

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

18 September 2024

Danyl Skora
Landcom
dskora@landcom.nsw.gov.au

Subject: Amended Planning Proposal for Macarthur Gardens North Precinct

This letter has been prepared by Urbis on behalf of Landcom to inform a LEP amendment (Planning Proposal) and the concurrent lodgement of a concept development application (DA) for the Macarthur Gardens North Precinct, located in Macarthur in the Campbelltown Local Government Area (LGA).

This letter relates to the Community Needs and Open Space Assessment report (Urbis, November 2021), which was submitted as part of the Development Application 3944/2021/DA-SW/A. The DA granted consent on 14 December 2022 for a concept masterplan involving a high density residential and mixed-use development, to be known as 'Macarthur Gardens North,' relating to Lot 1097 DP 1182558. A revision of the approved building envelope designs under the concept DA have been considered, with an aim to increase the number of dwellings to unlock greater housing supply close to the Macarthur train station.


To achieve this, a site specific LEP amendment to increase the current maximum height of buildings in select locations and the preparation of a new concept development application (DA) to capture a new set of maximum building envelopes are proposed to be lodged concurrently over the site in accordance with Part 3 Division 3.5, Clause 3.39 (Making and consideration of certain development applications) under the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

This letter assesses the implications of an increase in dwellings from 1,250 to 1,644 (an additional 375 dwellings) in the amended proposal on social infrastructure and open space needs, with reference to the 2021 Community Needs and Open Space Assessment prepared for the previous proposal.

The proposed amended Master Plan is depicted in Figure 1 overleaf.

Figure 1 Amended Master Plan.



-  Macarthur Gardens North
-  Basin 3
- RESIDENTIAL USES**
- ① High Density Residential with Ground Floor Retail
 - ② High Density Residential
 - ③ Residential Communal Open Space
- OPEN SPACES**
- ④ Station Arrival Precinct - Arrival Plaza, Playground, and Retail Frontage
 - ⑤ Central Park - Terraced Landscape and Multi-purpose Lawn with BBQ and Community Facilities
 - ⑥ Fitness Park - Multi Purpose Outdoor Recreational Space
 - ⑦ Multi-purpose Lawn
 - ⑧ Bow Bowling Creek Reserve
 - ⑨ Protected Areas - Eucalyptus Forest and Cumberland Plain Woodland
 - ⑩ Basin 3 (Subject to separate DA)
 - ⑪ Up to 1:3 Slope With Tiered Retaining Walls (Up to 1.2m high)
- ACCESS AND MOVEMENT**
- ⑫ New Bridge - Station Concourse Extension (scope to be confirmed with TfNSW and subject to separate planning approval)
 - ⑬ 1:10 Accessible Ramps
 - ⑭ Shared Cycle and Pedestrian Way Along Bow Bowling Creek
 - ⑮ Connection to Birchtree Oval
 - ⑯ Connection to Future Sporting Fields
 - ⑰ Pedestrian Priority Crossings

Source: Urbis, 2024

The following table outlines the amendments to the proposal.

Table 1 Proposed land use amendments

	Previous proposal	Amended proposal	Change
Total residential dwellings	1,250 dwellings	1,625 dwellings	+ 375 dwellings
Residential mix	604 studio and one bedroom dwellings 496 two bedroom dwellings 150 three bedroom dwellings	648 studio and one bedroom dwellings 728 two bedroom dwellings 249 three bedroom dwellings	+44 studio and one bedroom dwellings +232 two bedroom dwellings +99 three bedroom dwellings
Affordable dwellings	0 dwellings	Min. 10% of total i.e. 163 dwellings (included in total)	+ Min. 10% of total i.e. 163 dwellings (included in total)
Commercial/retail	1,960sqm	1,960sqm	No change
Public open space	108,747sqm	108,747sqm	No change
Communal open space	1.19ha	1.60ha	+0.41ha

We have reviewed the documentation associated with the amended proposal and confirm that the assessment, findings and recommendations of the Community Needs and Open Space Assessment report, dated November 2021 ('the 2021 Assessment'), remain generally relevant for the amended proposal. There are some changes to the assessment and recommendations. These are outlined below.

Amended projected population

To determine the future population of a proposal, occupancy rates are applied to dwelling numbers. For the 2021 Assessment, occupancy rates were sourced from the Campbelltown Local Infrastructure Contributions Plan 2018. Application of these occupancy rates suggested the future population of the previous proposal would be approximately 2,400 people.

These rates have been applied to the dwelling mix for the amended proposal in the table below.

The application of occupancy rates indicates the population of the amended proposal will be approximately **3,228**, representing an additional **828** people to the previous proposal.

Table 2 Application of occupancy rates to amended dwelling mix

Dwelling size	Dwelling no.	Occupancy rate	Population
Studio and 1 bedroom dwellings	648	1.62 persons/dwelling	1,050
2 bedroom dwellings	728	1.91 persons/dwelling	1,391
3 bedroom dwellings	249	3.16 persons/dwelling	787
Total	1,625		3,228

Understanding the age profile of a future community is required to identify needs for some forms of social infrastructure, such as childcare and schools. For the 2021 Assessment, age breakdowns for a high density comparison area (Rhodes) and the suburb of Campbelltown were utilised, drawing from the latest Census of Population and Housing (ABS) data available at the time (2016). For this assessment more recent data has been utilised (2021) and a now more established and relevant (Western Sydney) comparison area identified, being an area with higher density development north of Penrith CBD (Census SA1 areas 12403146442, 12403146438, 12403146434, 12403146440, 12403146437).

The age profile of the amended proposal is shown in the table below.

Table 3 Projected age breakdown

Age group	% of population	Projected population
Babies and pre-schoolers (0 to 4)	6.1	197
Primary schoolers (5 to 11)	4.7	152
Secondary schoolers (12 to 17)	2.9	94
Tertiary education and independence (18 to 24)	12.4	400
Young workforce (25 to 34)	31.4	1014
Parents and homebuilders (35 to 49)	21.5	694
Older workers and pre-retirees (50 to 59)	7.7	249
Empty nesters and retirees (60 to 69)	6.0	194
Seniors (70 to 84)	5.3	171
Elderly aged (85 and over)	2.0	65

**Due to rounding, the population of the above age groups may be slightly different to the overall total population shown in Table 3.*

Summary of assessment of needs generated by the amended proposal

The implications of the amended proposal and associated increase to the projected population is summarised below:

Community facilities and libraries

- Based on a benchmark of 80 sqm per 1,000 people, the amended population is likely to generate demand for 258sqm of community facility space, representing an additional 66sqm. The amended population will also generate approximately 222sqm of library space, representing an additional 32sqm.
- The 2021 Assessment notes that contemporary social infrastructure planning preferences the provision of larger, multipurpose consolidated facilities over small standalone facilities. Larger facilities can better cater to a range of community needs and provide operational efficiencies for councils.
- The 2021 Assessment also notes the proximity of the site to existing and planned facilities, including the Campbelltown Arts Centre (which has plans for expansion) and existing smaller community halls in surrounding areas. The 2021 Assessment also notes plans for a new regional level library and community centre in Campbelltown, referenced in Council's Contributions Plan.
- The 2021 Assessment concludes that the proposal's population will contribute to increasing demand for community facilities and libraries generated by population growth in the broader area and, given leading practice preferences for larger, consolidated facilities, these needs would best be met through existing and planned facilities, in particular in Campbelltown.
- The amended proposal's increase in population is minimal and will not trigger the need for a community centre or library. However, given the site is located within a key strategic growth area (Macarthur Precinct in the Glenfield to Macarthur Growth Corridor) and therefore there will be cumulative broader demand for social infrastructure, consultation with Council is recommended to explore current growth projections, the projected capacity of planned facilities and opportunities to meet the needs of the proposal's incoming population.
- To reduce over-reliance and burden on community facilities in surrounding areas, the development should include adequate communal spaces for future residents and visitors. These could include, for example, multipurpose rooms for fitness classes, private and communal gatherings and functions and other social activities, music practice and study. Communal spaces are particularly important in higher density developments where private space within homes is limited, and provide spaces for people to form new social connections. They will be particularly important free spaces for affordable housing residents.

Education and care

- The amended proposal's incoming population will include approximately 152 primary school aged children and 94 high school students. These projected numbers are lower despite the increased population due to utilisation of current data and a Western Sydney comparison area.
- As noted in the 2021 Assessment, these numbers do not constitute need for a new school, however additional schools will be required to service broader growth. Consultation and coordination with SINSW is required to discuss how the incoming population's needs for school places could be met through existing school capacity or through school upgrades or new schools in surrounding areas.

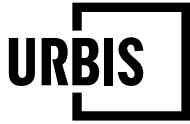
- The 2021 Assessment utilised a benchmark of one long daycare place for every three children 0-4 years. Recent studies and benchmarks recognise increased utilisation of childcare services (e.g. Parramatta City Council's benchmark of 1 long day care place per 2.48 children). The application of this benchmark suggests the incoming 197 children 0-4 years will generate demand for approximately 79 childcare places, a projected increase of 23 places from the previous proposal. As identified in the previous proposal, future detailed planning should consider inclusion of a childcare centre on site, which could be accommodated within various land use zones (including commercial, retail, residential and mixed use).

Health

- The 2021 Assessment identified the previous proposal's incoming population will generate demand for approximately two GPs, which does not constitute need for a medical centre. The amended proposal's population may increase this demand to three GPs. Given substantial growth in the broader area, consideration could be given to accommodating a medical centre on-site in permissible zoning. This recommendation remains for the amended proposal, particularly considering the marginal increase in population.

Open space, sport and recreation

- The 2021 Assessment assessed public open space provision for the previous proposal against the Draft Greener Places Design Guide (NSW Government Architect, 2020). It utilised a proportion of land based benchmark to assessing the quantity of open space required as 15% of Net Developable Land (NDL). Recognition and use of this benchmark has increased in recent years in high density development settings. The 2021 Assessment concludes that the provision of open space is adequate in terms of quantity, minimum size standards and distribution. There are no proposed changes to the open space in the amended proposal, therefore no additional recommendations are proposed. Like the previous proposal, the amended proposal includes well-embellished open spaces that will provide a diverse range of recreational offerings for the incoming population on-site and the broader community.
- Both the previous and amended proposals include open space predominately for passive uses, with some 'active' elements proposed (half courts, fitness equipment and walking/cycling paths). Need for sporting open space (sportsfields and courts) and sporting facilities therefore will not be met on-site. Benchmarks suggest the incoming population alone will not generate demand for sportsfields (benchmarked at one playing field per 4,500 clustered in groups of at least two) or other sporting facilities (e.g. indoor sports centres and aquatic facilities), however it will contribute to broader demand in the area.
- As shown in Table 1, the amended proposal includes an additional 0.14ha of communal open space compared to the previous proposal, which will improve access to open space for future residents. Communal open space is particularly beneficial to people living in higher density settings who have limited to no access to private open space. Communal open spaces provide places for residents to relax, engage in recreational activities and socialise and can strengthen community cohesion and combat social isolation.



Conclusion

This letter has been prepared on 18 September 2024 and outlines the key changes introduced in the amended proposal and implications for community infrastructure and open space. Overall, the findings and recommendations outlined in this letter are generally consistent with the 2021 Community Needs and Open Space Assessment report. Additional recommendations have been provided in this letter to address relevant changes generated from the amended proposal.

Overall, the amended proposal provides a sufficient allocation of social infrastructure and open space infrastructure to accommodate the expected needs of the incoming population.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S. Braund", followed by a horizontal line and a small flourish.

Sarah Braund
Associate Director
+61 2 8233 7653
sbraund@urbis.com.au