Greater Macarthur 2040
An interim Plan for the Greater Macarthur Growth Area
Introduction

Greater Macarthur is a proposed Growth Area incorporating the Glenfield to Macarthur urban renewal precincts and land release precincts from Gilead to Appin. The Department of Planning and Environment has prepared an interim Plan for the Growth Area, Greater Macarthur 2040. It has been released in parallel with Special Infrastructure Contributions Schemes to fund State infrastructure to support new homes and jobs. When finalised, the Plan will guide precinct planning within the Growth Area.

The Greater Macarthur Growth Area pivots on Campbelltown-Macarthur. Balancing growth north and south of this metropolitan centre will boost the economy, bring investment in local jobs and provide high quality education, recreation and housing opportunities. At the heart of Greater Macarthur, a koala reserve will secure habitat and movement corridors.

Vision

In 2040, the Greater Macarthur Growth Area will be a highly connected and accessible urban region. 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.
The interim Plan

The interim Plan proposes 12 precincts combining urban renewal of existing communities and land release areas. About 18,000 new homes are proposed from Glenfield to Macarthur along the rail corridor. The precincts of Menangle Park, Gilead and Appin could deliver around 40,000 homes. Economic development and new local jobs will be focused around Campbelltown-Macarthur and local centres to service new communities. Land will be set aside in each of the precincts to provide services to meet the needs of local communities.

The interim Plan also sets out strategies to protect water quality, bushland, threatened species and heritage items.

The interim Plan is now available for community feedback. The Plan and accompanying reports can be viewed at Campbelltown and Wollondilly Councils and online at planning.nsw.gov.au/greatermacarthur

Source: Greater Sydney Commission, A Metropolis of Three Cities – note that transport corridors have been amended since publication.
Community benefits

New homes and local centres

We have planned for a wide range of new housing types to cater to all ages and life stages. Apartments are proposed close to railway stations in centres including Campbelltown, Macarthur, Ingleburn and Glenfield. Medium density buildings will be located within walking distance of public transport and a proposed new transport corridor between Rosemeadow and Appin. Lower rise housing will also be provided throughout the Growth Area.

Koala conservation

The Growth Area includes Cumberland Plain vegetation and is home to threatened species including the largest, disease-free, koala population in Sydney. The Department is working with the Office of Environment and Heritage (OEH) to complete a strategic biodiversity assessment which will ensure urban development avoids areas of high conservation value. This process will include the preparation of a Cumberland Plain Conservation Plan (CPCP) that will be exhibited in 2019.

OEH has identified habitat and movement corridors for koalas. A primary corridor runs along the Georges River, east of Appin Road, and connects with Wilton and Douglas Park. This corridor will be protected by limiting development east of Appin Road. East-west corridors to connect Georges River and Nepean River riparian zones will be investigated as part of conservation planning process. The CPCP will aim to secure the majority of the primary corridor in public ownership.

Opportunities to raise community awareness

Finalisation of Greater Macarthur 2040 will be accompanied by a grant program to ensure the koala friendly planning and actions are values held by the new communities of the area. A $1M grant program (to be released over two years), will fund community groups, landowners and councils to undertake koala research and build greater community awareness. The proposed grant funding requirements will be set out in guidelines (to be released early in 2019), that will identify opportunities for funding for:

- koala research and awareness raising activities across the Greater Macarthur and adjoining areas;
- dedicated koala feed tree replanting on public and private lands to restore and rebuild koala movement corridors; and
- improved pest and feral animal management to help reduce the risk of predation on koalas.
Transport

Improvements to the transport network are planned and include:

✛ new east-west roads at Cambridge Avenue in Glenfield and a new rail crossing at Badgally Road
✛ three new east-west roads across the land release precincts
✛ new regional and local cycleways and pedestrian links
✛ connection of the Western Sydney airport rail line to Macarthur
✛ a new transport corridor for public transport within the land release precincts
✛ widening of key roads including Appin Road.

A Special Infrastructure Contributions schemes will allow collection of fees from developers to fund improvements to transport and other services.

Parks and playing fields

Each precinct will include quality open space for the community to enjoy. Six new playing fields will be provided within Glenfield, west of the railway line. District facilities will be planned in Gilead and Appin to cater for new communities. Open space will be linked with communities through cycle and walking paths to promote an active, healthy lifestyle. Local parks will be provided in each neighbourhood so that everyone will have access to facilities within walking distance from their homes.
**Mineral resources**

The Growth Area includes coal mining and coal seam gas operations. Resource extraction will be phased out as the growth area develops. Greater Macarthur 2040 includes provisions to ensure that new homes can only be built when these operations have concluded and construction can occur safely. An area of metallurgical coal subject to an exploration licence will not be available for mining. The Plan identifies alternate coal reserves to the west that will be reserved for future extraction if required.

**Heritage**

The Growth Area is located at the interface between land originally inhabited by the Darug, Dharawal and Gandangara people, who would have met to feast, conduct business and perform ceremonies. Aboriginal and archaeological and cultural heritage investigations and engagement with the Aboriginal community have identified the presence of Aboriginal objects/sites of significance and areas of cultural value. These sites and areas will be further evaluated during precinct planning and significant areas conserved.

Historic heritage items also occur within the Growth Area and include Macquarie Field House, Beulah and Sugarloaf Farm. Significant sites and their curtilages will be protected from development and conserved.

**Employment land**

Job opportunities in land release precincts will include those provided by commercial, retail and employment lands. New employment areas will include the Glenlee Precinct. The Department will work with councils to develop economic development initiatives that will attract business to the area and support job creation. This plan targets an additional 40,000 jobs within the Growth Area. Land south of Menangle Park may be suitable for employment in logistics and warehousing as it is located at the proposed junction of the Hume Motorway.

**Retail and commercial services**

Campbelltown-Macarthur will supply the needs of the Growth Area for major services and retail. Another metropolitan centre will not be required. Glenfield will grow based on its history providing educational institutions and superior location at the junction of three rail lines.

The land release precincts will be serviced by conveniently located and well-designed local centres as well as smaller facilities within neighbourhoods.
Greater Macarthur Structure Plan (urban renewal corridor)
Greater Macarthur Structure Plan (land release areas)
Planning timeline

2015
- Greater Macarthur Land Use and Infrastructure Analysis released
- Greater Macarthur Growth Area boundaries exhibited

2016
- Additional specialist studies, Mt Gilead and Menangle Park rezoned, precinct plans for Macquarie Fields to Macarthur released

2017
- Preparation of the interim Greater Macarthur 2040

2018
- We are here
  - We are here
    - November 2018
      - Consultation
    - Declare Growth Area
    - Review submissions and address issues raised
    - Prepare final Greater Macarthur 2040

2019
- Potential recommendation to Minister for Planning to release the final Greater Macarthur 2040
Have your say

The interim Greater Macarthur 2040 is now on exhibition for community review and feedback. Your feedback is a vital step in the process that will help us finalise the Plan. Following the exhibition period, your submissions will be reviewed.

Help shape the future of Greater Macarthur by:

✦ Viewing the interim Plan and supporting studies and sharing your views
  Online: planning.nsw.gov.au/greatermacarthur
  In person: Campbelltown City Council
    Queen Street, Campbelltown
  Wollondilly Shire Council
    Menangle Road, Picton

✦ Providing your feedback by making a submission on planning.nsw.gov.au/greatermacarthur during the exhibition period.

You can also register to receive updates about Greater Macarthur at planning.nsw.gov.au/greatermacarthur

Find out more and speak to the project team at a drop-in session:

Appin Public School, Appin
Date: Saturday 24 November 2018 from 10am to 1pm

Hurley Park Community Hall, Campbelltown
Date: Wednesday 28 November 2018 from 5pm to 8pm

Rosemeadow Community Hall, Rosemeadow
Date: Wednesday 5 December 2018 from 5pm to 8pm

Please note: There will be no formal presentation. You are welcome to drop-in any time during the hours listed above.
**Contact us on 1300 305 695**

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