

August 2023

July 2023 Macarthur Gardens North community meetings

Summary of questions and feedback

About this document

This document summarises the responses to questions and feedback themes Landcom heard during community meetings held in July 2023 about 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 will enable the delivery of:

- up to 1,250 homes including studio, 1-, 2-, and 3-bedroom apartments, in buildings up to nine storeys high
- 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 meetings

With construction anticipated to start in late 2023, Landcom invited the community and stakeholders to attend community meetings held at Western Sydney University's Campbelltown campus on 25 and 28 July 2023 to share information and answer any questions about:

- the project and its features
- the anticipated approach for construction, phased to minimise impacts, noting the construction methodology would be confirmed once Landcom appoints the principal contractor that will be responsible for the works
- how pedestrian access through the site between Goldsmith Avenue and Macarthur Station is planned to be maintained during construction 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.

Meeting attendees were invited to complete a brief survey to share details about when they use the existing temporary pedestrian path through the site and if they have any access needs they would like Landcom to be aware of to support our planning for the shuttle bus service during

periods when pedestrian access through the site will not be possible. A link to a digital version of the survey has been shared following the meetings with the wider community.

The meetings concluded with a brief update about planned open space construction at Landcom's neighbouring Macarthur Heights project.

The presentation shared during the meetings is included in Appendix A.

The meetings were promoted via newsletter to around 900 households, e-newsletter, social media posts, the project webpage, and liaison with stakeholders. Twenty-seven people attended the meetings, many of whom identified as residents of Macarthur Heights.

Summary of questions and feedback

While attendees expressed support for the open spaces and retail spaces planned for Macarthur Gardens North, a number of attendees shared concerns about construction and future development contributing to local traffic issues and commuter car parking constraints to the north of Macarthur Station. There was also discussion about connectivity challenges for Macarthur Heights residents to nearby services and amenities, such as schools and shops.

Attendees were supportive of the proposed phased construction approach to maintain pedestrian access through the project site during construction as much as possible, and the planned shuttle bus to be used during construction periods when pedestrian access will be closed.

The following table includes a summary of questions and feedback received listed by theme, Landcom's responses, and a list of actions that Landcom has committed to completing following the meetings.

Theme	Question or issue raised	Response	Landcom action
Macarthur Gardens North (MGN) planning	When did planning for MGN commence?	Planning for MGN began in 2013. We received approval for the MGN masterplan in December 2022.	None
MGN residential development	How many apartments will be built at MGN and when will they be available for sale?	<p>Planning approval will enable future development across the MGN site of up to 1,250 apartments, including studio, 1-, 2-, and 3-bedroom apartments, in buildings up to nine storeys high.</p> <p>10% of apartments will be set aside for Affordable Rental Housing to help key workers and low to moderate-income households to secure housing.</p> <p>We intend to sell superlots to private developers to deliver the apartment buildings. Pending the timing of superlot sales, we anticipate that apartments may be available for purchase from mid-2024.</p>	
MGN open spaces and amenities	Support for new open spaces to be delivered at MGN.	Noted.	None
	Can a post box be delivered MGN?	Taken on notice.	We will contact Australia Post to discuss.
MGN retail spaces	What kind of retail will be included in the MGN development?	The MGN masterplan allows for 1,960 sqm of retail. The purchaser of this space will decide what the best use of this space will be. Noting the location of the space, it could include a café or convenience store.	None

Theme	Question or issue raised	Response	Landcom action
Traffic	Will MGN construction impact traffic on Goldsmith Avenue?	<p>The principal contractor responsible for works will be required to prepare a Construction Management Plan that identifies the impacts of construction, including noise, dust and traffic, and how these impacts will be managed.</p> <p>The principal contractor will also need to prepare and follow measures set within a Traffic Management Plan to ensure construction traffic and works do not impact the safety of pedestrians, cyclists and other road users. Safety measures will include the installation of signage and fencing, and placing traffic controllers at appropriate locations to guide construction vehicles entering and exiting work areas.</p> <p>Most vehicles accessing the site will be light vehicles and delivery trucks with heavy vehicles predominantly during the early bulk earthworks phase. Workers travelling to the site by car will park on site, within the construction compounds. Goldsmith Avenue will remain open to through-traffic throughout construction.</p> <p>We will continue to share planning and construction updates, including details about how we will limit any work impacts.</p>	None
	Macarthur Heights residents have to drive regularly to access destinations such as schools, work, public transport and shops. MGN development will cause traffic congestion.	<p>A traffic and transport assessment prepared by independent consultants and submitted to Campbelltown City Council with the MGN development application considered the cumulative traffic impacts of new development at Macarthur Heights, the Western Sydney University Masterplan, and the area's population and employment growth, including committed developments.</p> <p>The traffic and transport assessment confirmed that local roads and intersections have the capacity to accommodate the minor increase to traffic generated by the new development, including during peak hours.</p>	None

Theme	Question or issue raised	Response	Landcom action
	Will any roads or intersections be upgraded as part of the MGN development?	No. Goldsmith Avenue has capacity to support Western Sydney University, Macarthur Heights and the proposed site. The traffic and transport assessment concluded that no additional upgrades to nearby intersections or roads would be necessary as a result of the MGN development.	None
	How will vehicles enter and exit Goldsmith Avenue from the MGN development?	Access to Goldsmith Avenue will be via four intersections, which we will construct prior to the construction of future homes. Two of these intersections will allow right turn movements onto Goldsmith Avenue.	None
Parking	Will there be any public parking provided as part of the new MGN development?	Yes. Approximately 137 timed street parking spaces will be provided on all streets. There will also be an additional five parking spaces within the future 'kiss and ride' area next to the new station plaza. In line with Campbelltown City Council requirements for residential buildings, the concept plan includes 1,143 private (off-street) parking spaces and 517 bicycle parking spaces. Public car parking has been limited, as our vision is to create a connected, walkable community, leveraging the site's excellent location and access to public transport and amenities.	None
	Why is Western Sydney University's overflow car park on Landcom's development site being closed?	The university overflow car park on Landcom's development site was always intended for temporary use prior to works commencing at MGN. This temporary car park will be closed when MGN construction starts and will not be reopened. Advanced notice will be provided to the community and stakeholders.	None

Theme	Question or issue raised	Response	Landcom action
	Will there be any commuter car parking at MGN?	<p>No. The need for commuter car parking was not identified by relevant government organisations during the assessment process, and there are strict limits on how much car parking can be provided on site.</p> <p>Transport for NSW delivered two commuter car parks on the southern side of Macarthur Station. This parking is free and available 24 hours, 7 days per week.</p>	None
Shuttle bus service	What hours will the shuttle bus operate?	<p>The shuttle bus service will only be operated during construction periods when it is not safe or possible to maintain pedestrian access through the MGN development site between Macarthur Station and Goldsmith Avenue.</p> <p>We understand that the existing temporary pedestrian path is mostly used between 5am-8pm.</p> <p>We are currently planning the details of the shuttle bus service, including the frequency, timing and pick-up/drop-off locations. Our planning will be informed by:</p> <ul style="list-style-type: none"> • the final construction methodology that is to be prepared by the principal contractor who is responsible for works • survey feedback about how and when people currently access the temporary pedestrian path through the site. 	Share survey with community to understand usage and access requirements for the shuttle bus service.
	Will the shuttle bus frequency be reviewed if demand is higher than anticipated?	We will review the shuttle bus service regularly.	None
	What route will the shuttle bus service take?	It will operate between Goldsmith Avenue and Macarthur Station/Macarthur Square.	None

Theme	Question or issue raised	Response	Landcom action
	Why can't you extend the shuttle bus service to Macarthur Heights?	The shuttle bus service is only designed to replace pedestrian access through the site for short periods during construction when it is not safe to provide pedestrian access. It is not intended as a permanent or alternative form of public transport.	None
	Will the shuttle bus service provide shelter at each pick-up/drop-off location?	We are planning the shuttle bus service, including the pick-up/drop-off locations. Where no shelter exists, we will investigate the opportunity to provide temporary shelters during periods when the shuttle bus is in operation.	We will investigate the opportunity to install shelters at pick-up/drop-off locations.
	Can the shuttle bus service offer an app showing the bus timetable?	It will not be feasible to create a timetable app for the shuttle bus service. However, the bus company will ensure that a timetable or information about the service frequency is placed at each pick-up/drop-off location.	None
Queries related to Macarthur Heights	What facilities will be provided within the Sportsfields precinct?	<p>The Sportsfields precinct is proposed to include:</p> <ul style="list-style-type: none"> • two sportsfields • a multi-use court • a training ground • an amenities building • pathways • visitor parking. <p>Our discussions with Campbelltown City Council about the Sportsfields precinct's detailed design are ongoing, and will help refine details relating to the facilities we plan to deliver.</p>	

Theme	Question or issue raised	Response	Landcom action
	Will the planned Sportsfields precinct amenities building include space for public meetings?	Initial concepts for the amenities building have been presented to Campbelltown City Council for consideration. While no decisions have been made, all options presented include a meeting room for community use.	
	Is Landcom planning to install shade structures over play spaces, including at Claremont Park?	Play spaces that have already been installed, such as at Claremont Park, are now owned and maintained by Council. Future play areas in the Sportsfields precinct and Lake Thomson, will include shade structures.	We will raise the community request for a shade structure at Claremont Park with Council.
	What is happening to the empty townhouses on the corner of Goldsmith Avenue / University Drive?	Taken on notice.	We will investigate ownership of the townhouses.
	What landscaping rebates are available to Macarthur Heights residents?	Taken on notice.	Following the meeting, we provided further information to the resident who raised this question.
Other	Why hasn't there been a school proposed in the local area?	Large-scale developments like MGN are referred to NSW Government departments, as well as the local council, for comment during the planning process. In the planning of MGN, no need for a new local school was identified.	None

Next steps

In the coming months Landcom will appoint a principal contractor who will be responsible for construction at Macarthur Gardens North. Prior to the start of works, the contractor will need to prepare a detailed construction methodology which firms up the details of the phased construction approach, including anticipated timings and ways that pedestrian access through the site will be maintained as much as possible.

To support our planning for the shuttle bus service that will be put in place during construction periods when it is not possible to maintain pedestrian access through the site, we have shared a survey with the community and stakeholders to help us understand when they use the existing temporary pedestrian path through the site and if they have any access needs they would like us to know about. This survey has been promoted on site signage, e-newsletters and letterbox drops to Macarthur Heights residents.

A copy of this document summarising questions and feedback, and other feedback we have received about planned construction, will be shared with the principal contractor so they are aware of concerns relating to works as they prepare their detailed construction methodology. We plan to share further detail about the construction methodology with the community prior to the start of works.

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 meetings held in July 2023 for our Macarthur Gardens North 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.



Macarthur Gardens North community meeting

July 2023

Welcome

Fay Edwards
Project Communications & Engagement Manager



Indicative artist's impression, subject to change and approvals

Macarthur Gardens North community meeting - July 2023



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Acknowledgement of Country

Fay Edwards
Project Communications & Engagement Manager

Macarthur Gardens North community meeting - July 2023

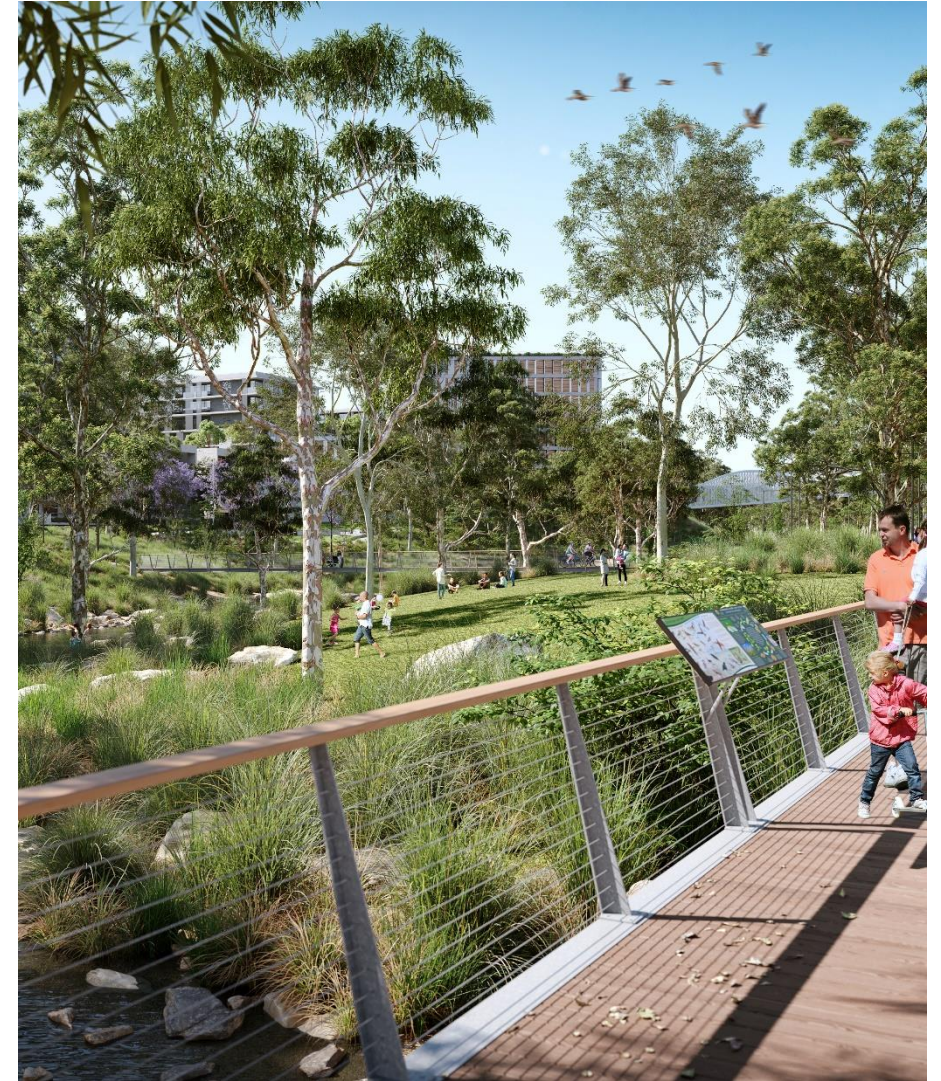


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Welcome

- 90 minutes together
- Opportunity to meet and share information
- Aim is for everyone to have their say
- Hold your questions for Q&A session
- Please respect each other
- Team introductions



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

Housekeeping

- Light refreshments
- Bathrooms
- Emergency exit
- Note taking
- Photography

Agenda

- MGN project overview and construction program
- Pedestrian access during MGN construction
- Overview of shuttle bus service
- Q&A session
- Macarthur Heights construction update
- Next steps



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

MGN project overview and construction program

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



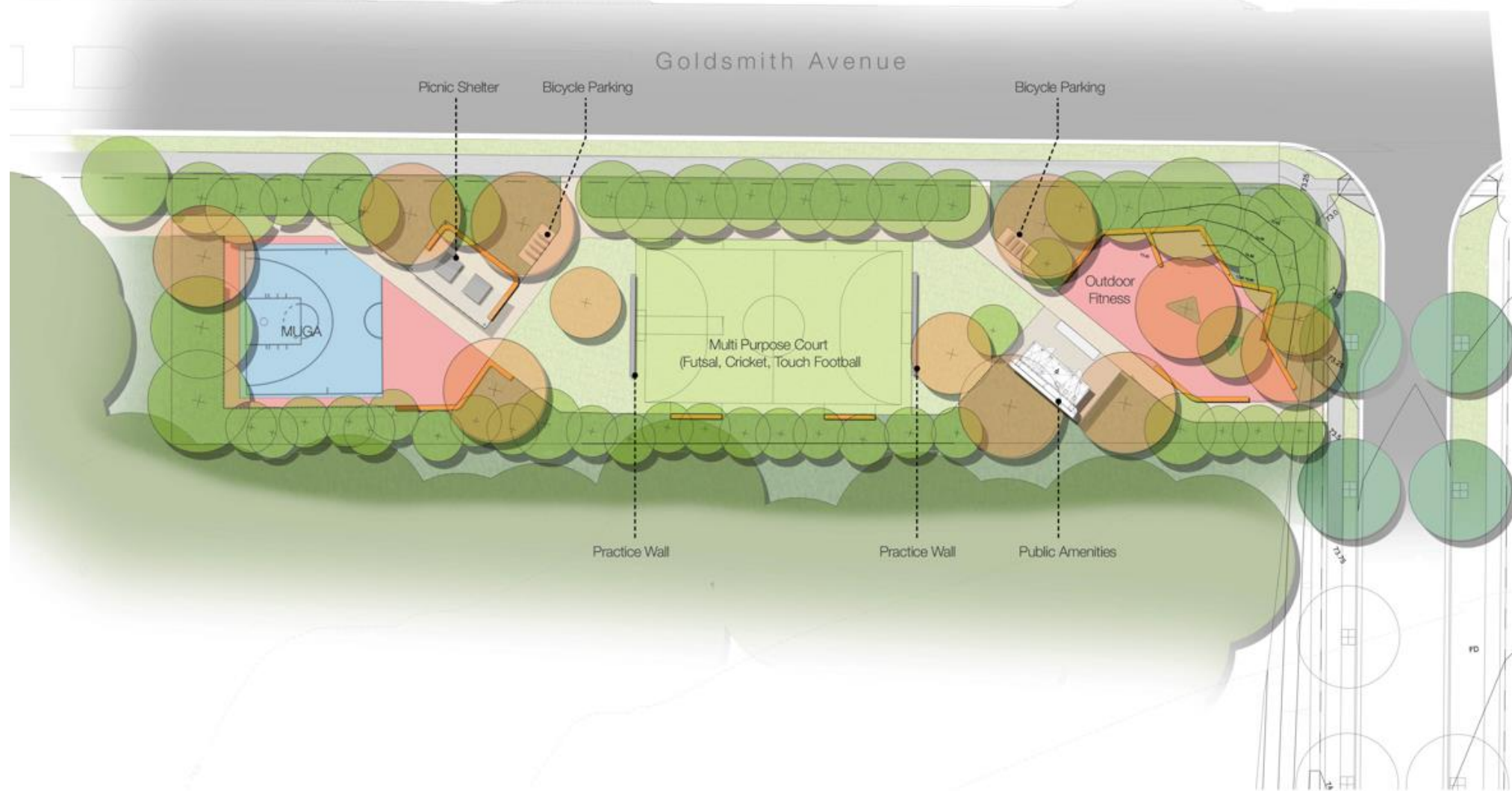
Masterplan approval received in December 2022. The project will deliver:

- New parks and open spaces.
- Up to 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.

MGN project overview



MGN project overview



Construction program

Phases	Potential timing and duration of works	Pedestrian access
Phase 1A – bulk earthworks to level and stabilise the site.	Start September/October 2023 Approximately 4 months	Access will remain open for the majority of these works.
Phase 1B – civil works to build roads and utilities, as well as the Fitness Park and Central Park.	Start early 2024 Approximately 10 months	Access is likely to be impacted for periods during this stage.
Phase 2 – new footbridge works, and Station Arrival Plaza.	Start mid-late 2025 Approximately 12 months	Access is likely to be impacted for periods during this stage.
Phase 3 – new buildings built by future development partners.	From 2025	Access will remain open.

A shuttle bus service will be provided whenever pedestrian access cannot be maintained.

Pedestrian access during construction

Paul Irwin
Development Director



Indicative artist's impression, subject to change and approvals

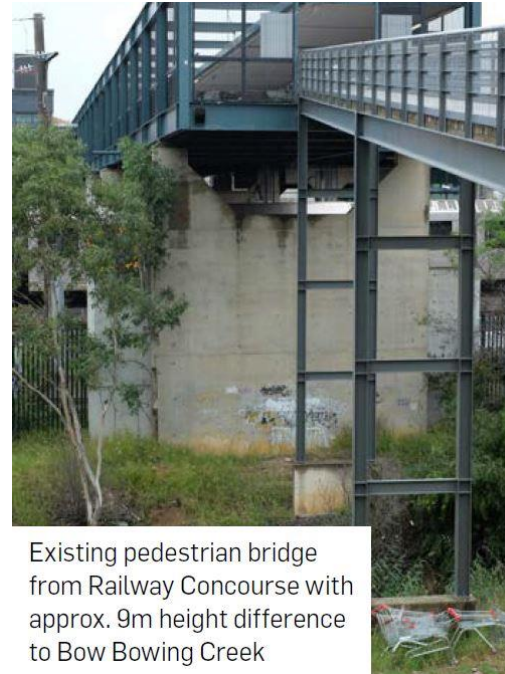
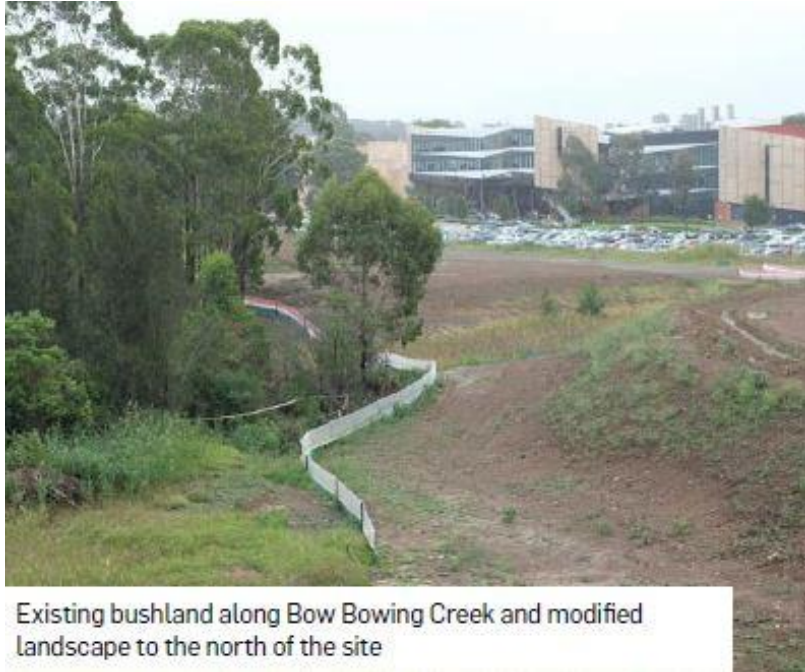
Macarthur Gardens North community meeting - July 2023



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Development site

Existing site condition



Development site



Legend

←→ Nominal pedestrian route

EARTHWORKS DEPTH RANGE

CUT	FILL
> -5.0m	0m to 0.5m
-0.5m to 0m	> 5.0m

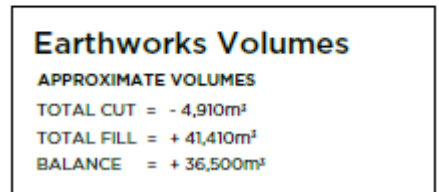
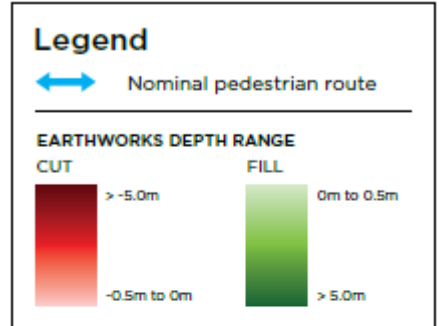
Earthworks Volumes

APPROXIMATE VOLUMES

TOTAL CUT =	- 4,910m ³
TOTAL FILL =	+ 41,410m ³
BALANCE =	+ 36,500m ³

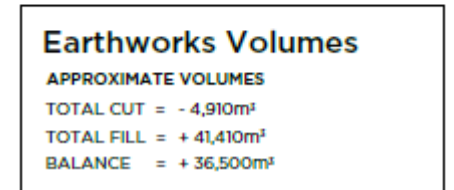
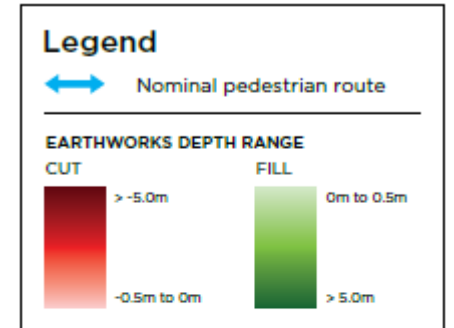
Indicative only, subject to change and approvals.

Access during construction



Indicative only, subject to change and approvals.

Access during construction



Indicative only, subject to change and approvals.

Access during construction



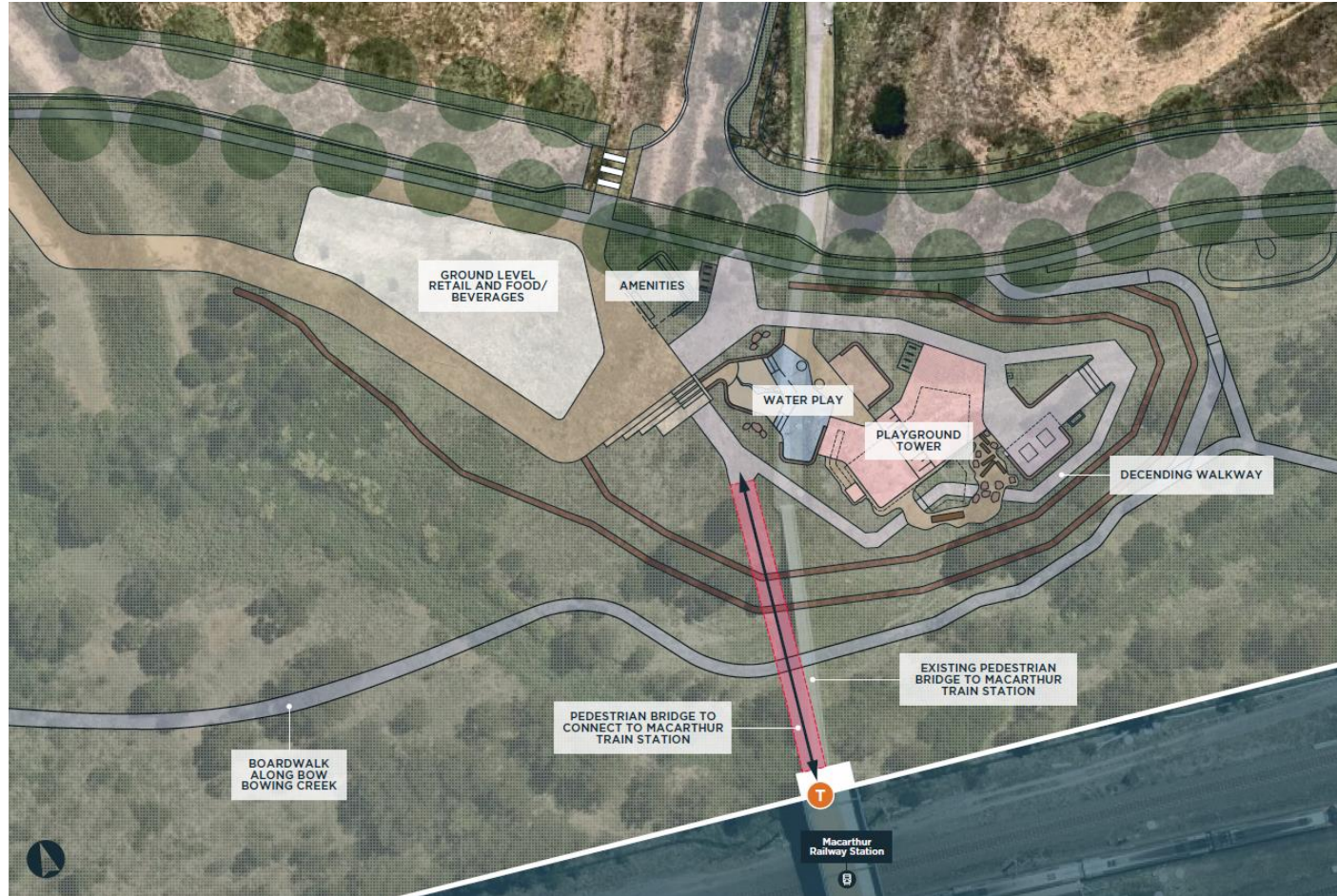
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Access during construction



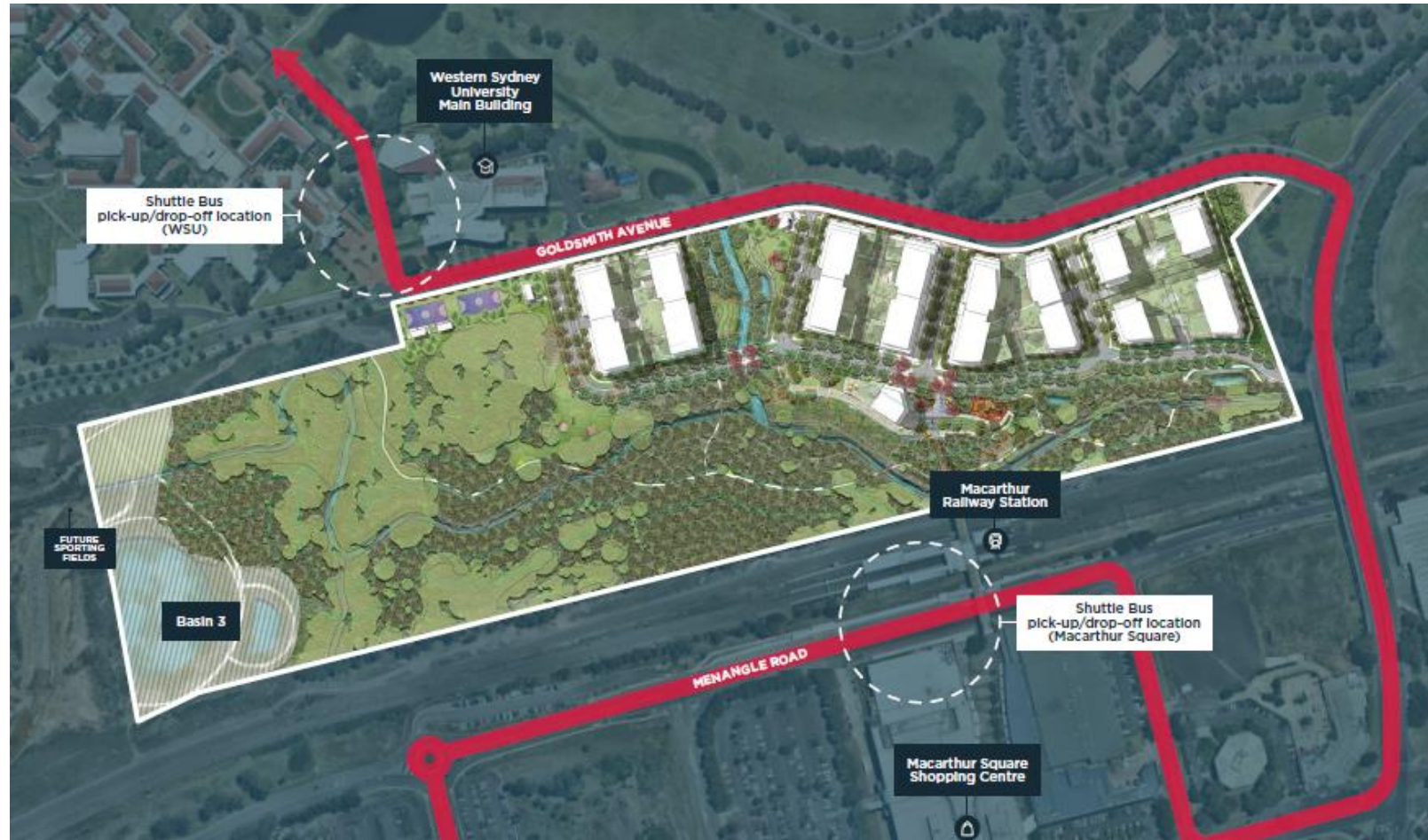
Indicative only, subject to change and approvals.

Footbridge replacement



Indicative only, subject to change and approvals.

Shuttle bus service



Indicative only, subject to change and approvals.

Q&A

Fay Edwards
Project Communications & Engagement Manager



Macarthur Heights construction update

Paul Irwin
Development Director



Macarthur Gardens North community meeting - July 2023



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Macarthur Heights construction

Lake Thomson	Macarthur Regional Recreational Trail
<ul style="list-style-type: none">• Scheduled to start in September 2023.• Final approval for equipment designs has been received from Council.• Designs include areas for climbing and sliding, swings, a flying fox and shaded areas.	<ul style="list-style-type: none">• Survey works are now complete.• Preparation of detailed designs will start at the end of July.
Sportsfields Precinct	Bush regeneration
<ul style="list-style-type: none">• Subject to Sydney Water approvals, works to realign Bow Bowling Creek should recommence towards the end of 2023.• Landscaping works will follow and are anticipated to take 12 months to complete.• We have provided initial options for an 'all-weather' facility to Council for consideration and expect an outcome by the end of July 2023.	<ul style="list-style-type: none">• The five riparian corridors that run through Macarthur Heights will be regenerated and pathways built.• Works are anticipated to start in early October 2023.

Lake Thomson



Indicative only, subject to change and approvals.

Lake Thomson



Indicative only, subject to change and approvals.

Next steps

Fay Edwards



Next steps

- Please fill out a feedback form and contact us for any other questions.
- We be hosting another information session for the community before construction works start.

Macarthur Heights

Phone: 1800 411 717

Email: info@landcom.com.au

landcom.com.au/macarthurheights

Macarthur Gardens North

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Thank you