

Greater Macarthur 2040 Update

December 2021





Greater Macarthur 2040 Update

NSW Department of Planning, Industry and Environment prepared a draft plan – *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area* – that set out the proposed strategic planning framework for the Greater Macarthur Growth Area. When the final Greater Macarthur 2040 plan is released, it will guide precinct planning within the area and will build on work being done with Wollondilly Shire Council and work already being progressed by Campbelltown City Council for many of the precincts.

The final Greater Macarthur 2040 plan will seek to recognise and build on the vital role the Campbelltown–Macarthur metropolitan cluster plays in providing jobs and services for the broader south-western Sydney area. The Greater Macarthur Growth Area incorporates the Glenfield to Macarthur urban renewal precincts and the land release precincts of Gilead, North Appin and Appin.

The Greater Macarthur 2040 plan will support the Greater Sydney Commission’s strategic vision outlined in its [Metropolis of Three Cities](#) and [Western City District Plan](#).

This update provides an overview of what has happened since we released *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area*, the status of key strategic projects and the steps needed to finalise the plan.

Key strategic projects associated with the Greater Macarthur region include:

- the finalisation of the Cumberland Plain Conservation Plan
- the release of several pieces of advice from the NSW Office of the Chief Scientist & Engineer regarding the protection of koalas
- a new approach for state-led rezoning for precincts in growth areas declared under the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*
- Campbelltown City Council’s delivery of urban renewal precincts
- working with Wollondilly Shire Council and Campbelltown City Council to plan for land release precincts
- The Greater Macarthur Transport Network Plan.

Vision for Greater Macarthur

In 2040, the Greater Macarthur Growth Area will be a highly connected and accessible urban region that recognises Country. It will support and be serviced by a thriving and diverse Campbelltown–Macarthur. People living here will be close to green corridors that contain parks, green cover and open space. Being active will be a way of life. The natural environment will flourish with koalas and other species in safe and growing populations through biodiversity protection and enhancement. High-quality jobs, services and education will be available close to home.

What has happened so far

Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area and the [Greater Macarthur Special Infrastructure Contribution](#) were on public exhibition from November 2018 until February 2019. The exhibition built on previous consultation undertaken on the [Glenfield to Macarthur Urban Renewal Corridor Strategy](#) and land release investigations.

We released the [Greater Macarthur - What We Heard](#) report in December 2019, which summarises the feedback we received through the consultation process, the key themes that arose from the consultation, and the opportunities for further collaboration. The report outlines our commitments to the local community, NSW Government agencies and landowners as planning for the Greater Macarthur Growth Area continues. The final version of the Greater Macarthur 2040 plan will embody these commitments.

The department declared Greater Macarthur a growth area in 2019 through an amendment to the [State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#).

Mount Gilead Estate was listed on the [State Heritage Register](#) in August 2020.

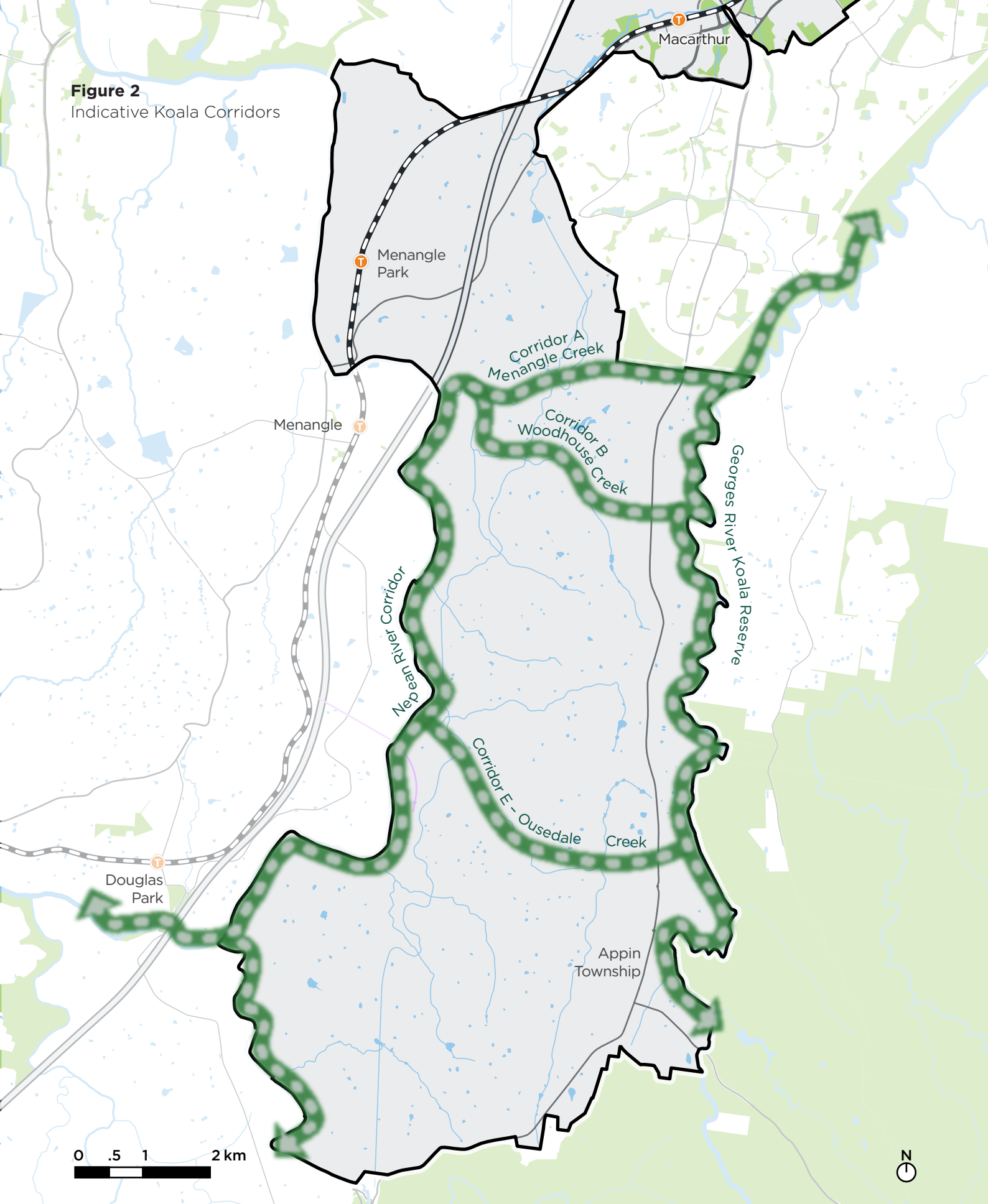


Public exhibition at Rosemeadow Community Hall

Figure 1 Planning timeline and context









Figure 2
Indicative Koala Corridors



0 .5 1 2 km



-  Motorway
-  Roads
-  Trail line and station

-  Indicative koala corridors
-  Growth area boundary
-  Streams and waterbodies

Office of the NSW Chief Scientist & Engineer advice on koala protection

Greater Macarthur is home to a growing population of koalas. This population is one of the few remaining in the Sydney region considered healthy and is uniquely Chlamydia free. It is important that we plan for the growth in the koala population as we plan for the growth in human settlements.

In 2019, the Office of NSW Chief Scientist & Engineer was asked to provide independent expert advice on protecting the Campbelltown koala population.

In August 2020, the Office of the NSW Chief Scientist & Engineer published a report titled [Advice on the protection of the Campbelltown Koala population – Koala Independent Expert Panel](#).

The report provides 4 overarching recommendations to ensure the adequacy of koala protection measures. These measures include:

- increasing and improving existing habitat by, for example, establishing the Georges River Koala Reserve
- improving connectivity by constructing koala movement crossings and protecting koalas from urban threats with exclusion fencing
- active monitoring and using adaptive management for koalas
- adopting good practices for disease prevention including vaccinations.

This advice aligns with the NSW Koala Strategy and we have incorporated it into the strategic planning framework for the Greater Macarthur Growth Area and the draft Cumberland Plain Conservation Plan.

The NSW Government sought further advice from the Office of the NSW Chief Scientist & Engineer in February and May 2021.

The February 2021 advice clarified questions in relation to corridor viability, how to calculate the average corridor width, the Nepean River corridor and details about asset protection zones, corridor buffers and fencing.

The May 2021 advice detailed 31 principles for protecting koalas in the Greater Macarthur and Wilton growth areas and surrounding regions.

We have applied all the Office of the NSW Chief Scientist & Engineer's advice in finalising the Cumberland Plain Conservation Plan and the advice will guide precinct planning decisions within the Greater Macarthur Growth Area.

To ensure the ongoing protection of koalas within the growth area, and in line with the Office of the NSW Chief Scientist & Engineer's recommendations, the department is expanding some koala movement corridors to ensure they support safe koala movement and are a priority for protection and ecological restoration over the long term.

Figure 2 shows indicative koala corridors that will be secured over time in the Greater Macarthur Growth Area, which includes parts of Campbelltown City Council and Wollondilly Shire Council.

Steps to finalise Greater Macarthur 2040

Aboriginal cultural values of Country

Greater Macarthur Interim plan recognises the role that the region's Aboriginal cultural values have in connecting people to their history and community. The Greater Macarthur area holds significant Aboriginal cultural values which will continue to shape the areas culture and identity.

This part of Country has always been of high value and importance for the Dharawal, Dharug and Gundungarra Peoples who as the Traditional Custodians continue to care for it today as they have for many thousands of years. We are committed to working closely with Traditional Custodians and knowledge holders to listen to Country and reflect culture where possible, such as planning and design outcomes.

Early conflict between the British and local Aboriginal groups across the Cumberland Plains culminated in the state sanctioned Appin Massacre in 1816. Sites relating to this event are generally located in the southern section of the Growth Area. We are working with stakeholders and other agencies such as Heritage NSW and Government Architect NSW, to carefully respond to the cultural and historical importance of this area and the broader Growth Area. We are preparing a respectful and clear process for rezonings within the Greater Macarthur Growth Area in the future. Further, the NSW Heritage Council resolved in July 2021 to investigate the protection and recognition of the Appin Massacre cultural landscape through listing on the State Heritage Register.

We will continue to work with Heritage NSW as part of ongoing planning for the Greater Macarthur Growth Area to understand how cultural values can inform future rezonings.

The Cumberland Plain Conservation Plan

The department is finalising a conservation plan for western Sydney that will help protect threatened plants and animals, and support the creation of housing, infrastructure and green spaces. When finalised, the *Cumberland Plain Conservation Plan* (CPCP) will apply to a large portion of the Greater Macarthur Growth Area and will support the delivery of the well-planned precincts.

Strategic conservation planning assesses and protects biodiversity upfront in the planning process for large-scale development. It ensures we protect our unique and diverse plants and animals, while identifying areas suitable for housing and infrastructure for local communities.

The CPCP will streamline approvals for strategic biodiversity certification under the *Biodiversity Conservation Act 2016* (NSW) and strategic assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) in the Greater Macarthur Growth Area and other areas nominated in the CPCP, including major infrastructure corridors. This means that no further biodiversity approvals will be needed in certified areas in the CPCP.

The CPCP ensures we avoid and minimise impacts to biodiversity where feasible. Any impacts of future development that we cannot avoid in the nominated areas will be offset through the CPCP's conservation program. The conservation program's commitments and actions include specific measures to protect the koalas in south-western Sydney through:

- establishing the Georges River Koala Reserve to protect this primary koala corridor
- securing additional areas of koala habitat and using ecological restoration to improve connectivity of the habitat
- installing koala exclusion fencing between koala habitat and the urban interface including residential areas and major roads
- constructing koala crossings to facilitate safe movement across infrastructure including Appin Road
- investing over \$1 million as part of the *NSW Koala Strategy* to enhance koala health and welfare and undertake research and monitoring of the local koala population.

The draft CPCP was on exhibition between 26 August and 2 November 2020. We received over 500 submissions and we are considering these as we finalise the CPCP. The final CPCP will also consider the Office of NSW Chief Scientist's advice on koala corridors. We will include the CPCP mapping in the final Greater Macarthur 2040 plan.

State infrastructure contributions

Property developers contribute toward the delivery of state and local infrastructure that help to create great places. The contributions help fund and deliver public spaces, footpaths, cycleways, roads, stormwater drainage, biodiversity offsetting, open space and other social and community facilities.

The department exhibited a draft [Greater Macarthur Special Infrastructure Contribution](#) plan from November 2018 until February 2019.

The NSW Government recently committed to reforming the contributions system to:

- develop a stronger funding base for state and regional infrastructure
- make the system more consistent, transparent and easy to navigate
- better align infrastructure contributions and strategic planning and delivery.

The new contribution system will introduce a Regional Infrastructure Contribution (RIC) framework that replace the Special Infrastructure Contributions framework. The RIC will provide funding towards critical state and regional infrastructure, including in Greater Macarthur through a state infrastructure contribution to be levied on new development across Greater Sydney. The RIC will consist of a:

- low, broad-based charge (per dwelling for residential and per square metre gross floor area for commercial, industrial and retail development)
- strategic biodiversity component for development on biodiversity-certified land
- transport project component (where applicable).

Infrastructure investment will be aligned with land use planning and forecast growth applying a place-based focus to determine regional infrastructure needs in each region. This includes ensuring the right infrastructure proposals are developed and delivered at the right time to support the development of liveable, productive, and sustainable communities. The state and regional infrastructure outlined in the Interim Greater Macarthur 2040 Plan will inform the growth infrastructure needs within the RIC investment program.

Proposed improvements to the NSW infrastructure contributions system are on public exhibition from 28 October until 10 December 2021. The exhibition materials outlining the proposed RIC contribution rates and regions can be accessed via the links below:

- [New framework for state infrastructure contributions](#)
- [Frequently asked questions](#)

We are currently working on a delivery program to implement the reform, including transitional arrangement's for determined State Infrastructure Contributions.

Voluntary planning agreements

To ensure koala protections are in place, there is a signed voluntary planning agreement with Lendlease for Mt Gilead Stage 1 (Figtree Hill). We are working with Lendlease to investigate potential changes to this agreement to better facilitate safe east-west koala movement under Appin Road.

Further technical studies

In response to community feedback outlined in the [Greater Macarthur - What We Heard](#) report, we requested additional technical studies to help us finalise the structure plan and precinct planning principles.

We commissioned a strategic bushfire study for the land release area, as requested by the Rural Fire Service. The study identified and assessed bushfire risk and provided a road map to inform more detailed studies for future rezonings. These later studies will minimise risks for the existing and new communities, while preserving biodiversity and koala habitat.

The Greater Macarthur 2040 interim plan identified certain land as potential future employment land and mixed use residential, subject to further investigation. We have commissioned employment land studies, and will work with Wollondilly Shire and Campbelltown City Councils to understand and resolve the need for employment and mixed use land. This will be clarified in the final Greater Macarthur 2040 Plan.

We also undertook a land use safety study to ensure future land uses, planning controls and development near high pressure gas pipelines can be appropriately located to minimise risk.

TfNSW is reviewing the Greater Macarthur Transport Network Plan to support the broader vision for the Greater Macarthur Growth Area and surrounds and to enable detailed planning of local roads and walking and cycling routes during precinct planning.

These studies will be made publicly available when we release the final Greater Macarthur 2040 plan.

Update on Greater Macarthur precincts

Greater Macarthur Precincts

- Glenfield
- Macquarie Fields
- Ingleburn
- Minto
- Leumeah
- Campbelltown
- Macarthur
- Glenlee
- Gilead
- Menangle Park
- North Appin
- Appin

The Greater Macarthur 2040 interim plan identified 12 precincts within the growth area, each with its own distinct character and development capability.

The NSW Minister for Planning and Public Spaces announced a new approach to precinct planning in November 2019. The approach was developed to provide certainty and a way forward for precincts. The new approach forms part of our work to centre the planning system around people, places, public spaces and the environment, putting greater responsibility for planning in the hands of councils and local communities.

Status of precincts

Glenfield Precinct

We collaborated with Schools Infrastructure NSW, Property NSW and Campbelltown City Council to rezone Glenfield. The rezoning came into effect on the 16 July 2021. Glenfield is set to become south-west Sydney's premier regional sporting and education destination. The rezoning will enable up to 7,000 new homes, 2,900 new jobs, additional playing fields, at least 30 hectares of accessible public open space and approximately 50 hectares of land retained for agricultural purposes.

Campbelltown City Council will now prepare a development control plan to provide detailed design controls for development in the precinct. Schools Infrastructure NSW is leading the plans for Hurlstone Agricultural High School and will continue to invest in its future.

Other precincts

Campbelltown City Council is leading the planning for other precincts. This includes Ingleburn CBD, Minto and Menangle Park, which are being progressed through planning proposals. Council has also finalised the *Reimagining Campbelltown City Centre Master Plan*, which establishes a decision-making framework for Leumeah, Macarthur and Campbelltown.

Planning for the Appin Precinct, within the Wollondilly Shire part of the Growth Area, is being led by the department's Technical Assurance Panel.

Pathway for planning proposals and rezoning

We are working to establish a new way for NSW Government agencies, Wollondilly Shire Council, Campbelltown Council and industry to work together to rezone land where a strategic framework has been established. A technical assurance panel will focus on the collaborative preparation of draft proposals to deliver outstanding, innovative precincts that are consistent with an established strategic planning framework.

The department is piloting this new process within the Gilead and Appin land release precincts of the Greater Macarthur Growth Area.

Technical Assurance Panel and Proponent

Strategic Planning

- Terms of reference
- Scoping and precinct definition
- Study preparation
- Connecting to Country
- Infrastructure Investigation
- Precinct Plan and indicative layout plan



Council or the Department

Statutory Planning

- Rezoning (SEPP or LEP)
- State and local Voluntary Planning Agreements
- Development Control Plan
- Public exhibition
- Plan making
- Community engagement

Next steps

We will continue to work with councils and other stakeholders to finalise the Greater Macarthur 2040 plan by mid 2022. The final plan will be the result of on-going collaborative partnerships with stakeholders that commenced in 2015.

The CPCP, koala corridors, the transport network plan and understanding cultural values are key projects that will help us finalise Greater Macarthur 2040. We will also consider any updated technical studies and incorporate recommendations from the Office of the NSW Chief Scientist & Engineer.


We will also review and update the Section 9.1 Ministerial Direction to ensure future rezonings implement and achieve the vision of Greater Macarthur 2040.

The technical assurance panel pilot program will result in collaborative preparation of draft proposals to deliver rezoning within Gilead and Appin. New planning proposals that are consistent with the interim or final Greater Macarthur 2040 plan will continue to move forward.

The commitments we made in the *Greater Macarthur - What we heard* report will be incorporated into the final plan and there will be further opportunities for the community to provide feedback as part of the public exhibition of future rezoning proposals.



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