



STAKEHOLDER ENGAGEMENT OUTCOMES REPORT

Development Application,
Macarthur Gardens North

Prepared for
LANDCOM
21 September 2020



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Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices the Traditional
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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Landcom to deliver stakeholder and community engagement to inform the preparation of a concept plan and accompanying Development Application (DA) for a new development known as Macarthur Gardens North located at Gilchrist Road, Campbelltown.

The activities were undertaken in two phases:

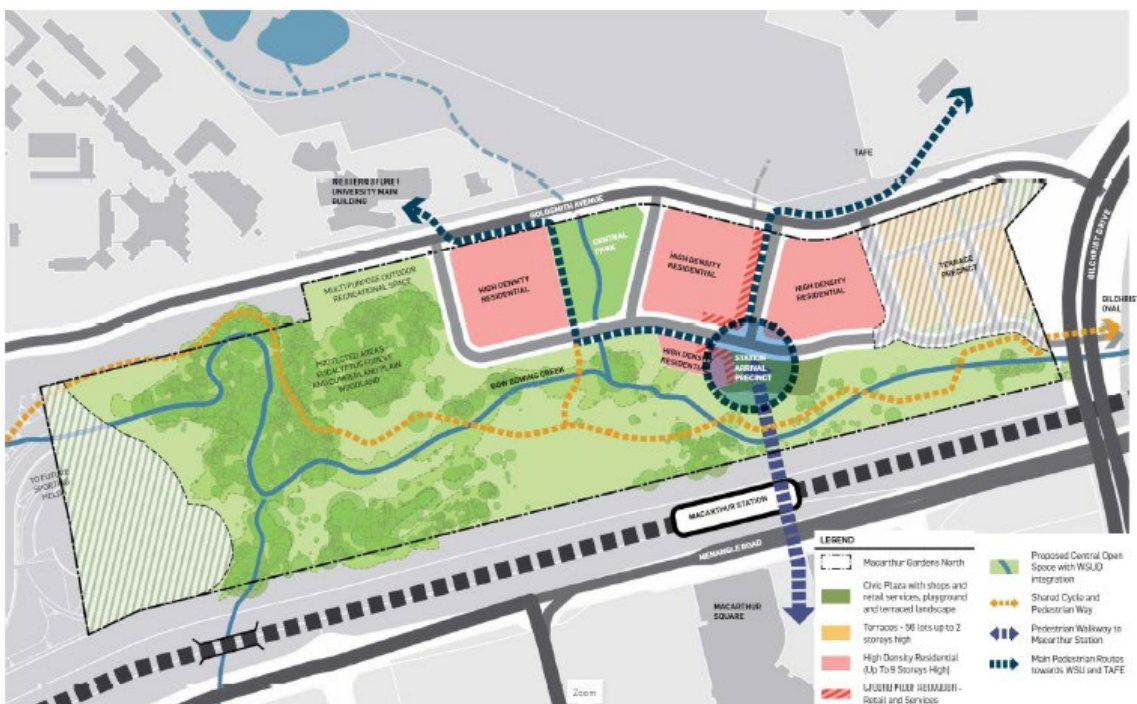
1. **Early engagement** – Early engagement during late 2019 aimed to gather stakeholder and local resident aspirations, needs and concerns to inform the concept plan. Activities undertaken during this phase included preliminary stakeholder interviews, intercept survey with local residents and visitors, and a co-design workshop.
2. **Concept design consultation** – During July 2020, community consultation was undertaken to inform and seek feedback on the concept design prior to lodgement of a Development Application (DA). Activities undertaken during this phase included a project website, survey, video promotion, social media, community newsletter and letterbox drop to near neighbours.

The key issues identified included:

- Building heights and density – request to lower building heights and desire to provide a range of housing options to meet the needs of students, young professionals, families, seniors and downsizers
- Traffic and access – feedback about local traffic conditions and available capacity, commuter parking, connection to the pedestrian network and to nearby sites
- Urban design quality – feedback about the importance of high-quality design outcomes, preservation of the natural landscape and integration of the proposal within the landscape
- Mix and types of homes – support for a mix of apartment and town house types, to suit people at all stages of life and feedback that affordable housing should be considered as part of the proposal
- Name of suburb – suggestion to reconsider the name ‘Macarthur Gardens North’.

This report documents the outcomes of engagement activities undertaken between September 2019 and August 2020.

Figure 1 - Concept plan



Source: Urbis

2. BACKGROUND

Macarthur Gardens North is within the Campbelltown local government area (LGA), 45km from the Sydney CBD on the southern tip of the Glenfield to Macarthur corridor. The greenfield site spans 18.52 hectares. Macarthur Gardens North is well-located within walking distance to the train station, and directly connected to Macarthur Square shopping centre with eateries and entertainment. It is bounded by Goldsmith Avenue to the North, Gilchrist Drive to the East and the southern railway line to the South. It is located 100m north of the Macarthur train station and 200m from Western Sydney University and TAFE.

Landcom is planning a new local neighbourhood at Macarthur Gardens North. The vision for Macarthur Gardens North is to create a connected, walkable community with a range of desirable homes that provide choice, quality and a great lifestyle.

Macarthur Gardens North will provide new housing and open space, close to public transport, a major shopping centre and educational facilities. A mix of apartments and terraces will provide options to suit singles, couples, families or downsizers.

Design development

The initial concepts for Macarthur Gardens North identified the opportunity for more than 1,600 apartments on the site.

Feedback from early engagement with community and stakeholders, findings from technical studies including traffic and transport analysis, and internal design review processes, led to significant design changes to the concept plan. The changes included a reduced development area to preserve and enhance Cumberland Plain Woodland, River Flat Eucalypt Forest and the Bow Bowling Creek corridor, and reduction in homes to lessen the impact on local traffic conditions.

During concept design consultation the communication materials indicated the design could accommodate heights up to 10 storeys and indicated approximately 700 apartments could be built under the proposed built form controls.

The controls could enable between 700 and 950 apartments to be built, depending on the market demand for studio, 1, 2 and 3-bedroom homes. Technical reports have been prepared based on a product mix that yields 944 apartments, as the upper end of this range.

It is important to note, the built form controls for height, building envelopes, setbacks and floor space ratio have not changed from the time Landcom consulted with the community. The range of apartments that can be accommodated within the building envelope and allowable height of 32m (approximately 9-10 storeys) has been qualified by the Apartment Design Guide and supported by the Traffic and Transport Impact Study.

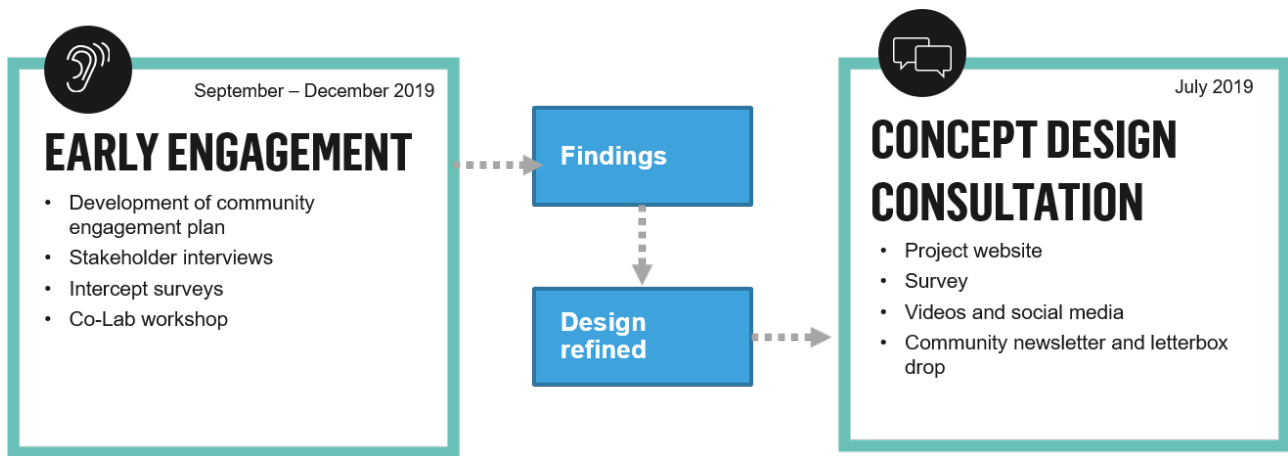
3. ENGAGEMENT OVERVIEW

The purpose of engagement was to seek feedback from the community, key stakeholders, special interest groups and Campbelltown City Council to inform the development of a concept plan and accompanying Development Application for Macarthur Gardens North.

The engagement objectives were to:

- Develop a shared vision with the community and other stakeholders
- Engage the community and other stakeholders in the development of design concepts
- Seek feedback on the refined design to inform the preferred Concept Plan and Development Applications.
- The below diagram outlines the phases of engagement for Macarthur Gardens North.

Figure 2 - Phases of engagement



Stakeholders

Landcom primarily managed internal stakeholders and Urbis engaged with the surrounding residents and the broader community. Stakeholders were classified throughout the engagement process as shown in Figure 2 below.

Figure 3 - Stakeholder classification



3.1. EARLY ENGAGEMENT

3.1.1. Preliminary stakeholder meetings

Landcom and the members of the project team met with key local stakeholders to discuss the initial concept, highlight key opportunities and identify any potential collaborations and opportunities for further engagement.

Interviews were held with Campbelltown City Council, Western Sydney University, South West Local Area Health District and Transport for NSW.

The key areas raised included view impacts, view corridors, protection of bushlands, pedestrian and vehicle movement, traffic and access, safety, wellbeing and open space. The outcomes of interviews informed the intercept surveys and further consultation and engagement activities.

Additional engagement with utility providers and key government agencies was undertaken by the project team to inform specific technical studies.

3.1.2. Intercept survey

Intercept surveys are useful ways to collect rich localised data for place making. The survey included a combination of open-ended questions about values and aspirations, insights about identification of place, and demographic questions. Intercept surveys were held on:

- Friday 6 September from 12pm to 3pm in Macarthur Square, and on-site between Macarthur Station and Western Sydney University and,
- Thursday 12 September 2019 from 6am to 9am at Macarthur Train station.

A total of 38 surveys were completed. A copy of the survey can be found in Appendix B.

The key themes raised during the intercept surveys included commuter parking, access and traffic, pedestrian safety, cafes and retail outlets, playground, and open spaces.

3.1.3. Co-design workshop

Participants for the Co-design Lab were recruited via a market research agency. The purpose of this approach was to recruit a broadly representative sample of the community to inform the planning and design.

The workshop was held on Saturday 21 September 2019 and attended by 37 participants. Participants were provided an overview of the legislative frameworks, site constraints and opportunities and discussed values and aspirations for the site and desired features of the design.

The key themes raised during the workshop included height and density of buildings, protection of open space, sustainability, local character, design quality, safety and security, traffic, access and parking, inclusivity, and diversity of residents. Participants were provided a letter outlining how the feedback was used and inviting comment on the proposed concept design. A detailed summary of feedback has been outlined in Section 6 of this report.

Summary

Following the early consultation and stakeholder meetings the concept design was amended to:

- Reduce the size of the development area to preserve and enhance Cumberland Plain Woodland, River Flat Eucalypt Forest and the Bow Bowing Creek corridor
- Include a mix of housing types in the design, including terraces and apartments
- Include a plaza area to connect Macarthur Station with Macarthur Gardens North. The plaza will include shops, playgrounds and a terraced landscape area for relaxing, events and activities
- Reduce the number of homes to lessen the impact on local traffic conditions, increase the provision of parking to provide at least one parking space per home and included on street parking.

Section 3.2 outlines the activities undertaken to seek feedback on the refined concept plan.

3.2. CONCEPT DESIGN CONSULTATION

3.2.1. Website

A dedicated project website (www.landcom.com.au/places/macarthur-gardens-north) provided information about the proposed development application, the planning process and a survey to collect feedback.

The website was live from Monday 20 July and will be updated following the submission of the Development Application. From Monday 20 July to Monday 10 August 2020 the website received 553 unique page views.

3.2.2. Community newsletter

A community newsletter was prepared to outline the key features of Macarthur Gardens North and invite members of the community to contribute their ideas and thoughts.

The newsletter was distributed to the mailboxes of approximately 2,507 households across Macarthur Heights and Campbelltown on Monday 20 July 2020.

A copy of the newsletter and distribution catchment can be found in Appendix E and Appendix F respectively.

A detailed summary of feedback has been outlined in Section 6 of this report.

3.2.3. Social media

In June and July 2020, the Macarthur Gardens North consultation was promoted to local members of the community. A copy of social media ads can be found in Appendix G.

The adverts posted to Instagram received 39 likes and generated 12 click throughs to the project webpage. The adverts posted to Facebook received 46 likes and 373 click throughs to the project webpage.

3.2.4. Engagement email and phone line

Members of the public were invited to contact Landcom through a phone number and email address for the duration of the engagement period. A total of 12 people phoned or emailed to provide feedback or seek further information during the period of Monday 20 July to Friday 31 July 2020.

A detailed summary of feedback has been outlined in Section 6 of this report.

3.3. SUMMARY OF ENGAGEMENT

The following table provides a quantitative overview of the engagement interactions.

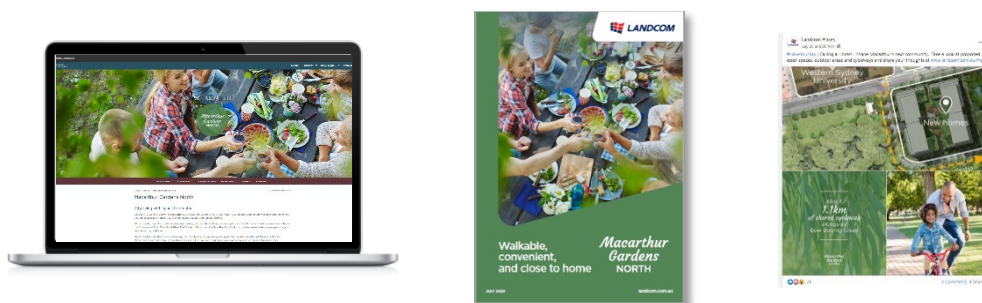
Table 1 – Engagement overview

Feedback mechanism	Number
Phase one: Early engagement	
Stakeholder meetings	4
Intercept surveys	38
Workshop participants	37
Phase two: Concept design consultation	
Website (unique page views)	553
Social media (interaction with posts)	470
Letterboxes distributed to	2,507

4. ENGAGEMENT FEEDBACK

During concept design consultation at least 3,530 people were reached through engagement activities including letterbox drop, website, and social media.

Feedback from only 52 people were received after widespread communication inviting feedback. That is, a relatively low response.



(left to right: Project website, Project newsletter and example of social media advertisement)

The feedback was mixed, with some support for the Macarthur Gardens North proposal and for a positive design outcome. The community was positive about the retention of open space and bushland, improved pedestrian connection to Macarthur train station and opportunities for cafes, places to spend time with friends and family, bicycle paths and outdoor exercise amenities.

Community members made suggestions for future community facilities and amenities and suggestions on possible features and inclusions for exercise equipment, water refilling stations, electric BBQS, seating areas and suggestions to mitigate potential anti-social behaviour such as CCTV.

Several people commented on the need to consider the local traffic conditions and questioned whether local roadways can support the development.

4.1. KEY THEMES

Key themes which emerged from the feedback included the following:

Access traffic and parking

- Feedback about local traffic conditions and capacity of the local road network to support additional trips associated with the development.
- Request for a more direct walking path connecting Macarthur Heights to Macarthur train station through the proposal site.

Building heights and density

- Request to lower building heights to a maximum of five stories.
- Feedback that affordable housing should be prioritised for essential workers.
- Provide a range of housing options to meet the needs of students, young professionals, families, seniors and downsizers.

Cafes and shops

- Positive feedback about the provision of local cafes and restaurants and shops such as convenience stores, bakery, bookstore, hair salon/barber and medical/dental services.

Design quality

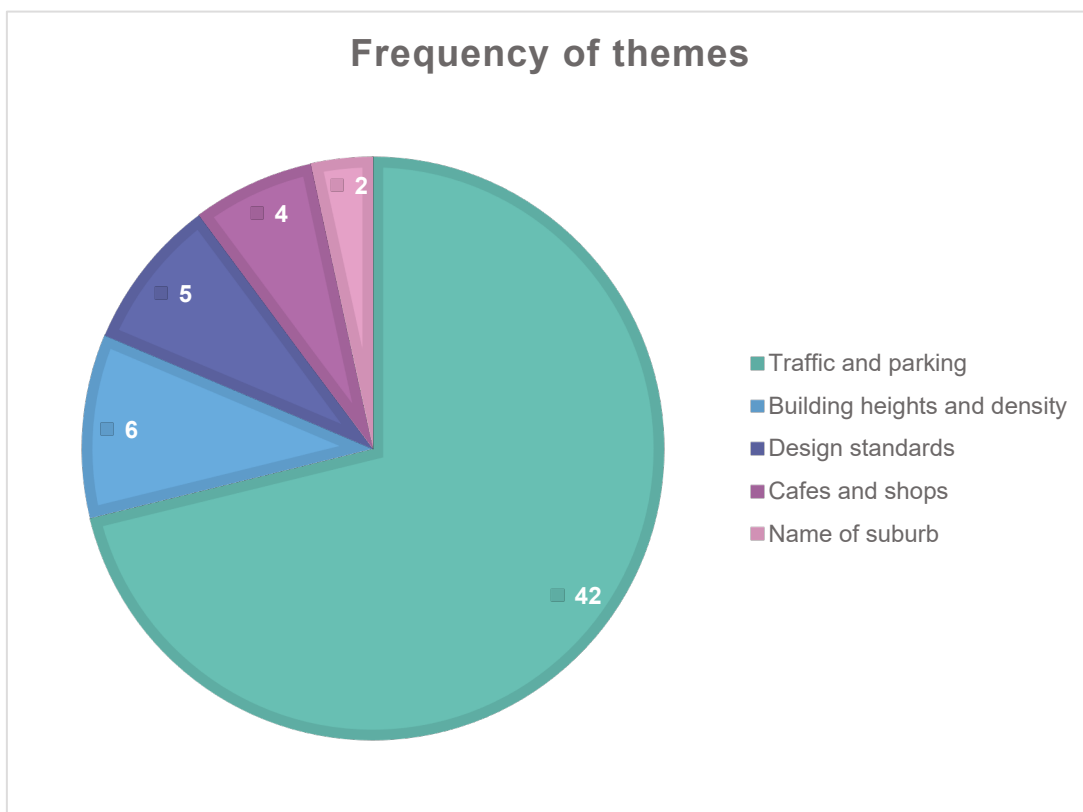
- Feedback about the importance of high-quality design outcomes.
- Request for design to be sensitive to the natural landscape.

Name of suburb

- Suggestion to change name of suburb to avoid confusion with the existing Macarthur Gardens development.
- Suggestions to have clear wayfinding signage to orient people to Macarthur Heights and Macarthur Gardens North (or alternative name).

Frequency of themes

Based on the 52 responses provided during Concept design consultation the below diagram illustrates the frequency of themes mentioned in the feedback responses (some responses noted more than one theme).



5. DETAILED FEEDBACK AND RESPONSES

Key themes which emerged during the engagement process are outlined in Table 4 below.

Table 2 – Summary of key feedback against key themes

Themes	Feedback	Response
Building heights/density	<ul style="list-style-type: none"> ▪ Request to lower proposal heights to five stories. ▪ Feedback about low water pressure in the suburb and interest for Sydney Water to upgrade infrastructure to support growing population. ▪ General feedback about local infrastructure being inadequate to support the proposal. 	<ul style="list-style-type: none"> ▪ The proposed development is a transit-oriented site located adjacent to Macarthur train station and the bus network to the station and regional shopping centre, Macarthur Square. Higher density development is considered appropriate for this site due to its close proximity to public transport, shops and services. ▪ The Concept Plan aims to deliver best-practice residential development, with reference to both the NSW Government's Apartment Design Guide (ADG) and the Low-Medium Density Housing Guide. ▪ The proposal complies with local planning controls. In 2019, Campbelltown City Council proposed changes to the Local Environment Plan (LEP) to allow higher density development on the site. ▪ Initial investigations indicate that utility services are available to the site. Detailed requirements will be determined as part of the approval process.
Residential	<ul style="list-style-type: none"> ▪ Feedback that affordable housing for essential workers should be provided as part of the proposal. ▪ Provide a range of housing options to meet the needs of students, young professionals, families, seniors, and downsizers. ▪ Queries as to whether social housing will be included in the proposal and a view that this form of housing is adequately provided in other parts of the LGA. 	<ul style="list-style-type: none"> ▪ The proposal will make provision for a minimum of 5% of dwellings for Affordable Housing, as per Landcom's Housing Affordability and Diversity Policy 2017. ▪ Further, in accordance with this policy, Landcom has provided a diversity of housing options which are suited to essential service workers. ▪ Landcom is not proposing social housing on the site. ▪ The revised concept plan includes a mix of housing types, including terraces and apartments to meet the needs of a range of households.

Themes	Feedback	Response
Design quality	<ul style="list-style-type: none"> ▪ Feedback about the importance of high-quality design outcomes. ▪ Suggestion for apartments and terraces to feature neutral colours to blend in with the environment. ▪ Feedback about the impact of height and scale of apartment buildings on views of the landscape. ▪ Request for design to be sensitive to the natural landscape. ▪ Concern balconies facing Goldsmith Avenue could detract from the high-quality feel e.g. if these are used for washing or storage. 	<ul style="list-style-type: none"> ▪ Landcom has a history of delivering projects that have a lasting legacy and design quality is a key part of this. ▪ During concept planning, Landcom identified design principles to achieve quality outcomes, including built form, urban design and landscape outcomes. Future apartment buildings will be subject to further development approvals. ▪ Buildings are designed to maximise solar access. ▪ The design seeks to protect and enhance the existing natural assets and contribute to the reduction in the urban heat island effect and connect existing pathways and cycleways to promote healthy living. ▪ The design incorporates an arrival plaza, community park and main street to promote a vibrant community, a transition of heights across the site to maximise views, integrated communal gardens and green roofs and orientated to maximise solar access.
Traffic and parking	<ul style="list-style-type: none"> ▪ Feedback about cumulative traffic impacts due to Centre of Excellence, proposed Market Fair development, and Macarthur Business Park. ▪ Concern that the local traffic network cannot sustain the proposal. ▪ Feedback that Goldsmith Avenue is too narrow to accommodate an increase in traffic. ▪ Feedback about traffic delays on Goldsmith Avenue due to traffic volume and 40km speed limit. ▪ Feedback about traffic diverting through the University Campus to Narellan Road. ▪ Concern about only two access roads into the area. 	<ul style="list-style-type: none"> ▪ The traffic assessment has considered the cumulative traffic impacts of Macarthur Heights, the Western Sydney University Masterplan, and population and employment growth in the wider area, including committed developments. ▪ Goldsmith Avenue is a two-way, two-lane road which has always been planned to support Western Sydney University, Macarthur Heights and the proposed site. ▪ The traffic assessment has confirmed that Goldsmith Avenue is expected to be able to accommodate the additional traffic generated by the proposal, including during peak hours. ▪ The traffic modelling confirmed additional traffic would only contribute a minor increase in

Themes	Feedback	Response
Footpaths/ pedestrian network	<ul style="list-style-type: none"> ▪ Request for a more direct path connecting Macarthur Heights to Macarthur Train Station. 	<ul style="list-style-type: none"> ▪ Pedestrian access is provided through footpaths and shared cycle and pedestrian ways. Accessible pedestrian links are from Macarthur

Themes	Feedback	Response
Sustainability and bushland setting	<ul style="list-style-type: none"> ▪ Request to remove weeds and remediate bushlands. ▪ Positive feedback about retaining the bushland. ▪ Suggestion to include raised walkways and trails to avoid damage on the bushlands. ▪ Feedback on the importance of reflecting on the local landscape, including important tree canopy and Bow Bowling Creek. ▪ Suggestions the development should have high environmental standards. ▪ Concern about development impacting natural resources and suggestion Macarthur Gardens North site should be a nature reserve to support wildlife. 	<p>Station to Macarthur Heights, Western Sydney University and TAFE are proposed.</p> <ul style="list-style-type: none"> ▪ The size of the development area has been reduced to preserve and enhance Cumberland Plain Woodland, River Flat Eucalypt Forest and the Bow Bowling Creek corridor. ▪ Connections to adjacent open space, large landscaped setbacks along Bow Bowling Creek have been designed to help provide biodiverse corridors for people and native flora and fauna. ▪ Within the Bow Bowling Creek riparian corridor, Landcom have proposed a bushland reserve area incorporating the Cumberland Plain Woodland. ▪ Landcom are seeking to meet Green Star standards, a voluntary sustainability rating system for buildings in Australia.
Safety	<ul style="list-style-type: none"> ▪ Concern about public safety and anti-social behaviour due to density of the proposal and proximity to Macarthur Square and Train Station. ▪ Concern regarding illegally taking shopping and suggestion to anti trolley surfaces to lock trolley wheels. ▪ Feedback provided about installing streetlights and LED lights along cycleways. ▪ Concern about anti-social behaviour and suggestion to include CCTV in public areas. ▪ Concerns about safety on roads, speed humps and wildlife ▪ Queries about whether the site will have a dedicated security person. ▪ Suggestion the development does not include dead end streets or walkways. 	<ul style="list-style-type: none"> ▪ A comprehensive Crime Prevention through Environmental Design (CPTED) assessment has been completed. ▪ Suggested public safety initiatives include installing CCTV at key entry and exit points, access control for residential buildings, lighting and wayfinding signage, and different pavement colours to clearly define public and private spaces. These initiatives will be investigated further during detailed design. ▪ The proposed design does not include any dead-end streets or walkways.

Themes	Feedback	Response
Community facilities and amenities	<ul style="list-style-type: none"> ▪ Request for public school in the local area. ▪ Suggestions for a wide range of community facilities including looped tracks, seating areas, areas for exercising dogs, skateboard rink, playground for all abilities, kids waterpark and outdoor trampoline. ▪ Other suggestions included exercise park equipment / outdoor fitness park - seniors and kids friendly equipment, community centre, swimming pool, electric BBQs, water refill stations and toilets ▪ Suggestions also included areas for open air cinema, seating and picnic areas, koi pond or water fountain. ▪ Request for a community centre complete with a commercial kitchen and the capacity to hold 100 people. ▪ Positive feedback about the plaza, proposed retail areas and community spaces. 	<ul style="list-style-type: none"> ▪ A Community Needs and Open Space Assessment was undertaken as part of the proposal. This indicates that the proposal will not generate enough demand to require either a primary or secondary school. ▪ The proposal includes a station arrival precinct with plaza, playground and retail, offering residents and visitors a mix of public spaces. ▪ The central park offers a terraced landscape to connect to the creek and multi-purpose lawn. A pedestrian bridge is also provided to enhance linkages to the train station. ▪ A multipurpose outdoor recreational space is proposed adjacent to Goldsmith Ave and Western Sydney University. ▪ Landcom will discuss with Campbelltown City Council the proposed facilities and their management.
Name of suburb	<ul style="list-style-type: none"> ▪ Suggestion to change name of suburb due to confusion with existing Macarthur Gardens development. 	<ul style="list-style-type: none"> ▪ The suburb name is Campbelltown. If this concept plan and associated Development Application is approved, Landcom may consider an alternative estate name.
Market demand	<ul style="list-style-type: none"> ▪ Queries about demand for additional shops in close proximity to Macarthur Square. 	<ul style="list-style-type: none"> ▪ A retail assessment indicates the site could support a number of food retail, food catering, local convenience and personal services tenancies. ▪ The demand for these services is likely to be generated by local residents, students, staff and visitors to Western Sydney University and TAFE.

6. NEXT STEPS

A concept plan will be lodged with Campbelltown City Council and the community will have further opportunity to comment during the public exhibition stage.

Landcom will update the project website (www.landcom.com.au/places/macarthur-gardens-north) at key milestones throughout the project.

6.1. FEEDBACK ON THIS REPORT

This report summarises feedback received between date and date about Landcom's development application at Macarthur Gardens North.

In keeping with our commitment to accurately document consultation outcomes, please email Landcom at macgardensnorth@landcom.nsw.gov.au if there are issues that you feel we have not captured or if you have other feedback about this report.

Thank you to everyone who has provided ideas and feedback to date as part of this engagement process.

Figure 4 - Proposed Macarthur Gardens North – Aerial north west view



Source: Urbis

DISCLAIMER

This report is dated 21 September 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Landcom (**Instructing Party**) for the purpose of Community and stakeholder engagement for Macarthur Gardens North concept plan (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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APPENDIX A

**CO-DESIGN WORKSHOP SUMMARY
NOTES**



MACARTHUR GARDENS NORTH - CO-DESIGN WORKSHOP SUMMARY

Client: Landcom

Project: Macarthur Gardens North – Early engagement

Activity: Co-design workshop

Time: Saturday 22 September 2019, 10am – 1pm

Location: Collaborative space, Western Sydney University – Campbelltown Campus

Attendees: Approximately 37 community members

Key themes

- Some understanding that Macarthur Gardens North, being adjacent to transport infrastructure and a major regional shopping centre, makes sense for higher density development.
- However, strong views that Macarthur is a suburban, even regional, area and that higher density residential development is not appropriate here.
- A strong desire to improve the safety and amenity of the area, especially for those people walking from the station to University or surrounding residential areas.
- A strong desire to maximise open and green space and deliver green building design.

Diverse

Create an inclusive community which provides a range of housing types, heights and open spaces which caters for the needs of a diverse community.

- Range of open spaces for active and passive uses, including community garden, outdoor seating areas for relaxation, outdoor exercise facilities, playground and flying fox.
- Consider a public plaza surrounded with shopfronts and restaurants to attract different groups to the CBD.
- Have a diverse range of cafes, restaurants, and retail.
- Have a range of housing at different price points, to accommodate for people's changing needs e.g. separation, ageing.
- Have low maintenance common areas.

Connected

Optimise connectivity within the site and externally to streets, open spaces, local attractions, and integrate the site into the local area.

- Easy and safe walking connections to and from residential areas to the station and Macarthur Square are important.
- Neutral views on walking and cycling should be given priority over cars and other traffic.
- Connect people to communal wi-fi services and facilities.
- Have desirable local landmarks which anchor people to different locations, such as iconic venues.
- Pave walkways under shade from trees and awning covers to make the site walkable.
- Make bikeshare and carshare available to the community.
- Consider on-demand transport, to connect people from home to transport and retail nodes.

Vibrant

Activate and attract people to the area, create a sense of community and energy through public domains, relationship with private domain and responding to the site.

- Extending trading hours of restaurants and shops would encourage people to stay in the area.

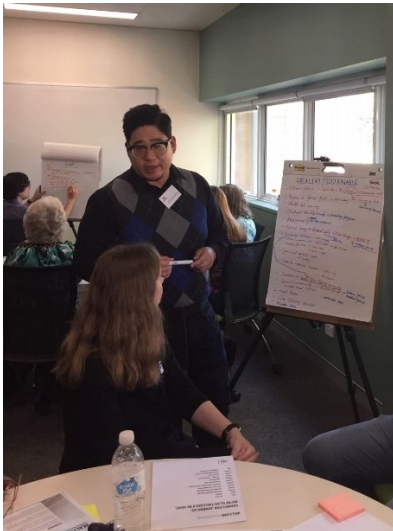
- Well-lit streets, emergency points and improved security will reinforce a sense of safety, appropriate for an 18-hour city.
- Venues for live music, markets, outdoor eating and bars will support patronage in the area.
- Communities facilities suggested library, park, kid's playground and community health.
- Ideas include picnic and BBQ facilities, outdoor Ping-Pong, references to indigenous culture, public art along pedestrian bridge and bike trails with water stations.

Healthy and sustainable

Creation of a place which fosters a strong sense of community and sustainability with green infrastructure, liveability and healthy outcomes that promote well-being, comfort and amenity.

- Open spaces such as parks, gardens and bushlands are very important, this was identified as part of the Macarthur identity.
- Have a mix of outdoor and indoor community spaces for passive and active recreational activities.
- Design green, low maintenance new neighbourhoods with recycling, grey water and recycled water, native resilient planting, incorporate resilient landscape design and green walls.
- Include bike tracks, outdoor gyms and end of trip facilities.
- Retain flora and fauna.

Photographs of Co-design workshop



Source: Landcom

APPENDIX B

INTERCEPT SURVEY



INTERCEPT SURVEY

About Macarthur Gardens North

Landcom, the NSW Government's land and property organisation is preparing plans for a large undeveloped site next to Macarthur train station.

Apartments are allowed on this site because it is close to public transport, shops, the university and hospital and other community facilities.

We're doing a survey to get community feedback about to inform our communications approach to support planning for the site.

Research, planning, design and community and stakeholder engagement are underway and Landcom is seeking to finalise a masterplan for the site by mid 2020.

There will be two stages of engagement, the first is to understand the community's aspirations and ideas for this place, and the second to share and test the masterplan.

During stage one, Urbis and Landcom will be engaging with the community to understand:

- Your ideas of the type of housing and lifestyle that is appropriate here
- Facilities that would attract people to live here

SURVEY QUESTIONS

Hi, my name is _____ from Landcom/Urbis, we are asking people provide their feedback about housing, development and place making to inform our approach to communications and engagement to support planning for future development in Macarthur.

These questions will take approximately 3-4 minutes to complete.

Now I would like to ask some questions about a proposal for a mix of housing, open space and retail/commercial uses for the location outlined in red below.

[orientate the survey recipient with the current location]





Think about your family and friends, when answering the following questions:

1. Easy walking connections from residential areas to the station, university/TAFE and Macarthur Square shops are important.
 - Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly Disagree
2. For a new development close to Macarthur station, walking and cycling should be given priority over cars and other traffic.
 - Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
3. The proposed location is suitable for a mix of apartments, terrace or townhouse style housing.
 - Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
6. Spaces and events for the community to mix together and get to know each other in Macarthur city centre are:
 - Very important
 - Somewhat important
 - Neutral
 - Low importance
 - Not at all important.
7. Open spaces such as parks, gardens, bushlands and nature reserves at a site like this are:
 - Very important
 - Somewhat important
 - Neutral
 - Low importance
 - Not at all important.
8. Respecting and recognising the Aboriginal history and heritage associated with the site is:
 - Very important
 - Somewhat Important
 - Neutral
 - Low importance
 - Not at all important.
9. Now, please rank your responses to these statements from 1-6, with 1 being most important and 6 being least important. It is important to me that new development next to the station and close to shops and education facilities:

Could you please describe the reasons for your answer

4. Thinking about the site, what type of spaces would provide opportunities for people to meet, gather, and interact? (For example community garden, library, community hub, sporting facilities, parks and gardens or cafes)

5. What community facilities do you think are currently missing in Macarthur? (For example libraries, community halls, local health centres)

- Is a safe place to be during the day and night
 - Retains its natural bushland setting
 - Has a mix of housing that meets the needs of young people, families and older people
 - Has open space that can be used for both sport and relaxation
 - Has places to eat and visit in the evening
 - Has childcare services
10. In planning for new higher density development on the site are there specific issues you think need to be explored to inform planning for the site?



A little bit about you

We'd like to understand a little bit about you. We are collecting this personal information to ensure that feedback received through our surveys are representative of the people who live, work and study in Macarthur. This personal information will be used to help understand preferences about housing, development and place making across different demographics, and to help us design future communications and engagement activities.

You are not required to provide personal information by law. The information you provide will be held by Urbis in accordance with the Privacy Act 1988. This includes collection, management and disclosure of your personal information. You can access the information we hold about you at anytime.

What has brought you here today?

What is your age?

- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65-74 years old
- 75 years or older

What is your gender?

- Female
- Male
- Indeterminate/undecided/I'd rather not say

Which suburb do you live in?

I don't live in Campbelltown LGA

Are you currently?

- Employed for wages
- A homemaker
- A student
- Volunteer
- Self-employed
- Out of work and looking for work
- Unable to work
- Retired
- I don't want to answer

1. Do you work in the Macarthur suburb or Campbelltown local government area (LGA)?

Yes / no
If yes, what suburb?

2. Do you study at WSU Macarthur or Campbelltown TAFE?

Yes / no

3. How would you like to be involved in contributing to Macarthur Gardens North?

- Please keep me informed via email
- Please keep me informed via social media
- I would be happy to participate in future surveys.
- I would be happy to participate in future workshops.
- I don't want to be involved in future opportunities

4. If you would like us to contact you about these opportunities, please provide your details:

Name: _____

Email: _____

Phone number: _____

Thank you for taking the time to share your ideas.

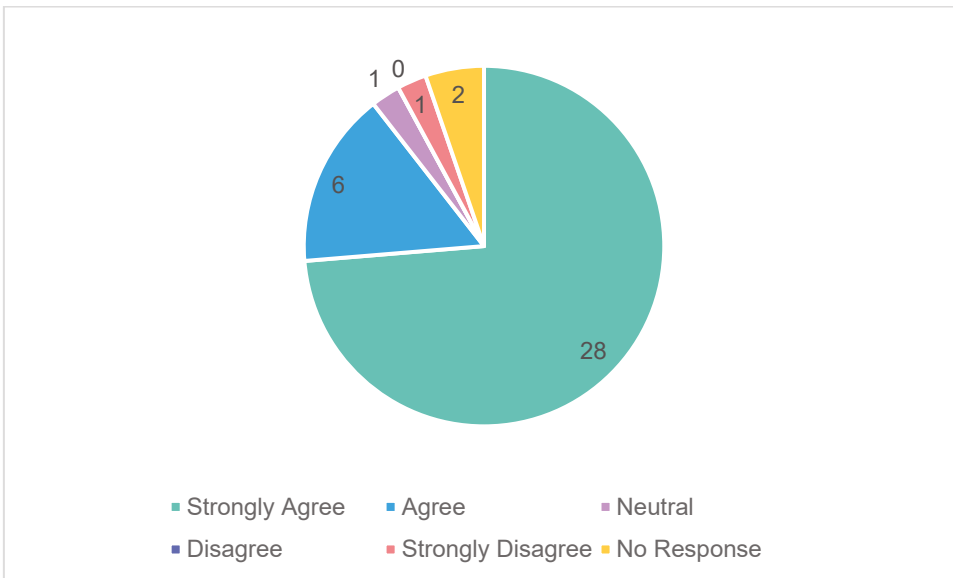
Your feedback will help inform our approach to future communications and engagement activities related to planning for development on the site located above.

APPENDIX C

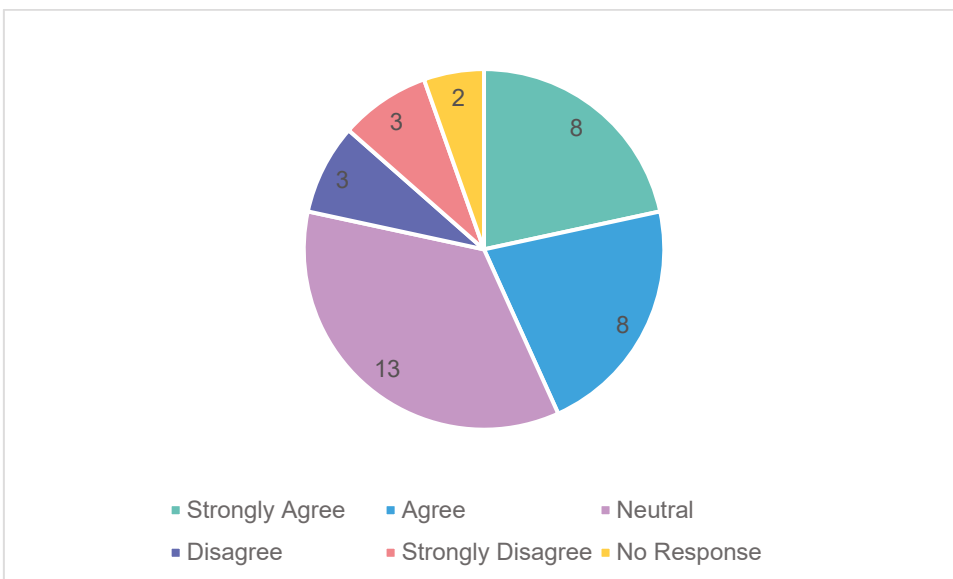
INTERCEPT SURVEY RESULTS

MACARTHUR GARDENS NORTH - INTERCEPT SURVEY RESULTS

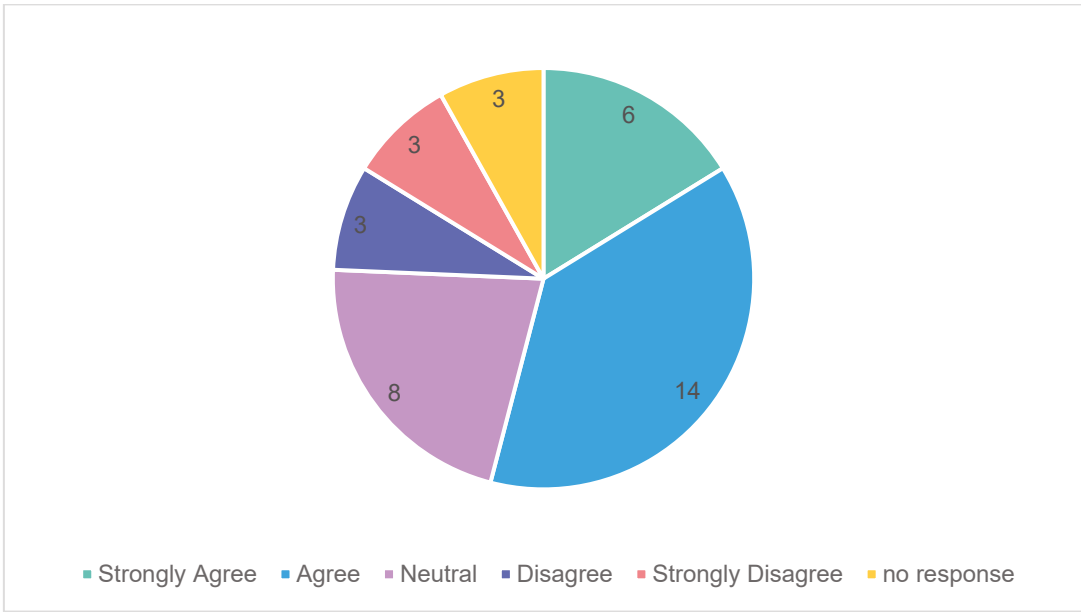
Question 1 - Easy walking connections from residential areas to the station, university/TAFE and Macarthur Square shops are important



Question 2 - For a new development close to Macarthur station, walking and cycling should be given priority over cars and other traffic.



Question 3 - The proposed location is suitable for a mix of apartments, terrace or townhouse style housing.



Question 4 - Thinking about the site, what type of spaces would provide opportunities for people to meet, gather, and interact?

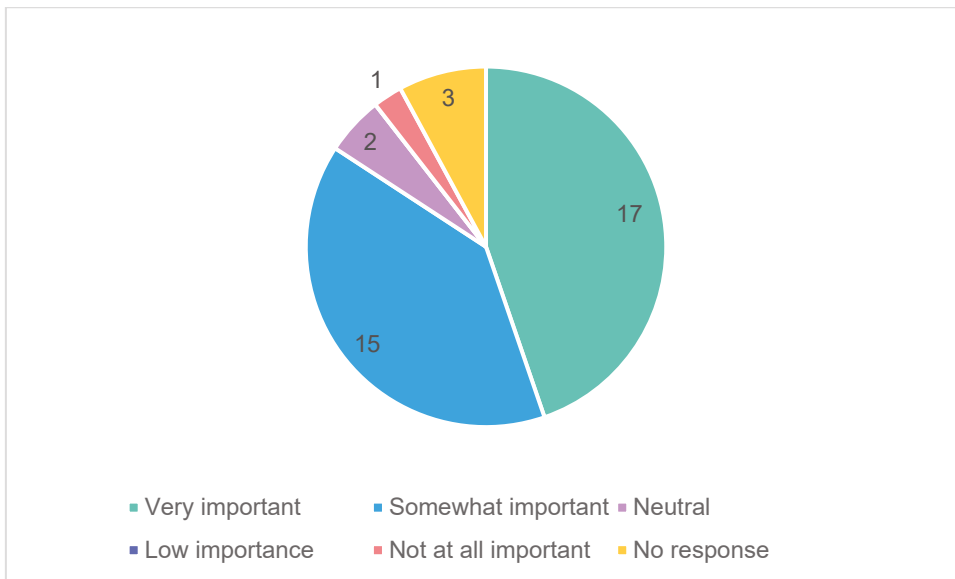
Top response	Count
cafes	11
park	11
gardens	7
community hub	5
sport facilities	4
carpark	3
community garden	3
library	3
community centre	2
community garden	2
green space	2
play equipment	2
other	16



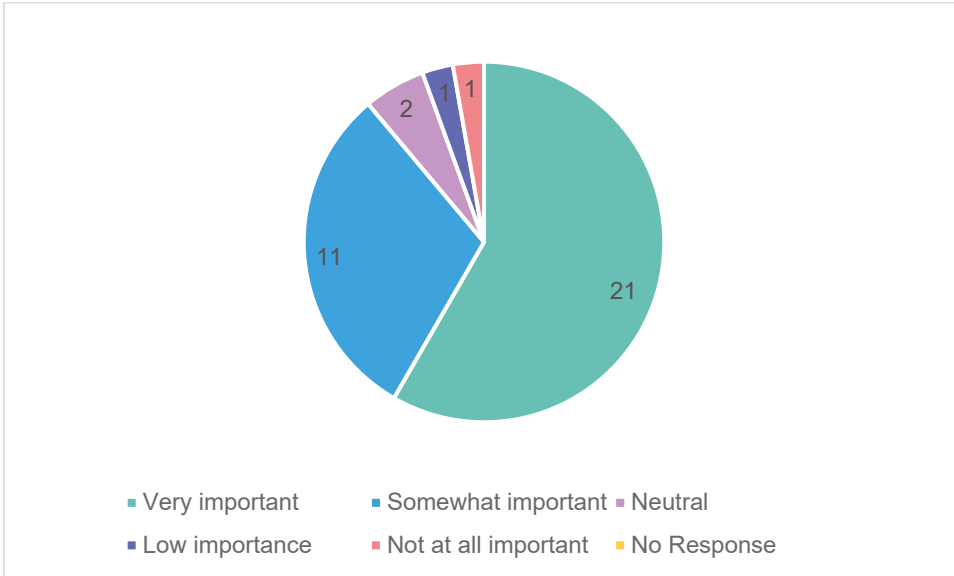
Question 5 - What community facilities do you think are currently missing in Macarthur?

Top responses	Count
library	5
park	4
playground	3
better transport	2
entertainment venues	2
gym	2
other	15
no response	11

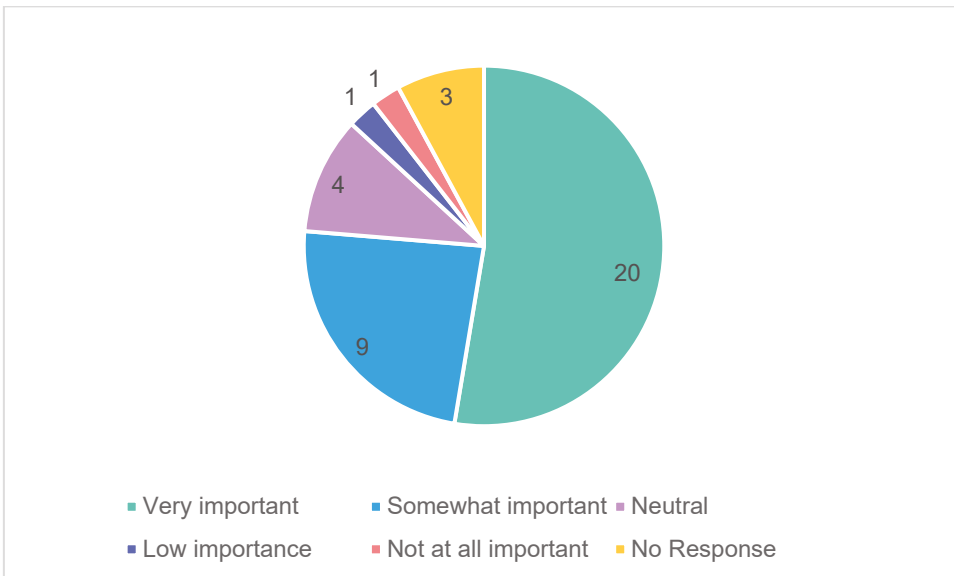
Question 6 - Spaces and events for the community to mix together and get to know each other in Macarthur city centre are:



Question 7 - Open spaces such as parks, gardens, bushlands and nature reserves at a site like this are:



Question 8 - Respecting and recognising the Aboriginal history and heritage associated with the site is:





Question 9 - Now, Please rank your responses to these statements from 1-6, with 1 being most important and 6 being least important.

It is important to me that new development next to the station and close to shops and education facilities:

Ranked responses

1	Is a safe place to be during the day and night
2	Retains its natural bushland setting
3	Has open space that can be used for both sport and relaxation
4	Has a mix of housing that meets the needs of young people, families and older people
5	Has places to eat and visit in the evening
6	Has childcare services

Question 10 - In planning for new higher density development on the site are there specific issues you think need to be explored to inform planning for the site?

Top responses	<i>Count</i>
Retain flora/ fauna	9
Against high density developments	6
Pedestrian friendly	5
Cafes and restaurants	4
Safety	3
Parks and open spaces	3
Carpark facilities	3
Access to public transport	2
congestion	2
sport and recreation	2

End

APPENDIX D

WEBSITE



Macarthur Gardens North

City living with space to breathe

Landcom is planning a new neighbourhood at Macarthur Gardens North. Our vision is to create a connected, walkable community with a range of desirable homes that provide choice, quality, and a great lifestyle.

Macarthur Gardens North will provide new housing, community facilities, a vibrant plaza and retail spaces. It will preserve and enhance the Cumberland Plain Woodland, River Flat Eucalypt Forest and the Bow Bowling Creek corridor to create shaded open spaces, cycle and pedestrian walkways.

Macarthur Gardens North: nestled among the trees beside the waterway and positioned on the doorstep of Macarthur Station, Macarthur Square, Western Sydney University and TAFE. We are designing a place with easy access to public transport, food,

APPENDIX E

COMMUNITY NEWSLETTER



Walkable,
convenient,
and close to home

*Macarthur
Gardens*
NORTH

Project Update

Macarthur Gardens North

Landcom is planning a new local neighbourhood at Macarthur Gardens North. Our vision is to create a connected, walkable community with a range of desirable homes that provide choice, quality, and a great lifestyle.

Macarthur Gardens North will provide new housing and open space, close to public transport, a major shopping centre and educational facilities. A mix of apartments and terraces will provide options to suit singles, couples, families, or downsizers.



Image: Macarthur Gardens North community consultation session - September 2019

We are seeking further community feedback to help refine our plans before lodging a Development Application with Campbelltown City Council.

Macarthur Gardens North is positioned on the doorstep of Macarthur Station, Macarthur Square, Western Sydney University and TAFE. We are designing a great place to live with easy access to public transport, food, entertainment and employment.

Community consultation

Last year we undertook early consultation with local residents, Campbelltown City Council, Western Sydney University and other local stakeholders. We have used this feedback to inform a concept design for Macarthur Gardens North. Here is what we heard and how we've responded:

MACARTHUR GARDENS NORTH SHOULD...

SO WE...

Reflect the local landscape, including important tree canopy and Bow Bowing Creek.

Reduced the size of the development area to preserve and enhance Cumberland Plain Woodland, River Flat Eucalypt Forest and the Bow Bowing Creek corridor. We included these areas into the design to create shaded open spaces, cycle and pedestrian walkways.

Provide a range of housing options to meet the needs of students, young professionals, families, seniors and downsizers.

Included a mix of housing types in the design, including terraces and apartments.

Have places to meet and relax with friends and family, cafes and local shops and supporting services.

Designed a plaza area to connect Macarthur Station with Macarthur Gardens North. The plaza will include shops, playgrounds and a terraced landscape area for relaxing, events and activities.

Consider local traffic conditions and ensure sufficient parking.

Reduced the number of homes to lessen the impact on local traffic conditions, provided at least one parking space per home and included on street parking.



LEGEND

-  Macarthur Gardens North
-  Civic plaza with shops and retail services, playground and terraced area
-  Terraces - 56 lots up to 2 storeys high
-  Apartments - up to 10 storeys high
-  Mixed use apartments (up to 10 storeys high) with ground floor retail and services
-  Ground floor activation - retail and services
-  Shared cycle and pedestrian way
-  Pedestrian walkway to Macarthur Station
-  Pedestrian walkway
-  Future open space
-  Potential fitness stations
-  Potential picnic and BBQ facilities
-  Bow Bowling Creek

Snapshot

Our proposal for Macarthur Gardens North features:



56 terrace houses and approximately 700 apartments in buildings up to 10 storeys



Over 13ha (equivalent to 24 football fields) of open space, preserving and enhancing Cumberland Plain Woodland, River Flat Eucalypt Forest, as well as Bow Bowling Creek



A shared cycle and pedestrian way alongside Bow Bowling Creek, connecting with Gilchrist Oval and new sports fields



A central park which could include BBQ or picnic tables, a vibrant civic plaza with shops and retail services, playground and terraced area



A walkway connecting to Macarthur Station, Western Sydney University and TAFE Campbelltown Campus

Next steps

Terrace houses

Last month we lodged a Development Application with Campbelltown City Council for 56 terrace houses on the eastern side of Macarthur Gardens North.

We anticipate this application will soon be placed on public exhibition, which is when Council will ask for submissions, before making a decision.

Apartment buildings and mixed use development

We are preparing a concept plan and accompanying Development Application for apartment buildings, open spaces and other uses.

The application will detail the areas for buildings and the proposed heights and sizes of buildings, open spaces, community facilities and roads.

The concept plan and Development Application will soon be submitted to Campbelltown City Council. Council will place the application on public exhibition and consider any feedback received from the community before making a decision. If the application is approved, construction is likely to commence within two years.



To learn more and have your say visit
landcom.com.au/places/macarthur-gardens-north

Macarthur Heights

Development update

Playgrounds coming soon

In response to community feedback we are investigating opportunities to install additional play equipment at Main Ridge Park and Claremont Park. We are working with Council to finalise plans and secure their approval to install this equipment.

Footpath works ongoing

Footpath works are underway and will continue until August.

Sportsfields under construction

We are continuing earthworks for two multi-purpose sportsfields, which will form part of the new sports precinct. We have received approval from Council for landscaping around the playing fields. We will soon go to tender to engage a contractor and hope to start landscaping works in early 2021.

New family friendly park at Lake Thomson

We are awaiting final approval from Council to build a new family friendly park alongside Lake Thomson, which will include picnic areas, BBQ facilities, and an amenities block. Subject to approval, we hope to start work on this park later this year.

Registration of Stage 5

We have finished constructing 161 lots as part of Stage 5. We expect to receive registration of these lots from NSW Land Registry Services in October.

About Landcom

Landcom is the NSW Government's land and property development organisation. Our mission is to create more affordable and sustainable communities. We take a lead role in improving the supply, diversity and affordability of new housing in Sydney and NSW.



Are you interested in getting involved in your community?

The Macarthur Heights Community Group is running events for local residents.

For further details check out their website

mhcommunitygroup.com.au



Contact us

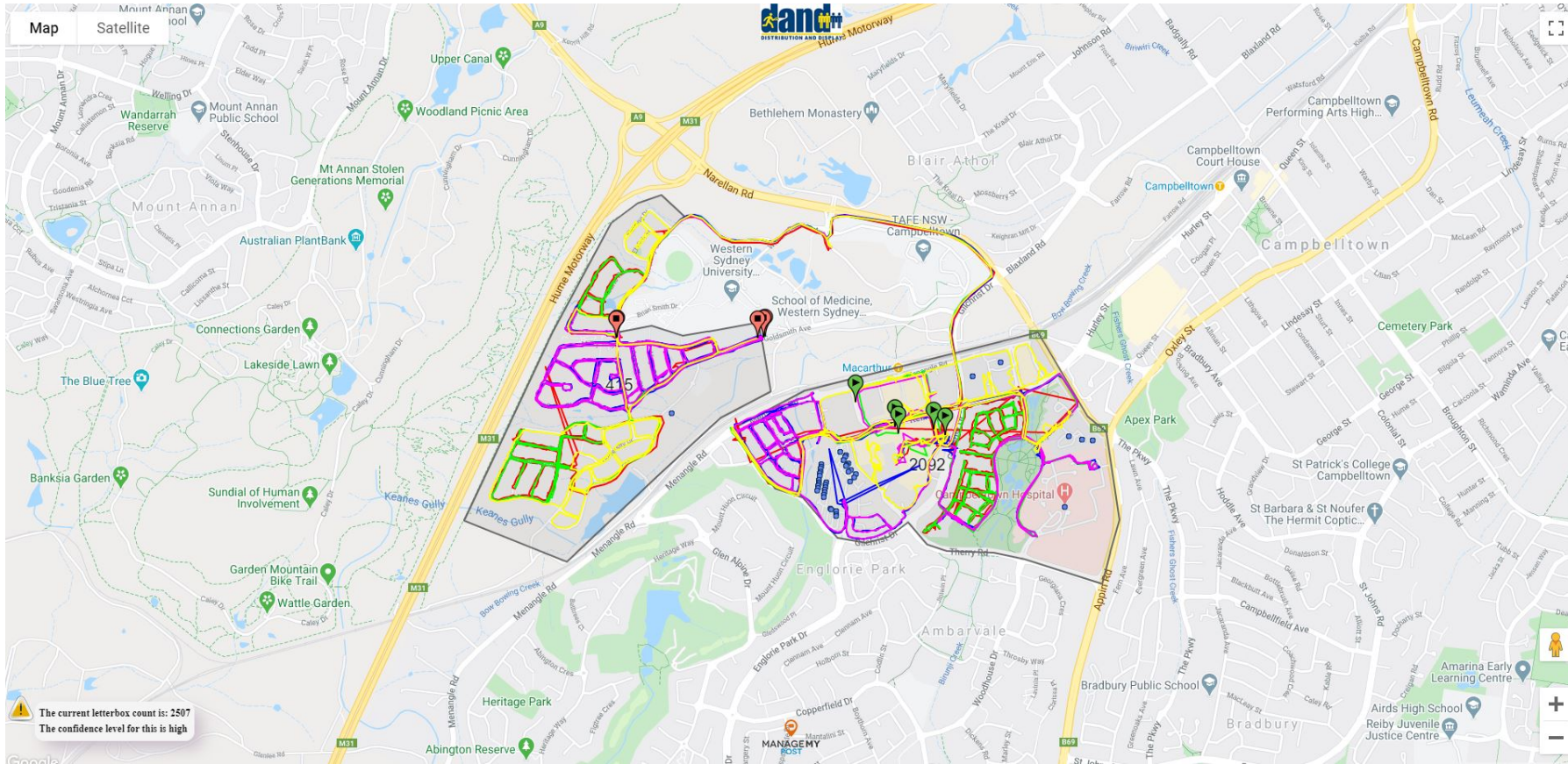
Visit: landcom.com.au/places/macarthur-gardens-north
Phone: (02) 9841 8600
Email: macgardensnorth@landcom.nsw.gov.au

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



APPENDIX F

**COMMUNITY NEWSLETTER
LETTERBOX DROP CATCHMENT AREA**



APPENDIX G

SOCIAL MEDIA AND VIDEOS



MACARTHUR GARDENS NORTH - SOCIAL MEDIA AND VIDEOS

Examples of social media posts – Facebook (Landcom Places):

This block contains a grid of Facebook posts from the 'Landcom Places' page. The top row features two posts: one from July 31st with an aerial view of a residential development and the text 'City living with space to breathe', and another from July 27th with a close-up of tree trunks and the text 'Preserving and protecting the local natural landscape is important'. Below these are three video thumbnails with captions: 'Share your thoughts', 'Preserving and protecting the local natural landscape is important', and 'How can we make Macarthur Gardens North your favourite meeting place?'. The bottom row shows three video posts with their respective titles, dates, and view counts: 'Macarthur Gardens North (3)' (6 weeks ago, 8.3K views, 2 likes), 'Macarthur Gardens North' (6 weeks ago, 7.9K views, 5 likes), and 'Shape Macarthur's newest neighbourhood' (7 weeks ago, 7.7K views, 4 likes).

Examples of social media posts – Instagram (Landcom Places):

This block contains two Instagram posts from the 'landcomplaces' account. The first post, dated July 24th, features an aerial architectural rendering of a development with labels for 'New homes', 'Community plaza and playground', and 'Macarthur Station'. The caption encourages users to share their thoughts on the design and includes hashtags: #macarthur, #landcom, #macarthurheights, #wsu, #tafe, #macarthurgardensnorth, and #campbelltown. The second post, dated July 27th, shows a family playing in a park. The caption describes the development as a 'lively new community plaza' with shops and playground, and includes the same set of hashtags.

