

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?

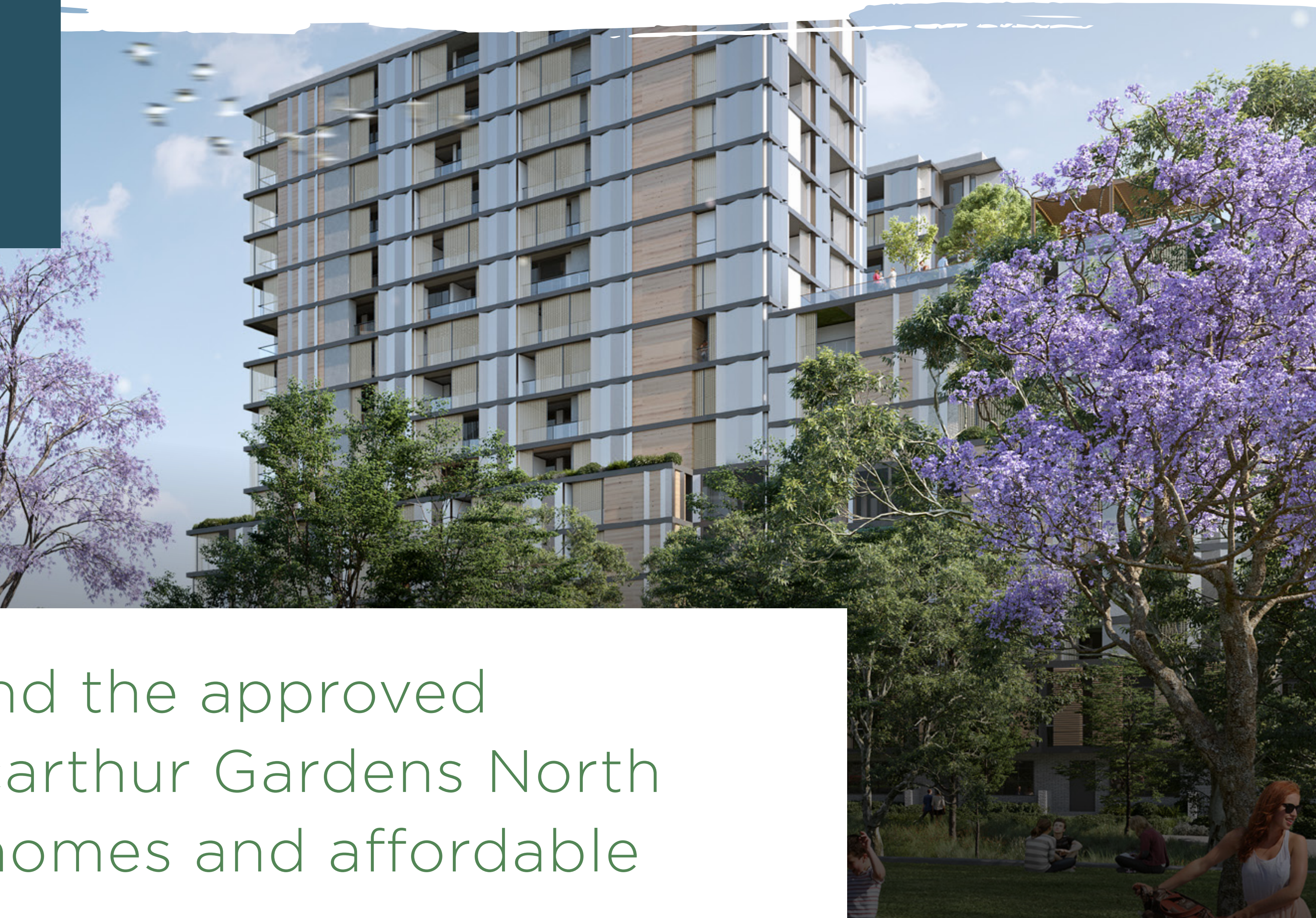
The proposed changes aim to:

- make the most of the site's location that is close to public transport, employment, social, 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 proposed ranging from 32 metres to 62 metres, and a single landmark building of up 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



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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



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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.



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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 education infrastructure.

Project considerations



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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.



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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.

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

A new neighbourhood close to nature, transport services and shops



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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 **2,000m²** 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

