: FAST FACTS**

<b>1600</b> Newsletters distributed	<b>330</b> Postcards handed out	<b>687</b> Visits to websites	<b>43,680</b> Social media views	<b>0</b> Email enquiries
<b>5</b> Stakeholder briefings	<b>120</b> Attendees at community pop-ups	EDM distributed to <b>1134</b> subscribers	<b>7</b> Letters to key stakeholders	<b>0</b> Telephone enquiries

# 5 Overview of feedback

The feedback provided throughout the engagement program was largely consistent across all events and communications channels.



Most participants expressed support for the proposed increase in density and the underlying objective to deliver more homes and affordable housing in a location close to transport, services, education and facilities. Participants recognised the need for more new and affordable housing in the Campbelltown area and were positive about the potential to increase the opportunity for people to purchase a home. However, strong concerns were raised, particularly by Macarthur Heights residents, around the impacts on a local road network that is already seen as operating beyond capacity.

Many participants were positive about the project’s key features, including provision for open, green spaces, community facilities and amenities and retail offerings while some raised concerns about overdevelopment, impacts on amenity and local character as well as the potential for poor quality design and construction.

## 5.1 Community sentiment

The table below sets out the feedback raised during engagement, grouped as positive, neutral and negative in sentiment.

**TABLE 2: COMMUNITY SENTIMENT**

	<p>Feedback provided by the local community and key stakeholders expressing positive sentiment were around the following themes:</p> <ul style="list-style-type: none"> <li>— housing affordability and availability in Campbelltown</li> <li>— homes for essential workers</li> <li>— open, green space, retail offerings and community facilities/ services and infrastructure</li> <li>— restoration of Bow Bowing Creek</li> <li>— the location</li> <li>— opportunity to purchase a home in the area</li> <li>— opportunity to lease retail/ commercial space</li> <li>— aesthetics and quality of design.</li> </ul>
	<p>Feedback provided by the local community and key stakeholders expressing neutral sentiment was around the following themes:</p> <ul style="list-style-type: none"> <li>— appreciation for the information provided</li> <li>— appreciation for the engagement process</li> <li>— lack of interest in the proposal or offer to engage</li> <li>— project timing</li> <li>— apartment typology and costs.</li> </ul>




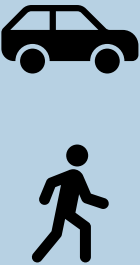
Feedback provided by the local community and key stakeholders expressing negative sentiment about the modification were around the following themes:

- traffic, access and parking
- potential impact on flora and fauna
- character, identity and change
- overdevelopment
- height, density and size
- quality and durability of design and construction
- aesthetics and amenity
- cost and affordability
- affordable housing allocation of 10% is not enough
- safety, security and anti-social behaviour.

## 5.2 Key themes

The below table sets out community feedback against key themes together with Landcom’s response.


**TABLE 3: KEY THEMES**


Theme	Interests and Concerns	Landcom response
<p><b>The engagement process</b></p> 	<p>Opportunity to ask questions and find out more</p>	<ul style="list-style-type: none"> <li>— Landcom is committed to engaging with the community and being transparent about our proposal.</li> <li>— We welcome your questions and feedback.</li> <li>— There will be further opportunity to review our proposal and provide a submission during public exhibition.</li> <li>— You can find out more by contacting us or registering for ongoing updates.</li> </ul>
<p><b>Traffic, access and parking</b></p> 	<p>Increased traffic, particularly in relation to Gilchrist Drive and Goldsmith Avenue and their intersection, lack of commuter/public parking, impacts on access to the train station</p>	<ul style="list-style-type: none"> <li>— We understand traffic is of significant interest to the community.</li> <li>— Traffic assessments undertaken in relation to the approved DA showed the development would have a negligible additional impact on the local road network.</li> <li>— The proposed increase in density is expected to generate an insignificant number of additional trips and, as such, is anticipated to have a negligible additional impact on the local road network.</li> <li>— We are undertaking a further traffic assessment in consultation with Transport for NSW and Department of Planning, Housing and Infrastructure. Once complete, the traffic assessment will be available to the community when the planning proposal and</li> </ul>

		<p>development application are placed on public exhibition.</p> <ul style="list-style-type: none"> <li>— Limited private parking provisions within the development and the site's location next to public and active transport, shops and key social facilities and services, are expected to reduce vehicle use by new residents.</li> <li>— There are no changes to pedestrian access under this proposal.</li> <li>— There continues to be multiple ways to access neighbouring properties, including WSU, TAFE, Macarthur Square, the train station and childcare centre.</li> </ul>
	Lack of parking	<ul style="list-style-type: none"> <li>— The development will include new local streets with 4 hour time limits on-street parking as well as proportionate underground private parking for the proposed residential buildings.</li> <li>— Limited private parking provisions within the development and the site's location next to public and active transport, shops and key social facilities and services, are expected to reduce vehicle use by new residents.</li> </ul>
	Pedestrian footbridge	<ul style="list-style-type: none"> <li>— Landcom is currently finalising the detailed design for a new pedestrian bridge that will connect the Macarthur Gardens North development to the train station and the shopping centre.</li> <li>— The new bridge will be pedestrian friendly with a wider accessway and will replace the existing pedestrian bridge.</li> <li>— Approval for the new pedestrian bridge is being coordinated through a separate approval process and does not form part of this proposal.</li> <li>— Landcom has engaged with the community and key agencies about the pedestrian bridge replacement and the access arrangements in place during construction, including the provision of a shuttle bus service for those period/s where pedestrian access is not available.</li> <li>— Subject to approval, works to replace the bridge are anticipated to commence in late 2025 and will provide the community with improved connectivity to the Macarthur Train Station and Macarthur Square.</li> <li>— The community will be notified well in advance of any closure of the bridge which is currently not anticipated to happen until late in 2025.</li> </ul>
<b>Planning and design</b>	Location	<ul style="list-style-type: none"> <li>— The site's location - close to transport, education, social and health infrastructure - make Macarthur Gardens North an optimal location for the project's proposed</li> </ul>



		<p>higher density and mixed use land-use. This is supported by NSW Government’s land use planning approach relating to transit-oriented mixed use development, which encourages sustainable and mixed-use development around transport to create vibrant and walkable communities.</p> <ul style="list-style-type: none"> <li>— By building more homes near transport infrastructure like rail stations, we can enable more people to live close to transport, jobs, services and amenities.</li> </ul>
	<p>Density, local character and identity</p>	<ul style="list-style-type: none"> <li>— The proposal carefully balances increased housing density with community needs and environmental sustainability in an area that is well-connected to public transport and social and education infrastructure.</li> <li>— Great care has been taken to ensure Macarthur Gardens North will be a model of best-practice design and sustainability, including: <ul style="list-style-type: none"> <li>— Quality design that considers sun and light, acoustics, safety, accessibility and links to nearby amenities and services;</li> <li>— Terrace-type apartments with direct access to the street, allowing for an active and vibrant public domain;</li> <li>— Retention and enhancement of waterways and increased vegetation to provide visual amenity;</li> <li>— A varied skyline of differing building heights to create visual interest;</li> <li>— A tall, slim building at the access to Macarthur Station to establish a landmark element at the main access to the site;</li> <li>— Building setbacks to provide space for trees and contribute to street character; and</li> <li>— Building heights that increase towards the railway line and entry to Macarthur Station to minimise visual impact while maintaining the same scale along Goldsmith Avenue.</li> <li>— Prospective developers will need to comply with the NSW Government’s Apartment Design Guide which provides consistent planning and design standards, including in relation to quality and sustainability.</li> </ul> </li> </ul>
	<p>Open space</p>	<ul style="list-style-type: none"> <li>— A number of the project’s key features are informed by community and stakeholder priorities:</li> </ul>

		<ul style="list-style-type: none"> <li>— Much of the open space on the site will be preserved and enhanced as natural environment for passive use;</li> <li>— Existing features such as Bow Bowing Creek will be an open space corridor and works will be undertaken to retain and enhance the creek and its biodiversity; and</li> <li>— Two open space areas, namely Station Park and Fitness Park, will be designed to provide a range of children’s play and fitness options.</li> <li>— Public spaces are a key feature of the proposal, with a civic plaza, a playground and terraced area, a central park and pedestrian walkway connecting to Western Sydney University and TAFE NSW’s Campbelltown campuses.</li> <li>— 9.4 hectares or 57% of the site has been allocated to open, green spaces.</li> </ul>
	Mitigating impacts	<ul style="list-style-type: none"> <li>— Great care has been taken in adapting and revising the concept masterplan to ensure Macarthur Gardens North will be an example of density done well. Quality design has considered solar, acoustics, safety, connectivity/accessibility and links to nearby amenities and services.</li> <li>— In addition to traffic, access and parking, other technical specialists are undertaking studies in relation to shadowing and solar access, visual amenity and urban design.</li> <li>— The results of these studies will ensure any impacts are identified and mitigated through careful planning and design.</li> <li>— These studies will be made available to the public for comment when the proposal goes on exhibition.</li> <li>— Security and surveillance will be adopted via lighting in public places, CCTV around the station arrival precinct.</li> </ul>
<p style="text-align: center;"><b>Housing</b></p> 	Availability	<ul style="list-style-type: none"> <li>— Housing is currently the largest single cost of living issue facing the people of NSW. Everyone deserves a place to call home. The NSW Government is committed to confronting the housing crisis head on and that means ensuring we have more housing supply.</li> <li>— Campbelltown is a key growth area in Sydney with the population anticipated to increase to almost 275,000 (over 47%) by 2041.</li> <li>— Residential development needs to keep up with the area’s rising popularity and increasing the number of apartments will help meet the significant housing demand in southwest Sydney.</li> </ul>

		<ul style="list-style-type: none"> <li>– The potential to deliver a range of housing choices will cater to the diverse needs of the local community, including students, essential workers and families.</li> </ul>
	Timing	<ul style="list-style-type: none"> <li>– Landcom is currently completing the necessary earthworks, civil works, landscaping, fitness park and central park, with a target completion by March 2025.</li> <li>– The building lots will undergo a progressive sale campaign to developers who will be required to seek subsequent Building approvals, complete detailed design and then on to construction.</li> <li>– We aim to have the first building lot released to market, commensurate with market demand in 2025.</li> <li>– Subject to the successful sale of the first building lot in 2025, it could be anticipated that the first apartments could be available for sale to the public in 2027, with staged completion of the remaining building lots through to 2030 (subject to remaining building lot sales and developer approvals).</li> </ul>
	Cost	<ul style="list-style-type: none"> <li>– The proposal includes a minimum 10% allocated to affordable housing.</li> <li>– This allocation will be available to people who meet the necessary criteria.</li> <li>– The cost of apartments will be a matter for the relevant developer and would be subject to market conditions at the time they go on sale.</li> </ul>
<p><b>Construction</b></p> 	Impacts	<ul style="list-style-type: none"> <li>– Landcom has appointed a contractor to oversee the civil construction works.</li> <li>– The contractor has prepared a Construction Project Management Plan that identifies the impacts of construction, including noise, dust and traffic, and outlines how these impacts will be managed.</li> <li>– We will continue to ensure site neighbours and the local community are updated as the project progresses and notified ahead of any planned and potentially disruptive activities.</li> </ul>



# 6 What we heard

## 6.1 Stakeholder briefings

**TABLE 3: SUMMARY OF OUTCOMES**

Stakeholder	Details	Questions/ Feedback
<b>Macarthur Heights Community Group – online</b>	Online briefing held on Thursday, 1 August between 4 and 4.30pm	<ul style="list-style-type: none"> <li>— There are already major traffic issues.</li> <li>— Road and intersection upgrades are required.</li> <li>— “Personally, I am quite excited. As long as you can mitigate the traffic issues.”</li> </ul>
<b>Nominated Campbelltown City Council staff</b>	Online briefing held on Wednesday, 31 July between 4 and 4.30pm	<ul style="list-style-type: none"> <li>— Visual amenity and consideration of the scenic view towards the mountains.</li> <li>— Traffic.</li> <li>— Solar access and shading.</li> <li>— How to administer the ‘swap-out’ of existing Consent with the NEW consent.</li> </ul>
<b>Western Sydney University</b>	Online briefing held on Wednesday, 21 August between 2.30 and 3.30pm	<ul style="list-style-type: none"> <li>— Thank you for the opportunity to hear about the plans.</li> <li>— Are there any public domain or access changes?</li> <li>— Traffic impacts are of interest. Not everyone will use public transport.</li> <li>— Should WSU consider further impacts? We are keen to understand if there are impacts on student movements.</li> <li>— Are any new uses envisaged? Is it residential only?</li> <li>— There is only provision for a small amount of retail for a large population. I am concerned that this will push people to drive to restaurants and cafes and the like.</li> <li>— Is there potential for Goldsmith Avenue to be closed for longer than three weeks?</li> <li>— Macarthur Heights residents will be very unhappy.</li> <li>— Will there be power shutdowns? WSU will need advance notice. Students also live on campus.</li> <li>— We have major concerns about heavy vehicles on David Pilgram Avenue.</li> <li>— Is there any advice from TfNSW about additional public transport services to Macarthur - trains and buses?</li> <li>— Can we please talk through childcare centre access?</li> </ul>
<b>TAFE</b>	Online briefing held on Wednesday, 8 August between 4 and 4.30pm	<ul style="list-style-type: none"> <li>— I have concerns about our staff and students being able to access the station</li> <li>— Maintaining access for people with disabilities is particularly important</li> <li>— Why is the 24-storey building being located at the train station?</li> <li>— How will pedestrians access the footbridge from Goldsmith Avenue?</li> </ul>

		<ul style="list-style-type: none"> <li>— How will pedestrian access be managed during construction? What is the anticipated timing?</li> </ul>
<b>Campbelltown Hospital</b>	Offer of briefing declined	<ul style="list-style-type: none"> <li>— General Manager’s Unit responded to thank Landcom for the invitation and advised that the General Manager had already visited the project website and would contact Landcom if further information was required.</li> </ul>
<b>GPT and Lendlease (owners Macarthur Square)</b>	Online briefing held on Thursday, 22 August between 2.30 and 3pm	<ul style="list-style-type: none"> <li>— How many apartments are planned for each block?</li> <li>— What control will you have over design once Landcom sells to developers?</li> <li>— Will the developers be locked into renewable energy like solar panels on the rooves, for example? Or community batteries?</li> <li>— Is the car parking below? Is it for each unit?</li> <li>— Could you please provide updates on the station arrival platform and pedestrian bridge?</li> <li>— What retail is planned?</li> <li>— How many additional apartments are proposed?</li> <li>— Are you introducing any other usages?</li> <li>— Has funding been approved?</li> <li>— Are any developers involved at this stage?</li> <li>— Is there an appetite in the market for these types of lots?</li> <li>— Can you share this slide deck with us?</li> <li>— What is the timing?</li> <li>— Will there be any direct shadowing over the centre?</li> <li>— Will the technical assessments be available during public exhibition?</li> <li>— Is there one parking spot per unit?</li> <li>— That was really helpful, thank you.</li> <li>— Please add us to your mailing list.</li> </ul>
<b>Campbelltown Chamber of Commerce</b>	No response to offer of briefing	Not applicable

## 6.2 Engagement Blitz

An engagement blitz was undertaken at Macarthur Station on Tuesday 6 August between 7am and 9am. Over the two hours, around 110 project postcards were handed out and about 40 conversations took place. The blitz provided the opportunity to engage with a broader cross-section of stakeholders, including future residents, commuters and students attending local educational institutions such as Western Sydney University and TAFE.

Overall sentiment was neutral with the majority of passersby declining a postcard or opportunity to discuss the project. Comments were generally brief, although several commuters showed interest when they found out engagement was in relation to the neighbouring development.

The following is indicative of the comments and questions received, grouped into key themes and in order of prevalence. Perhaps indicative of the passersby largely being public transport users, no comments were made in relation to traffic or access, outside of those relating to the pedestrian bridge.

### 6.2.1 Housing

*“New homes? Oh, I’ll take a look at that.”*

*“It’d be nice to be able to afford it (a home).”*

*“Have they started selling yet?”*

### 6.2.2 The engagement process

*“Thanks for the information - I walk through the site nearly every day and had no idea what it was.”*

*“Sounds good! Thank you for providing information.”*

*“I’m very excited – I’ll keep in touch.”*

### 6.2.3 Planning and design

*“I like the open outlook now.”*

*“Before the development, there was just open green space and trees.”*

*“There’s been a lot of change in the area”.*

*“I am concerned about overshadowing.”*

### 6.2.4 Traffic and access

*“The widened footbridge will be good.”*

*“When are they closing the ramp?”*

*“What’s happening to the foot bridge?”*

---

## 6.3 Community pop-up information stalls

Two community pop-up information stalls were held to provide the local community with the opportunity to meet the project team, ask questions and provide feedback.

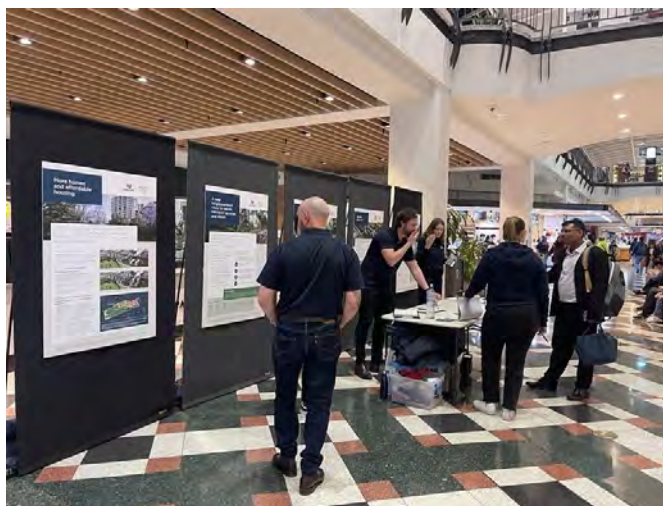
### 6.3.1 Pop-up 1

The first community pop-up information stall was held at Macarthur Square shopping centre outside Woolworths on Thursday, 8 August, between 5pm and 8pm. The pop-up was attended by around 60 people and about 100 postcards were handed out.

Participants represented a broad cross-section of the community from youth, through to the elderly and singles, through to families. A number of participants were Macarthur Heights residents who had received the project newsletter that included details of upcoming engagement events.

Feedback was largely neutral with the majority of passersby declining to engage. Several participants indicated an interest in purchasing an apartment while others expressed concern about traffic, access and parking.

The following is indicative of the comments and questions received, grouped into key themes and in order of prevalence.



Pop-up 1 at Macarthur Square shopping centre

#### 6.3.1.1 Traffic, access and parking

*“Traffic on Gilchrist Avenue is already really bad.”*

*“I’m not against the housing but at 8am traffic on Gilchrist is very bad.”*

*“I have no concern about height, it will happen eventually, I am concerned about traffic and parking.”*

*“The turn onto Gilchrist from Goldsmith already gets backed up.”*

*“Major traffic issue – already grid locked.”*

*“We need commuter car parking closer to the station.”*

*“Will there be visitor parking?”*

*“Where are the access points?”*

*“There is a need for more buses.”*

#### 6.3.1.2 Housing

*“When can we buy apartments?”*

*“Can I buy off the plan yet?”*

*“It’s a good idea – young people have no choice to buy and we need homes.”*

*“How much will apartments be?”*

*“Have to sell everything to even afford an apartment.”*

*“I am interested in purchasing an apartment.”*

*“We need more affordable housing.”*

### 6.3.1.3 Planning and design

*“I am concerned about overdevelopment.”*

*“There are lots of poor developers so I am concerned about quality.”*

*“Very nice development.”*

*“Quality and longevity is important. This building will be the gateway to Campbelltown.”*

*“Aesthetics are important.”*

*“Oh it’s going to be big.”*

*“I’m interested in the retail component and what it might include.”*

*“The site is in a great location, near the train and university.”*

*“This is just what Campbelltown needs.”*

*“It will be a gateway to Macarthur.”*

*“Should include cafes, spaces for small businesses and a childcare centre.”*

*“I like the recreational infrastructure.”*

*“I can’t see where you’re meeting the needs of koalas.”*

*“I am concerned about where the kids will hang out. They will loiter around Macarthur Square.”*

### 6.3.1.4 Construction

*“Which developer will build the apartments?”*

*“What is the timing for construction?”*

## 6.3.2 Pop-up 2

The second community pop-up information stall was held at Lake Thomson in Macarthur Heights on Saturday 10 August, between 10am and 12pm. The pop-up was attended by around 60 people and about 120 postcards were handed out.

Participants were all residents of Macarthur Heights, including two members of the Macarthur Heights Community Group (MHCG), parents and their children, couples, friends and individuals.

Most attended having learned about the event through the project newsletter and/ or through the MHCG Facebook page.

Participants were very engaged and demonstrated a keen interest in the proposal and in understanding any potential impacts and opportunities.



**Pop-up 2 and Lake Thomson in Macarthur Heights**

Participants indicated a strong attachment to their local area and presented as a strongly connected community that is highly invested in the place they call home and the future of the local area.

While feedback about the proposed additional yield was positive, the majority of residents expressed significant concerns about traffic, access and parking, and increasing frustration in relation to a number of issues that are unrelated to the project. These issues are detailed at 6.3.2.4, below.

The following is indicative of the comments and questions received, grouped into key themes and in order of prevalence.

#### 6.3.2.1 Traffic, access and parking

*“Traffic on Goldsmith Avenue is a main concern.”*

*“Will the pedestrian bridge still be there?”*

*“The Goldsmith Avenue/ Gilchrist Drive intersection is terrible.”*

*“Gilchrist is already congested and needs an upgrade. It is only a one lane road and can’t cope with the traffic.”*

*“The kiss and ride is great and will improve traffic.”*

*“Height is not an issue, it’s the roads and traffic congestion.”*

*“Transport for NSW’s recommendation is to upgrade four intersections.”*

*“How wide are the streets in the new development? Will it allow two-way traffic as well as parking on both sides of the road?”*

*“Any additional traffic will be a nightmare.”*

*“I would be concerned about any removal of bridge access during construction.”*

#### 6.3.2.2 Planning and design

*“It’d be great to have a café closer to Macarthur Heights.”*

*“A dog park would be good.”*

*“I understand why they want to put it there. I am positive about the location but concerned about the visual impacts.”*

*“Exciting. Great location. And good for the university and hospital. I’m a hospital worker on night shifts.”*

*“We like it – shops/ café – we currently go into Macarthur Square but this will be better.”*

*“Basketball courts would be good. My son currently goes to Oran Park to play.”*

*“A tennis court, please.”*

*“Will need security to manage any anti-social behaviour.”*

*“It’s definitely changed from the original plans.”*

*“It’ll be such a centrepiece – I think it’ll be great.”*

*“Landmark building will be an eye sore.”*

*“I have concerns about the height and design quality.”*

*“They’ll look great. Homely”*

*“Awesome, that looks beautiful.”*

*“My son goes to daycare across the road and people can look in. Need to make sure privacy is maintained.”*

### 6.3.2.3 Housing

*“Will be fantastic to have the units. I plan to invest.”*

*“I want to purchase a unit for my parents to retire in.”*

*“I want to buy one for my son.”*

*“Who will be selling the apartments?”*

*“Should be incentives for Macarthur Heights residents to purchase first.”*

*“Everyone needs a house. I am not against the homes.”*

*“I can’t wait to get in there.”*

### 6.3.2.4 Feedback not directly in response to the proposal – Macarthur Heights

As indicated above, substantial feedback was provided about issues unrelated to the proposal during the pop-up at Macarthur Heights. The following is indicative of the comments and questions received, grouped into key themes and in order of prevalence.

#### *Traffic, access and parking*

*“Commuters are all trying to get in/ out of Macarthur Heights in the morning and afternoon peaks plus school drop offs are contributing to traffic.”*

*“A major issue is getting to work. Traffic is a big concern and must be fixed.”*

*“There aren’t enough exits from Macarthur Heights, Goldsmith is the major one and it is very congested.”*

*“The lack of a school, bus services and commuter parking is contributing significantly to the traffic problem.”*

*“Light phasing is a problem. At peak times it takes four changes to get out of Macarthur Heights.”*

*“The commuter carpark needs to be closer to the station. It takes around 10 minutes to walk to the train.”*

*“The current commuter carpark is inconvenient and difficult to access for Macarthur Heights residents.”*

#### *Public transport and connections to train station*

*“We want Landcom to advocate for a new bus service. It’s a 45-minute walk each way for people to get to the station.”*

*“We need a school and childcare facilities.”*

*“There is a need to provide better active transport connections between Macarthur Heights and the station.”*

*“Buses are needed.”*

*“There is no public transport to Ambarvale Public School.”*

*“There must be public transport to local schools or everyone has to drive, which makes the location next to train services irrelevant.”*

*“Put a train station near Lake Thomson park.”*

*“Add a local bus service.”*

*“Provide a bus service for us to get to the train station.”*

*“It is really difficult for people with disabilities to travel as there is no bus service out of Macarthur Heights and it takes at least 40 minutes to walk to the station.”*

*“Cab fares are expensive.”*

*“Ambarvale Public only has a school minibus with 12 seats which means parents need to drive their children to public transport.”*

#### Maintenance, services and public amenities

*“Claremont Park is dangerous for kids as they have to play where the equipment is so close to the road.”*

*“Kids in Claremont Park are too loud. Can the play equipment be moved back from the road?”*

*“Main Ridge and Claremont Parks are not maintained. Everyone is going to parks in Campbelltown or Lumeah.”*

*“Why wouldn’t Council approve a public toilet for Lake Thomson?”*

*“Lake Thomson will be very popular but needs amenities.”*

*“We have concerns about rubbish and trolleys being left all over the place.”*

*“Council rarely empties public rubbish bins.”*

*“There needs to be dog poo bins around the parks. It is currently just being left everywhere.”*

*“The parks are not being maintained. Grounds and equipment are run down. Council needs to do more.”*

*“What do we pay our rates for?”*

*“Council removed all the trees at the parks and they have not been replaced. When the rain fell, the mud washed away and someone fell over and fractured their leg.”*

#### Landcom

*“Landcom is a stakeholder. They need to be partly accountable for the issues we are experiencing at Macarthur Heights.”*

*“No one is listening – this is how we are feeling.”*

*“The planning system is not working – we are frustrated.”*



*“Landcom isn’t delivering for the community.”*

*“Lendlease and others can work with agencies and deliver for their communities (e.g. schools) – isn’t Landcom able to do it?”*

*“People are not happy with Landcom. There is growing discontent, Landcom needs to be accountable.”*

*“This is how things escalate – there is a big bashing against Landcom on social media.”*

*“Landcom seems to be blaming Transport and the Department of Planning for all the issues. This shows a lack of regard for the community.”*

### Project delivery and facilities

*“Liveability of communities relies on services and facilities being provided.”*

*“I am interested in the Sportsfields. Will there be a basketball court?”*

*“When are the amenities being delivered? We are not happy with the delays.”*

*“Overall, I love my experience at Macarthur Heights.”*

*“We are really happy at Macarthur Heights; it is a beautiful community.”*

*“Need more trees around the sports grounds.”*

*“Fill the open space between Lake Thomson and Sportsfields with trees.”*

*“When will Lake Thomson open?”*

*“The parks need to be delivered – too many delays.”*

*“When will Sportsfields be ready?”*

*“When the current Development Director started things got moving. The community is appreciative.”*

*“We need a community hall or place for meetings. What are the amenities under consideration?”*

*“What are the plans for the all-purpose building? Are you keeping them hidden? People want more information about its features/ specifications. It needs a fully functioning kitchen and hall for 250 people.”*

*“Don’t progress to detailed design for the community hall until you have consulted on what is planned for the all-purpose building. The work could be wasted as some features may not be needed and others may be more important.”*

*“We’ve been asking for ten years for a community hall – it’s a long time.”*

*“I am concerned about the design of Lake Thomson. There is a lack of fencing around the water, no bathrooms or lighting at night.”*

### Safety and security

*“I am concerned about dangerous speeding around Fieldhouse Circuit.”*

*“People are doing burn outs around Macarthur Heights.”*

*“We have reported the dangerous driving to the police but nothing has happened.”*

*“There have been four burnt out cars in the last 1.5 years. Police have seen them but they are still there.”*  
*“We came to Macarthur Heights because of the quiet but the speeding is noisy and dangerous.”“*

### Primary school

*“We need a public primary school at Macarthur Heights. Other communities in the southwest, such as Oran Park, Gledswood Hills, Edmonson Park and Harrington Park all have schools, why doesn't Macarthur Heights have a school?”*

*“The primary school within the Macarthur Heights catchment is already at capacity. There is an urgent need for a local school.”*

### Parking

*“There is no commuter parking on this side of the rail line so everyone has to drive to other side for parking. This is contributing to congestion.”*

*“There is no commuter parking at Macarthur Heights. University students are parking on our streets.”*

*“Macarthur Heights' streets are narrow which makes driving difficult when people are parked on each side of the road. You can only drive one way at a time.”*



**Pop-up 2 at Lake Thomson, Macarthur Heights**

# 7 Conclusion

Overall, engagement evidenced community support for the proposed increase in dwelling yield. Many were appreciative of the engagement process and recognised the strong need for new and affordable housing in the Campbelltown area. While concerns were raised in relation to overdevelopment, height and impacts on amenity and local character and identity, traffic, access and parking was the key area of interest for participants

Macarthur Heights residents were also generally supportive of the additional homes and were positive about the project's benefits and drivers, including increasing housing accessibility and affordability and delivering more open spaces, facilities and services for the community. However, they shared very strong concerns in relation to traffic, access and parking and the ongoing cumulative impacts of bringing more people into the area without the necessary roads, public/active transport and educational infrastructure in place.

Macarthur Heights residents also raised a number of issues that fall outside the scope of the project. These issues are set out at 6.3.2.4, above. Participants stated that they had consistently raised these concerns with relevant agencies, including Landcom, Campbelltown City Council and Transport for NSW, over several years and that they have seen little overt action as a result.

Landcom has committed to continued engagement with relevant agencies in relation to the issues raised by the community as part of their ongoing planning and design of Macarthur Gardens North.

# Appendix A

Social media posts



## Facebook 2 August 2024

**Landcom Places**  
2 August · 🌐

#FindOutMore | We're proposing changes to the approved concept masterplan for Macarthur Gardens North to deliver much-needed additional new homes and affordable housing for Campbelltown.

Find out more about the proposal by dropping by one of our community pop-ups:


- 📍 Macarthur Square Shopping Centre (Level 2, outside Woolworths)  
🕒 Thursday 8 August, 5pm - 8pm

OR

- 📍 Macarthur Heights, Lake Thomson  
🕒 Saturday 10 August, 10am - 12pm

Visit [www.joinin.landcom.nsw.gov.au/mgn](http://www.joinin.landcom.nsw.gov.au/mgn) for more information and register for project updates.  
#MacarthurGardensNorth #LandcomPlaces #Campbelltown #AffordableHousing

🖼️ Indicative artist's impression, subject to change and approvals.



#FindOutMore  
**Macarthur Gardens North: Community Pop-Up Events**

Thursday 8th August, 5pm-8pm  
Macarthur Square Shopping Centre  
(Level 2, outside Woolworths)

Saturday 10 August, 10am - 12pm  
Macarthur Heights, Lake Thomson

Landcom Places  
Government organisation

[Learn more](#)

## Instagram 8 August 2024

Instagram

**landcomplaces**



#FindOutMore  
**Macarthur Gardens North: Community Pop-Up Events**

Thursday 8th August, 5pm-8pm  
Macarthur Square Shopping Centre  
(Level 2, outside Woolworths)

Saturday 10 August, 10am - 12pm  
Macarthur Heights, Lake Thomson

landcomplaces

#FindOutMore | Want to find out more about our proposal to deliver additional homes ... more

# Appendix B

EDM



**Subject:** Macarthur Gardens North update  
**Sent:** 06-Aug-24, 3:22:51 PM  
**From:** Macarthur Gardens North Project<macgardensnorth@landcom.nsw.gov.au>  
**To:** Bree Frost

**CAUTION:**  
This email originated from outside of the Landcom network. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.



## More homes and affordable housing proposed for Macarthur Gardens North

Landcom is seeking to amend the approved concept masterplan for Macarthur Gardens North to allow us to deliver more homes and affordable housing in Campbelltown.

Cost of living pressures and a fast-growing population are making access to affordable housing increasingly difficult across southwest Sydney. Our proposal will provide more opportunity for people to buy their own home and access affordable housing by delivering additional apartments of various sizes to cater to the diverse needs of the local community, including students, essential workers and families.

Our proposal strongly aligns with the NSW Government's commitment to increase housing supply and affordability in key locations near rail stations, close to public transport, shops, educational facilities, medical services and with significant new open spaces within the site. Macarthur Gardens North is considered to be one of the most suitable locations for increased density in Campbelltown.

[LEARN MORE ABOUT THE PROJECT](#)

### What changes are proposed?

- Around 310 additional apartments, bringing the total number of apartments to approximately 1,560.
- An increase in building height to allow varied heights of between 9 and 24 storeys across the site.

### Why are changes proposed?

The

proposed changes aim to:

- make the most of the site's location that is close to public transport, employment, social services, education and shops
- provide much-needed additional housing within one of the fastest growing areas in Sydney
- increase housing choices with a range of apartment sizes.

## How would the changes be made?

Landcom

will submit two concurrent planning applications:

- A Planning Proposal will be lodged with the NSW Department of Planning, Housing and Infrastructure seeking to amend the Campbelltown Local Environment Plan 2015. This will enable the delivery of varied building heights proposed ranging from 32 metres to 62 metres, and a single landmark building of up to 85 metres located at the Railway Plaza.
- A new concept masterplan Development Application will be lodged with Campbelltown City Council for the mixed use development, with new building heights to accommodate approximately 1,560 apartments, of which at least 10% will be allocated as affordable housing.

No

changes are proposed to the approved development footprint, road layout, building setbacks or open space provisions.

## Find out more

Visit us on Thursday 8 August, any time between 5pm and 8pm at our pop-up stall at Macarthur Square Shopping Centre, outside Woolworths on Level 2.

Or on Saturday 10 August at Macarthur Heights Lake Thomson between 10am and 12pm.

[LEARN MORE ABOUT THE PROJECT](#)

## About Landcom

Landcom

is a NSW Government owned land and property development organisation.

We

are a commercial business that develops land to achieve both public outcomes and financial benefits for the people of NSW.

## Contact us



Phone



Email



Web





We speak your language. If you need an interpreter call the Translating and Interpreting Service on 13 14 50 and ask them to call Landcom on 02 9841 8600.



© 2021 Microsoft Dynamics. All rights reserved.  
Level 14,60 Station Street,Parramatta,NSW 2150

[Unsubscribe](#)

# Appendix C

Newsletter



# Macarthur Gardens NORTH



MACARTHUR  
HEIGHTS

**This newsletter provides an update about what's happening at Macarthur Gardens North and Macarthur Heights.**

## Macarthur Gardens North project update

Landcom is seeking a change to the approved concept masterplan for Macarthur Gardens North to allow us to deliver more homes and affordable housing in Campbelltown.

Combined with cost of living pressures and a fast-growing population, access to affordable housing is becoming increasingly difficult across southwest Sydney. In the midst of this housing crisis, we want to provide more opportunity for people to buy their own home and access affordable housing close to nature, public transport and shops.

We are proposing to provide additional housing of various sizes, from studios to three-bedroom apartments, to cater to the diverse needs of the local community, including students, essential workers and families.



Indicative artist's impression of the proposed changes, subject to change and approvals

### What changes are proposed?

- Around 310 additional apartments, bringing the total number of apartments to approximately 1,560
- An increase in building height to allow varied heights of between 9 and 24 storeys across the site

### Why are changes proposed?

The proposed changes aim to:

- make the most of the site's location that is close to public transport, employment, social services, education and shops
- provide much-needed additional housing within one of the fastest growing areas in Sydney
- increase housing choices with a range of apartments sizes.

### How would the changes be made?

Landcom will submit two concurrent planning applications with the NSW Department of Planning, Housing and Infrastructure:

- A Planning Proposal seeking amendment to the Campbelltown Local Environment Plan 2015 to enable varied building heights from 32 metres to 85 metres for four of the six building lots on the site.
- A new concept masterplan Development Application for a higher density mixed use development with a building of up to 85 metres in height and approximately 1,560 apartments of which 10% will be allocated as affordable housing.

**Our proposal strongly aligns with the NSW Government's commitment to increase housing supply and affordability in key locations near rail stations, close to public transport, shops, educational facilities, medical services and with significant new open spaces within the site. Macarthur Gardens North is considered to be one of the most suitable locations for increased density in Campbelltown.**

### Maximising the benefits of a great location



No changes are proposed to the approved development footprint, road layout, building setbacks or open space provisions. The only requested change is an adjustment to the building height and floor space across four of the six building lots in the development.

LEGEND	
Macarthur Gardens North	Active Public Open Space
Stormwater basin	Passive Public Open Space
High Density Residential with Ground Floor shops and work spaces	Creek
High Density Residential	Utility

## Meeting the needs of current and future residents

### Current concept masterplan (number of floors in each building)



### Proposed modified concept masterplan (number of floors in each building)



## Design of the new bridge

Detailed design and construction planning for the new pedestrian bridge that will replace the existing footbridge is underway. When it is built, the bridge will provide a better pedestrian connection between Macarthur Railway Station and Macarthur Gardens North.

As Landcom is a public authority, there is provision under the planning legislation for us to assess the potential environmental impacts of the proposed bridge and determine whether to proceed with the works.

Construction of the bridge will be staged. Pedestrian access will be maintained for most of the construction period. There will be a small period when access will be closed to allow for the last segment, nearest the train concourse, to be built.

To maintain access during this time, we will provide a shuttle bus service that connects Goldsmith Avenue and Macarthur Square/Macarthur Station.

## Macarthur Gardens North construction update

Bulk earthworks continue onsite with rollers, scrapers, excavators and dump trucks busy levelling and stabilising the site. Trucks continue to transport soil on and off site. Over the last few months, we successfully re-aligned the pedestrian path that crosses through the site to maintain pedestrian access. Civil works have begun to build the new roads, install services and construct the new fitness park and central park. Both civil works and bulk earthworks will continue throughout the year.



Macarthur Gardens North under construction



## Lake Thomson community open day

We are delighted to share that Lake Thomson in Macarthur Heights will soon be finished. Fencing will start being removed in early August. We look forward to you having the opportunity to enjoy this space with relaxing water vibes and an exciting new playground.



### Save the date

Landcom will be hosting a **community open day** on **Saturday 7 September**. Landcom will release more information about the day in the coming weeks.

Lake Thomson is nearing completion

## Macarthur Heights update

### Sportsfields

We have appointed a contractor to undertake earthworks. You will see some machinery onsite to establish the area and trucks will be moving in and out of the site transporting soil. In the coming months there will be an increase in truck movements as bulk earthworks commence.

### Riparian corridors

There are five riparian corridors in Macarthur Heights which help protect the natural creeks and native bushland. Work is continuing to build the walking paths, tracks and bridge crossings within these riparian corridors for the community to enjoy.

### Macarthur Regional Recreational Trail

Design and planning continues so we can deliver the final piece of the Regional Trail connecting Macarthur Heights to the Botanic Gardens.

### Find out more

Visit us on **Thursday 8 August**, any time between **5pm - 8pm** at our community pop-up stall at Macarthur Square Shopping Centre, outside Woolworths on Level 2.

Or at Macarthur Heights Lake Thomson between **10am - 12pm** on **Saturday 10 August**

Scan the QR code to learn more about the project and register for project updates.



### Questions?

1800 411 717

macgardensnorth@landcom.nsw.gov.au

landcom.com.au/projects/macarthur-gardens-north

### English

#### Interpreter services

If you require the services of an interpreter, please contact the Translating and Interpreting Service on **131 450** and ask them to call Landcom on **02 9841 8600**. The interpreter will then assist you with the translation.

### Arabic

#### خدمات الترجمة الشفهية

إذا كنت بحاجة للاستعانة بمتجم شفهي، اتصل بخدمة الترجمة التحريرية والشفهية على الرقم 131450 واطلب منهم الاتصال بـ Landcom على الرقم 02 9841 8600. سيساعدك المترجم بالترجمة أثناء المكالمة.

### Bengali

#### দোভাষী পরিষেবা

আপনার যদি একজন দোভাষীর পরিষেবার প্রয়োজন হয়, তাহলে অনুগ্রহ করে ১৩১ ৪৫০ নম্বরে ট্রান্সলেটিং অ্যান্ড ইন্টারপ্রেটিং সার্ভিসের সাথে যোগাযোগ করে তাদেরকে ০২ ৯৮৪১ ৮৬০০ নম্বরে ল্যান্ডকমকে কল করতে বলুন। দোভাষী তখন আপনাকে অনুবাদের ব্যাপারে সাহায্য করবেন।

### Nepali

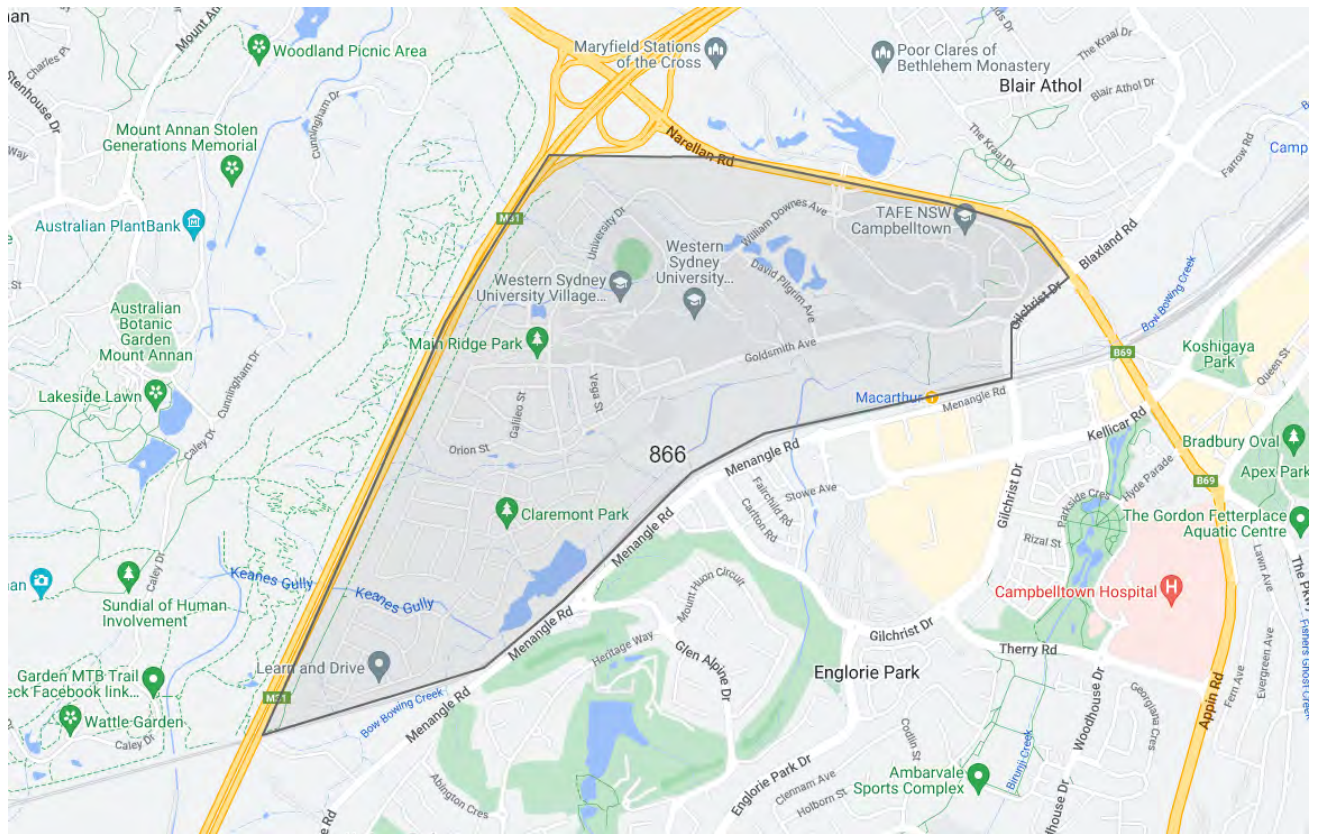
#### दोभाषे सेवाहरू

यदि तपाईंलाई दोभाषेको सेवाहरू आवश्यक छ भने, कृपया 131 450 मा अनुवाद र दोभाषे सेवामा सम्पर्क गर्नुहोस् र तिनीहरूलाई 02 9841 8600 मा Landcom लाई फोन गर्न भन्नुहोस्। त्यसपछि दोभाषेले तपाईंलाई अनुवाद गर्न मद्दत गर्नेछ।

# Appendix D

Newsletter distribution area







# Appendix E

Display boards



# A new neighbourhood close to nature, transport services and shops



Macarthur Gardens NORTH



Indicative artist's impression of new housing, subject to change and approvals

Landcom is delivering a new sustainable, walkable and connected neighbourhood, conveniently located in southwest Sydney, close to public transport, shops and health and educational facilities.

## Key features:

- **9.4 hectares** or **57%** of site for **open, green spaces**
- Increased tree canopy to over **53%**
- **Restoration** of the Bow Bowling Creek Reserve
- Around **2,000m<sup>2</sup>** of retail space
- **Better connections** to Macarthur Station, Western Sydney University and TAFE
- A range of community spaces and amenities including **new parks** and a **station arrival plaza**
- Increased and improved **walking and cycling** access, including **1.2km** of paths through to Bow Bowling Creek Reserve
- Bicycle, public and private car **parking** to meet development requirements
- A minimum of **10% affordable housing**

## A neighbourhood informed by community feedback

Landcom has engaged extensively throughout the project's evolution, ensuring planning and design is informed by community priorities, including:



**Greater protection of ecologically sensitive bushland**



**Pedestrian walkways from Macarthur Station through the site to Macarthur Heights, Western Sydney University and TAFE**



**A public plaza connecting to Macarthur Station via a new accessible footbridge and featuring a playground, cafés and shops**



**Open spaces for sport, leisure and relaxation**

## Who is Landcom?

Landcom is a NSW Government owned land and property development organisation. We supply home sites through the delivery of sustainable masterplanned communities and development projects, with a focus on expanding the stock of affordable and diverse housing.

## Project Timeline



This document is for general information purposes. The information, images and maps contained in it are indicative only and subject to statutory and legal requirements and approvals. Landcom reasonably believes this document is correct at the date of publication (or date of printing) but gives no warranty or representation as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon, or use of this document by any person.

# More homes and affordable housing



Macarthur Gardens  
NORTH



Indicative artist's impression of new housing, subject to change and approvals

Landcom is seeking to amend the approved concept masterplan for Macarthur Gardens North to enable delivery of more homes and affordable housing in Campbelltown.

## What changes are proposed?

- Around 310 additional apartments, bringing the total number of apartments to approximately 1,560.
- An increase in building height to allow varied heights of between 9 - 24 storeys across the site.

## Why are changes proposed?

The proposed changes aim to:

- make the most of the site's location that is close to public transport, employment, social facilities and services, education and retail hubs.
- provide much-needed additional housing within one of the fastest growing areas in Sydney.
- increase housing choices with a range of apartments sizes.

## How would the changes be made?

Landcom will submit two concurrent planning applications:

- A Planning Proposal will be lodged with the NSW Department of Planning, Housing and Infrastructure seeking to amend the Campbelltown Local Environment Plan 2015. This will enable the delivery of varied building heights ranging from 32 metres to 62 metres, and a single landmark building of up to 85 metres located at the Railway Plaza.
- A new concept masterplan Development Application will be lodged with Campbelltown City Council for the mixed use development, with new building heights to accommodate approximately 1,560 apartments, of which at least 10% will be allocated as affordable housing.



The current concept masterplan (number of floors in each building)



The proposed modified concept masterplan (number of floors in each building)



No changes proposed to the approved development footprint, road layout, building setbacks or open space provisions are proposed. The key proposed changes include amendments to the building height and gross floor area across four of the six building lots in the development.

# Meeting the needs of current and future residents



Macarthur  
Gardens  
NORTH



Indicative artist's impression of new housing, subject to change and approvals

Our proposal strongly aligns with the NSW Government's commitment to increase housing supply and affordability in key locations near rail stations.



## Keeping pace with the needs of a fast-growing city

Close to public transport, shops, educational facilities, medical services and with significant new open spaces within the site, Macarthur Gardens North is considered to be one of the most suitable locations for additional housing in Campbelltown.

Combined with cost of living pressures and a fast-growing population, access to affordable housing is becoming increasingly difficult across southwest Sydney. In the midst of this housing crisis, Landcom want to provide more opportunity for people to buy their own home and access affordable rental housing.

- Campbelltown is a key growth area in Sydney with the population anticipated to increase to almost 275,000 (over 47%) by 2041.
- Residential development needs to keep up with the area's rising popularity and increasing the number of apartments will help meet the significant housing demand in southwest Sydney.
- The potential to deliver a range of housing choices will cater to the diverse needs of the local community, including students, essential workers and families.

# Density done well



Macarthur  
Gardens  
NORTH



Indicative artist's impression of new housing, subject to change and approvals

## Great care has been taken to ensure Macarthur Gardens North will be a model of best-practice design and sustainability:

- Quality design that considers sun and light, acoustics, safety, accessibility and links to nearby amenities and services.
- Terrace-type apartments with direct access to the street, allowing for an active and vibrant public domain.
- Retention and enhancement of waterways and increased vegetation to provide visual amenity.
- A varied skyline of differing building heights to create visual interest.
- A tall, slim building at the access to Macarthur Station to establish a landmark element at the main access to the site.
- Building setbacks to provide space for trees and contribute to street character.
- Building heights that increase towards the railway line and entry to Macarthur Station to minimise visual impact while maintaining the same scale along Goldsmith Avenue.



Indicative artist's impression of new housing, subject to change and approvals

A proposal that carefully balances increased housing density with community needs and environmental sustainability in an area that is well-connected to public transport and social and educational infrastructure.

# Project considerations



Macarthur  
Gardens  
NORTH



Indicative artist's impression of new housing, subject to change and approvals



## Traffic, access and parking

- We understand traffic is of significant interest to the community.
- Traffic assessments in relation to the approved concept masterplan with 1,250 dwellings indicated negligible change to the local road network.
- Limited parking provisions and the site's location next to public and active transport, shops and key social facilities and services, are expected to reduce the need for new residents to drive.
- We are undertaking a further traffic assessment and working with Transport for NSW to ensure the latest traffic information is available to the community when the planning proposal and development application are on public exhibition.



## Managing potential impacts

- In addition to traffic, access and parking, other technical specialists are undertaking studies in relation to shadowing and solar access, visual amenity and urban design.
- The results of these studies will ensure any impacts are identified and mitigated through careful planning and design.
- These studies will be made available to the public for comment when the proposal goes on exhibition.



## Managing construction

- We have appointed a contractor to oversee the civil construction works.
- The contractor has prepared a Construction Project Management Plan that identifies the impacts of construction, including noise, dust and traffic, and outlines how these impacts will be managed.
- We will continue to ensure site neighbours and the local community are updated as the project progresses and notified ahead of any planned and potentially disruptive activities.



Indicative artist's impression of new housing, subject to change and approvals

Scan the QR code  
to learn more about  
the project and register  
for project updates. ➔



## Need an interpreter?

Phone TIS on 131 450

## Find out more

Speak to a member of the project team or contact us at another time that suits you.

1800 411 717

macgardensnorth@landcom.nsw.gov.au

landcom.com.au/projects/macarthur-gardens-north

# Appendix F

Postcard



# New homes proposed for Macarthur Gardens North



*Macarthur  
Gardens*  
NORTH



Indicative artist's impression of new housing, subject to change and approvals





Macarthur  
Gardens  
NORTH

## More homes close to nature, transport services and shops

In December 2022, Campbelltown City Council approved plans for apartments to be built in Macarthur Gardens North with new parks and open spaces for current and future residents to enjoy.

In line with the NSW Government's commitment to build more homes near stations and unlock much-needed housing in southwest Sydney, Landcom is seeking to amend the heights of buildings under the Campbelltown Local Environment Plan 2015 and lodge a new concept masterplan Development Application.


No changes to the approved development footprint, road layout, building setbacks or open space provisions are proposed.

The only requested change is an adjustment to the building height and floor space across four of the six building lots at Macarthur Gardens North.

### Find out more

Visit us on **Thursday 8 August**, any time between **5pm and 8pm** at our pop-up stall at Macarthur Square Shopping Centre, outside Woolworths on Level 2.

Or on **Saturday 10 August** at Macarthur Heights Lake Thomson between **10am and 12pm**.

Scan the QR code to learn more about the project and register for project updates. 



### Questions?



1800 411 717



[macgardensnorth@landcom.nsw.gov.au](mailto:macgardensnorth@landcom.nsw.gov.au)



[landcom.com.au/projects/macarthur-gardens-north](https://landcom.com.au/projects/macarthur-gardens-north)

### Need an interpreter?



Phone TIS on 131 450