Macarthur Precinct
LAND USE AND INFRASTRUCTURE ANALYSIS
JULY 2015
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Introduction

Purpose of the Land Use and Infrastructure Analysis

This Analysis forms part of the Glenfield to Macarthur Land Use and Infrastructure Strategy and describes the methodology and evidence base that informed the vision and projected growth for the Macarthur precinct. Applying the principles of ecologically sustainable development has been intrinsic to this process.

The Analysis has incorporated a review of the character, demographics and economy of Macarthur.

A comprehensive audit of the precinct’s environmental and built form characteristics identified areas to be protected and unconstrained land suitable for development.

The vision and growth projections for the precinct have been informed by economic feasibility and market demand analysis and reflect the long term housing and employment needs for the area.

Recommended improvements to the transport network aim to encourage more people to walk, cycle and use public transport for local and regional trips.

Improved connections to ecological corridors and open spaces have been identified and recommendations made to improve the quality of open spaces and the public domain.

A summary of the infrastructure requirements to support the precinct’s growth is also provided to guide more detailed service and infrastructure delivery investigations.
Precinct Character

Macarthur station is located approximately 45 kilometres from Sydney’s CBD and is the final station on the Airport, Inner West and South Lines. The station is also on the Southern Highlands Line that provides services further south west as part of the regional heavy rail network.

The precinct is the southernmost precinct in the Glenfield to Macarthur corridor.

The precinct is defined by the Hume Motorway to the north, Narellan Road to the east, Gilchrist Road to the west and Therry Road in the south.

The boundary of the precinct is based on a radius of 800m – 1.5km from Macarthur Station, which represents a 10-20 minute walking trip.

Macarthur is complementary to Campbelltown precinct, and together comprise Campbelltown-Macarthur Regional City Centre.

The precinct is the major destination for retail, tertiary education and health services in the region.

The precinct is characterised by residential development in the south, retail and bulky goods directly south of the station, health services to the east and educational uses in the north.

It is home to Macarthur Square, the major retail centre for the region and contains a number of major educational and health facilities, including Campbelltown Hospital, Campbelltown Private Hospital, the University of Western Sydney and Campbelltown TAFE.

Recent residential development is characterised by predominately low rise housing, such as along Gilchrist Road and at Park Central. The precinct also contains a considerable amount of seniors housing. Residential housing is also being constructed on land to the west of the University of Western Sydney.

An aerial image of the precinct is provided in Figure 3. A series of photos that illustrate the existing built form and character of the precinct are provided on page 7.
Demographics and Economy

Demographics
The population of the precinct was 1,939 people at the last census in 2011, making the precinct one of the least populated in the corridor.

The population differs from those of the other precincts in the corridor and broader Sydney, reflecting the presence of several education facilities, hospitals and a large retirement housing development. Key characteristics of the precinct population include:

- A higher median age than the corridor, Campbelltown LGA and Sydney
- A lower proportion of residents aged 0-15 years and 40-64 years than the corridor and Sydney as a whole
- A higher proportion of 20-39 year olds and people aged over 65 years than the corridor and Sydney
- A significantly larger proportion of dwellings that are semi-detached/terrace/townhouse or flat/unit/apartment and a corresponding smaller proportion of separate houses compared to Campbelltown LGA and Sydney
- A significantly higher proportion of lone person households and significantly lower proportion of families with children compared to Campbelltown LGA and Sydney
- A smaller average household size than both Campbelltown LGA and Sydney at 2.1 persons per household
- A proportion of dwellings owned outright or with a mortgage that was generally consistent with the corridor as a whole and marginally higher than Sydney
- A higher proportion of residents born overseas than Campbelltown LGA but a slightly lower proportion than Sydney. The top three countries of birth other than Australia include the Philippines, England and New Zealand
- A smaller proportion of residents travelled to work by car, and a higher proportion of residents used the train or walked to work than in Campbelltown LGA or Sydney.

Economy
The precinct contained 6,788 jobs in 2011. Health and retail made up the largest proportion of jobs, provided by Campbelltown Hospital, Campbelltown Private Hospital and Macarthur Square Shopping Centre.

The precinct contains a large number of education jobs, associated with University of Western Sydney and Campbelltown TAFE. The precinct has a very limited industrial presence and a small but growing business sector.