

November 2023

October 2023 Macarthur Gardens North community consultation activities

Summary of questions and feedback

About this document

This document summarises the responses to questions Landcom heard during a pop-up information session and an online meeting held in October and November 2023 about upcoming construction works for the Macarthur Gardens North project.

Introduction

Landcom is delivering a new sustainable, walkable and connected neighbourhood at Macarthur Gardens North, between Macarthur Station and Goldsmith Avenue.

In December 2022, the Sydney Western City Planning Panel approved the Macarthur Gardens North masterplan, which enables the delivery of:

- approximately 1,250 homes including studio, 1-, 2-, and 3-bedroom apartments, in buildings up to nine storeys high
- at least 10% Affordable Rental Housing
- improved connections to Macarthur Station, Western Sydney University and TAFE
- a station arrival plaza with amenities, and a playground
- retaining 56% of the site as open space, including more than seven hectares of Cumberland Plain Woodland and River Flat Eucalypt Forest
- a central park, fitness park and pedestrian walkway connecting to the surrounding Macarthur Heights community, Western Sydney University and TAFE
- a shared cycle and walking path alongside Bow Bowling Creek, connected to Gilchrist Oval and sportsfields being delivered at Landcom's neighbouring Macarthur Heights project.

Community consultation activities

With construction anticipated to start in late November 2023, Landcom invited the community and stakeholders to attend a pop-up information session on Saturday 28 October or an online meeting on Thursday 2 November to share information and answer questions about:

- the project and its features
- the planned approach for construction, which is being phased to minimise impacts
- how pedestrian access through the site between Goldsmith Avenue and Macarthur Station is planned to be maintained for the majority of construction works by reconfiguring pedestrian access routes during different construction phases with appropriate directional signage in place and, when safe access will not be possible, the provision of a shuttle bus.

The information boards and presentation shared during community consultation activities are included in Appendix A and Appendix B.

The consultation activities were promoted via newsletter to almost 900 households, an e-newsletter to over 900 subscribers, social media posts on Landcom's LinkedIn, an update on the project webpage, and liaison with stakeholders. Approximately 20 people attended the pop up

information session and 10 people attended the online meeting. Most attendees identified as residents of Macarthur Heights.

Summary of questions and feedback

Attendees were most interested in the following:

- upcoming construction program at Macarthur Gardens North
- frequency and route of the proposed shuttle bus service
- closure of the temporary car park on Goldsmith Avenue
- traffic and parking
- Macarthur Heights project delivery and status of works to deliver recreation areas
- ongoing maintenance of public facilities in Macarthur Heights.

The following table includes a summary of questions and feedback received listed by theme, and Landcom's responses.

Theme	Question or issue raised	Response
Upcoming construction works at Macarthur Gardens North	Concern that the pedestrian access route will be closed for long periods of time.	<p>The pedestrian access route will remain open for the majority of construction works. When pedestrian access is not possible, a shuttle bus service will be available.</p> <p>At least two weeks advance notice will be provided to the community ahead of pedestrian access being closed.</p>
Shuttle bus service	Where will the bus pick up locations be, and what will the operation times be?	<p>The shuttle bus service will operate only when pedestrian access across the development site is not possible.</p> <p>The shuttle bus service will operate between Macarthur Square and University Drive within the Western Sydney University campus, with a stop at TAFE NSW on the way.</p> <p>The shuttle bus service is planned to operate between 5am to 8pm or 9pm, Monday to Friday. Operation times will be different for weekends.</p>
	Shuttle bus service needs to accommodate residents who work irregular hours – like nurses and hospitality workers.	Noted.
Temporary car park on Goldsmith Avenue	Western Sydney University students used the temporary car park and may park on local streets in Macarthur Heights now the carpark is closed.	Staff at Western Sydney University have advised that there is ample parking for student on campus.

Theme	Question or issue raised	Response
Traffic and parking	Is there as 'kiss & ride' facility planned as part of the Macarthur Gardens North development?	Yes. This has been incorporated as a result of community feedback.
	The roads in Macarthur Heights are too narrow – garbage trucks have difficulty navigating them.	The roads are designed in accordance with City of Campbelltown requirements. Note that parking in Macarthur Gardens North will be timed.
	Concern that there will not be sufficient parking provided to residents at Macarthur Gardens North.	Resident parking spaces will comply with Council requirements. People who purchase at Macarthur Gardens North will be aware there is limited resident parking and will make decisions accordingly. Macarthur Gardens North has been designed as a transport-oriented development as it has excellent access to a range of transport options and public services such as shops and open spaces.
Macarthur Heights project delivery	Community trust is low in Landcom's ability to deliver what is planned at Macarthur Heights.	Landcom is committed to completing all outstanding items at Macarthur Heights and has recently commenced the Lake Thomson public space works and will commence the bushland regeneration areas/riparian corridor works in the coming weeks. Landcom will keep the community informed about the progress of works.
Ongoing maintenance of public facilities	Main Ridge Park needs to be better maintained.	Noted. Maintenance issues will be raised with Council when Landcom next meet with them.

Theme	Question or issue raised	Response
	<p>The bush corridors within Macarthur Heights are poorly maintained. Concern that public amenities such as parks and open spaces in Macarthur Gardens North will also be badly maintained.</p>	<p>Noted. Bushland regeneration areas/riparian corridor works will commence in the coming weeks. Once the works are completed the area will be handed over to Council for ongoing maintenance.</p>
	<p>Concern that proposed CCTV and maintenance of public amenities in Macarthur Gardens North, such as parks and open spaces, will not be maintained in the long term.</p>	<p>City of Campbelltown will be maintain the CCTV and public amenities, such as parks and open spaces. The requirement for CCTV was imposed by Council.</p>
<p>Public infrastructure</p>	<p>Is there a school proposed for the local area?</p>	<p>The need for a school was not identified by authorities during the planning process for Macarthur Heights or Macarthur Gardens North.</p>

Next steps

In the coming weeks, construction will commence at Macarthur Gardens North. A newsletter and electronic newsletter will be issued to provide a summary of works and upcoming milestones for construction at Macarthur Gardens North, as well as an update on project delivery at Macarthur Heights.

For up-to-date information about the project, please visit landcom.com.au/mgn and if you have any questions, email us at macgardensnorth@landcom.nsw.gov.au or call 1800 411 717.

Your feedback on this document

This document provides a summary of questions and feedback received during community consultation activities held in October and November 2023 for our Macarthur Gardens North and Macarthur Heights projects.

In keeping with our commitment to accurately document consultation activity, please email us at mgn@landcom.nsw.gov.au if there is feedback from the community meetings that you feel we have not captured or if you have other feedback about this report.

Appendix A

Pop up session information boards, Saturday 28 October 2023

About the project



Macarthur
Gardens
NORTH



Artist's impression, subject to change and approvals

Landcom is delivering a new sustainable, walkable and connected neighbourhood at Macarthur Gardens North, conveniently located next to Macarthur Station.

The project includes:

- approximately 1,250 homes including studio, 1-, 2-, and 3-bedroom apartments, in buildings up to nine storeys high
- at least 10% Affordable Rental Housing
- improved pedestrian and cycling connections to Macarthur Station, Western Sydney University, TAFE, and nearby open spaces
- new open spaces, including a station arrival plaza with amenities and a playground, a central park and fitness park
- retention of more than seven hectares of Cumberland Plain Woodland and River Flat Eucalypt Forest, creating over 53% tree canopy cover across the site.

Questions?

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

1800 411 717

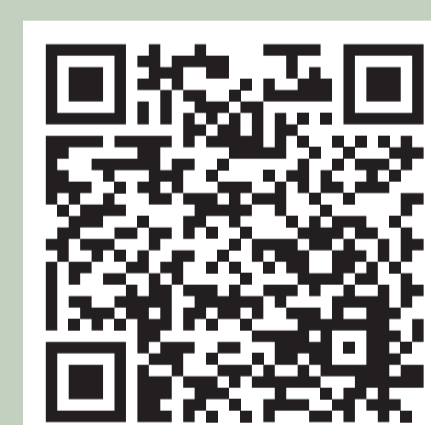
macgardensnorth@landcom.nsw.gov.au

landcom.com.au/mgn

Need an interpreter?

Phone TIS on 131 450

Visit our project page to sign up for email updates. Head to landcom.com.au/mgn or scan the QR code.



Construction overview



Macarthur
Gardens
NORTH



Artist's impression, subject to change and approvals

Our construction program is phased to minimise impacts on the community.

The timing and duration of works shown in the table below is indicative only and may shift pending approvals and weather. We will provide updates regarding any significant delays.

Phase and work activities	Potential timing and duration	Pedestrian access
<p>Phase 1A – bulk earthworks to level and stabilise the site.</p> <p>Works involve:</p> <ul style="list-style-type: none"> removing trees, grass and temporary car park relocating soil from the Macarthur Heights Sportsfields precinct via Goldsmith Avenue excavating and carting soil on site by machinery such as excavators and dump trucks filling and compacting soil to level and stabilise the site using machinery such as rollers, excavators, and dump trucks. 	<p>Start November 2023</p> <p>Approximately 4 months</p> <p>Construction hours:</p> <ul style="list-style-type: none"> Mondays to Fridays, 7am to 6pm Saturdays, 8am to 5pm No work on Sundays and public holidays 	<p>Access will remain open for the majority of these works.</p>
<p>Phase 1B – civil works to build roads and install utilities, as well as construct the new fitness park and central park.</p> <p>Works involve:</p> <ul style="list-style-type: none"> completing any filling and compaction of soil on site installing electrical, wastewater and water infrastructure building four intersections along Goldsmith Avenue to connect to new local streets, as well as relocating a pedestrian crossing and removing portions of the median strip building the fitness park and central park. 	<p>Start early 2024</p> <p>Approximately 10 months</p> <p>Construction hours:</p> <ul style="list-style-type: none"> Mondays to Fridays, 7am to 6pm Saturdays, 8am to 5pm No work on Sundays and public holidays 	<p>Access will remain open for the majority of these works.</p>
<p>Phase 2 – works to replace the existing footbridge to meet current standards and construct the station arrival plaza. We will provide an update about what is involved when we start detailed planning of this phase.</p>	<p>Start mid-late 2025</p> <p>Approximately 12 months, pending weather and approvals</p>	<p>Access is likely to be impacted for periods during this stage.</p>
<p>Phase 3 – new buildings built by future development partners. We will provide an update about what is involved when we start detailed planning of this phase.</p>	<p>From 2025</p>	<p>Access will remain open.</p>

Site access changes



Artist's impression, subject to change and approvals

Maintaining pedestrian access

Pedestrian access through the site between Goldsmith Avenue and Macarthur Station will be maintained for most of the construction period. When it is not safe or possible to provide pedestrian access, we will provide a shuttle bus service.

The frequency and timing of the shuttle bus service will be informed by pedestrian counts and community feedback received through the online survey we ran from August to September this year. There were 243 people who completed the survey and responses indicate that most people use the pedestrian route 1-2 times a day, and most often between the hours of 8am-10am and 4pm-6pm.

We will provide 2 weeks' notice before planned periods when pedestrian access will be impacted, with information about the shuttle bus route and timetable shared through our website, signage, and letter notifications.

The shuttle bus is anticipated to take the following route:



Figure 1 Shuttle Bus Route

Closure of temporary car park

Western Sydney University's temporary overflow car park on Goldsmith Avenue, located within the Macarthur Gardens North site, will close permanently from Wednesday 1 November so that the site can be developed with new open space and much-needed housing. There is free, all-day commuter car parking on Tailby Street near Macarthur Square.



Figure 2 Tailby Street Commuter Car Parking

Minimising construction impacts



Artist's impression, subject to change and approvals

Construction traffic

Measures taken to ensure construction traffic is managed safely and efficiently will include:

- only providing access to the site from Goldsmith Avenue
- requiring that all vehicles park on site
- placing signage and bollards near the site entrances to manage vehicle movements and safely guide road users, pedestrians and cyclists
- minimising the need for construction vehicles to cross traffic lanes across Goldsmith Avenue.



Figure 3 Vehicle Site Access

During the first month of Phase 1A bulk earthworks, soil will be relocated by truck from the Sportsfields precinct at Macarthur Heights to the Macarthur Gardens North site along Goldsmith Avenue. For this component of works, vehicles picking up soil from the Sportsfields precinct will exit the Macarthur Gardens North site by turning left onto Goldsmith Avenue and travelling west to the stockpile site at the Sportsfields precinct. Trucks exiting the Sportsfields precinct will turn right onto Goldsmith Avenue, and then right again into the Macarthur Gardens North site to unload soil. We anticipate up to 80 truck movements across the workday (equivalent to 8 truck movements per hour) will be needed to relocate soil.

Trucks and construction vehicles will not be permitted to use David Pilgrim Drive as this road is the least suitable for heavy vehicles.

Environmental controls

A range of environmental controls will be put in place, including:

- spraying water to suppress dust, and pausing works if conditions, such as high winds, cause excessive dust
- installing temporary security fencing to reduce dust
- washing down equipment onsite to clean it after use, where required
- installing temporary structures to manage sediment runoff from site
- establishing tree protection zones around trees that will be retained
- removing trees that cannot be retained under the supervision of a qualified ecologist and/or arborist.



Figure 4 Proposed Tree Canopy

Appendix B

Online community meeting presentation, Thursday 2 November 2023

Meeting will start shortly....

- Thanks for joining us today.
- This evening we'll be giving a short presentation.
- Please introduce yourself when we get started.
- Keep your camera on so we can all see each other.



Macarthur Gardens North community meeting

November 2023

Welcome

Fay Edwards
Project Communications & Engagement Manager



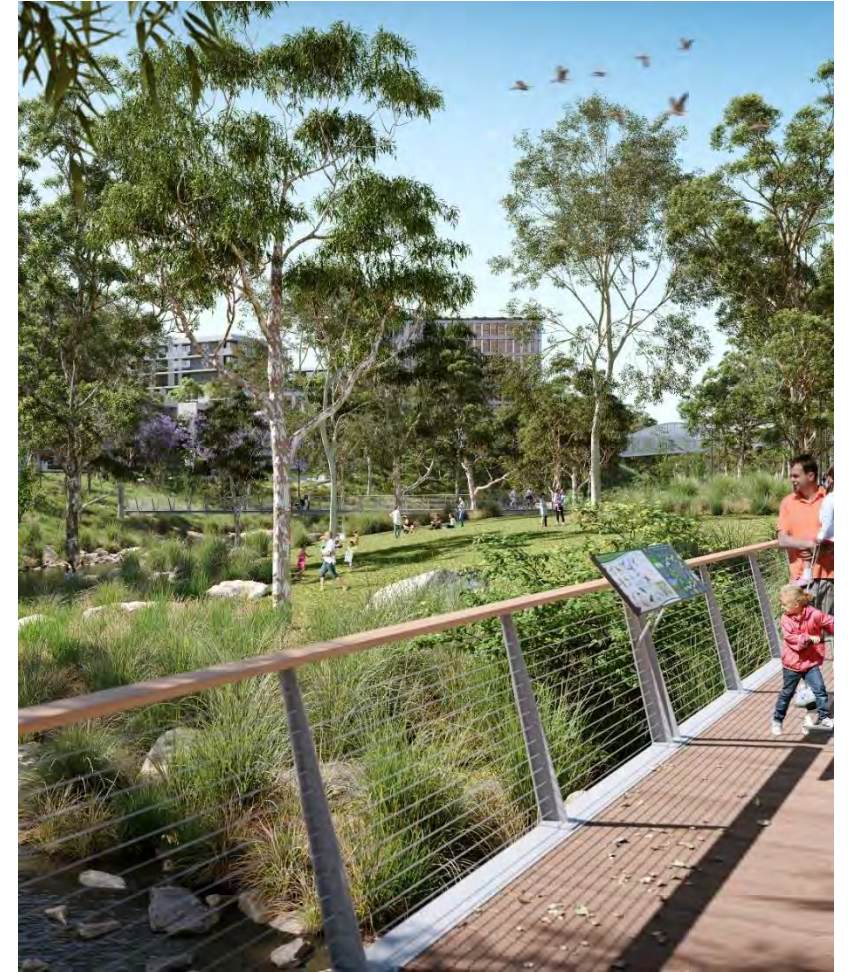
Indicative artist's impression, subject to change and approvals

Acknowledgement of Country

Fay Edwards
Project Communications & Engagement Manager

Welcome

- 60 minutes together.
- Opportunity to meet and share information.
- We'll be giving a short presentation followed by Q&A.
- My role is to facilitate this meeting.
- Please respect each other give everyone the chance to speak.



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

Housekeeping

- We'll be taking notes of comments and questions, but no names/emails will be recorded.
- We may take a screen shot of this meeting for our records.
- Please add any questions to the chat or wait until the Q&A session at the end.
- Before asking a question, please click the 'raise your hand' button.
- I'd now like to go around the group to introduce each other.

Agenda

- MGN project overview
- Construction program overview
- Maintaining pedestrian access & closure of temporary car park
- Construction traffic and environmental controls
- Q&A
- Next steps



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

MGN project overview

Paul Irwin
Development Director



MGN project overview



- 9.4ha Bow Bowing Creek Reserve (56% of site coverage)
- Three new parks.
- 1.2km of shared cycleways along Bow Bowing Creek
- 1,250 Apartment Units.
- 1,960m² of retail activation.

MGN project overview

Masterplan



Masterplan approval received in December 2022. The project will deliver:

- New parks and open spaces.
- Approximately 1,250 apartments, including studio, 1-, 2-, and 3-bedroom apartments.
- Buildings up to nine storeys high.
- Provision for at least 10% Affordable Rental Housing.

Construction program



Paul Irwin
Development Director

Phase 1A

Bulk earthworks to level and stabilise the site

Works involve:

- removing vegetation, stockpiles, grass, and temporary car park
- relocating soil from the Macarthur Heights Sportsfields precinct via Goldsmith Avenue
- excavating and carting soil on site by machinery and trucks, such as excavators and dump trucks
- filling and compacting soil to level and stabilise the site using machinery and trucks, such as rollers, excavators, and dump trucks.

Potential timing and duration	Pedestrian access
Start November 2023 Approximately 4 months Construction hours: <ul style="list-style-type: none">• Mondays to Fridays, 7am to 6pm• Saturdays, 8am to 5pm• No work on Sundays and public holidays	Access will remain open for the majority of these works.

Phase 1B

Civil works to build roads and install utilities, as well as construct the new fitness park and central park.

Works involve:

- Completion of filling and compaction of soil on site
- installing electrical, wastewater and water infrastructure
- building four intersections along Goldsmith Avenue to connect to new local streets
- relocate a pedestrian crossing and amend portions of the median strip
- building the fitness park and central park.

Potential timing and duration	Pedestrian access duration
Start early 2024 Approximately 10 months Construction hours: <ul style="list-style-type: none">• Mondays to Fridays, 7am to 6pm• Saturdays, 8am to 5pm• No work on Sundays and public holidays	Access will remain open for the majority of these works.

Phases 2 & 3

Works to replace the existing footbridge to meet current standards and construct the station arrival plaza & new buildings built by future development partners

Works involve:

- We will provide an update about what is involved when we start detailed planning of this phase.

Potential timing and duration	Pedestrian access
Phase 2 Anticipated to start mid-late 2025 and take approximately 12 months to complete, pending weather and approvals	Access is likely to be impacted for periods during this stage.
Phase 3 From 2025	Access will remain open

Maintaining pedestrian access

Paul Irwin
Development Director



Indicative artist's impression, subject to change and approvals

Maintaining pedestrian access

- Pedestrian access will be maintained for the majority of works.
- Temporary shuttle bus service to be in place during periods when pedestrian access is not safe or possible.
- The temporary car park on Goldsmith Avenue will be closed.
- This space was temporarily made accessible as an overflow space for WSU staff and students. It was never intended as a commuter carpark.

Temporary shuttle bus route



Temporary car park



Construction traffic & environmental controls

Paul Irwin
Development Director



Construction traffic

Measures taken to ensure construction traffic is managed safely and efficiently will include:

- only providing access to the site from Goldsmith Avenue
- requiring that all vehicles park on site
- placing signage and traffic control near the site entrances to manage vehicle movements and safely guide road users, pedestrians and cyclists
- minimising the need for construction vehicles to cross traffic lanes across Goldsmith Avenue.



Environmental controls

A range of environmental controls will be put in place, including:

- spraying water to suppress dust, and pausing works if conditions, such as high winds, cause excessive dust
- installing temporary security fencing mesh screens to reduce dust
- washing down equipment onsite to clean it after use, where required
- installing temporary structures to manage sediment runoff from site
- establishing tree protection zones around trees that will be retained
- removing trees that cannot be retained under the supervision of a qualified ecologist and/or arborist.



Q&A

Fay Edwards
Project Communications & Engagement Manager



Next steps

Fay Edwards



Next steps

- You will be notified when pedestrian access will be replaced by a shuttle bus service.
- Please call or email if you have any further questions.

Macarthur Heights

Phone: 1800 411 717

Email: info@landcom.com.au

landcom.com.au/macarthurheights

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Thank you