LANDCOM

Macarthur Gardens NORTH

MACARTHUR HEIGHTS

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

Macarthur Gardens North project update

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

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

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

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

1800 411 717 | info@landcom.nsw.gov.au

What changes are proposed?

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

Why are changes proposed?

The proposed changes aim to:

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

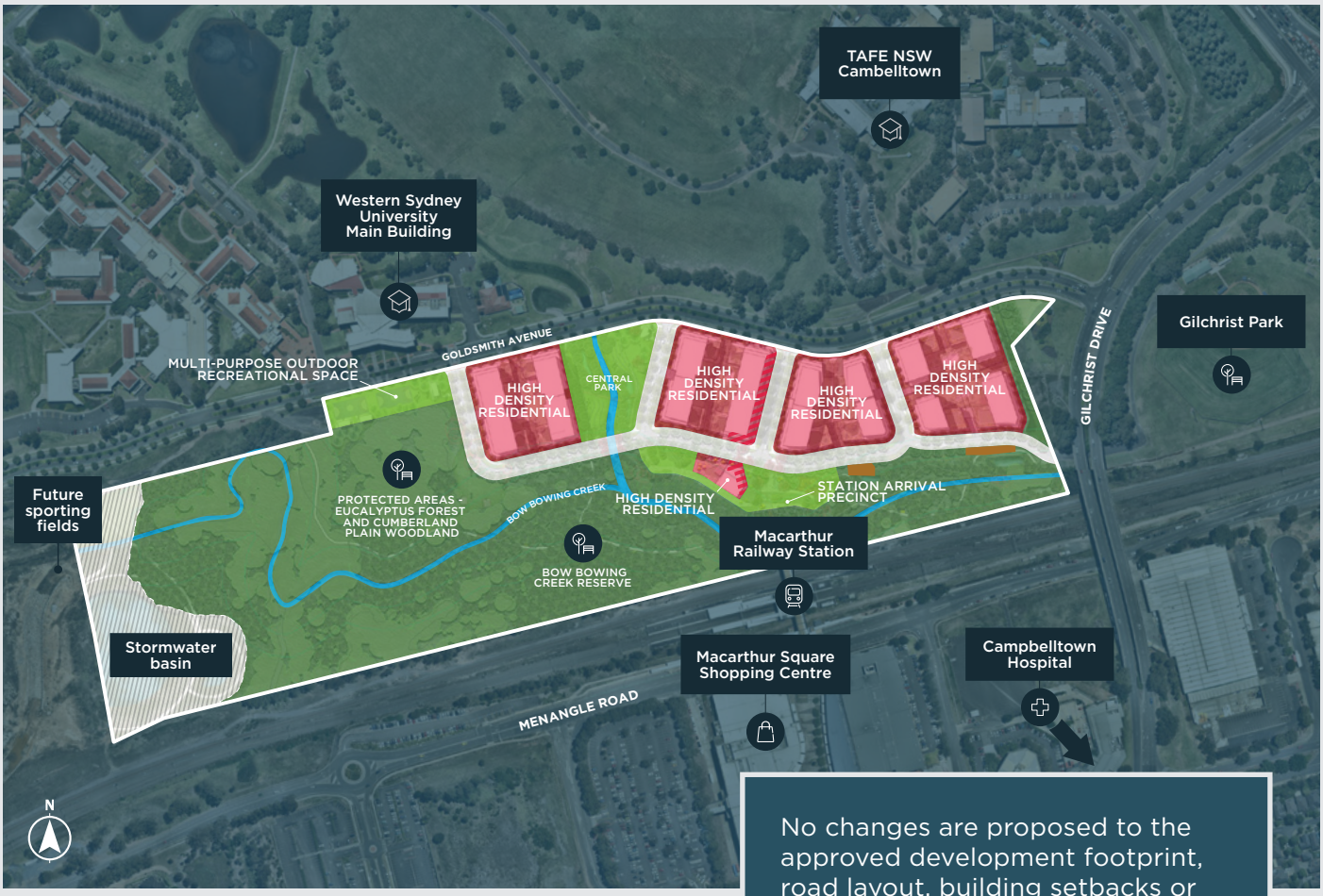
How would the changes be made?

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

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

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

Maximising the benefits of a great location



LEGEND

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

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

The only requested change is an adjustment to the building height and floor space across four of the six building lots in the development.

Meeting the needs of current and future residents

Current concept masterplan (number of floors in each building)

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

Design of the new bridge

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

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

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

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

Macarthur Gardens North construction update

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

Macarthur Gardens North under contruction

Lake Thomson is nearing completion

Lake Thomson community open day

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

Save the date

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

Macarthur Heights update

Sportsfields

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

Riparian corridors

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

Macarthur Regional Recreational Trail

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

Find out more

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

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

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

Questions?

1800 411 717

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

English

Interpreter services

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

Arabic

خدمات الترجمة الشفهية

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

Bengali

দোভাষী পরিষেবা

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

Nepali

दोभाषे सेवाहरू

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

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