

December 2019

Greater Macarthur Growth Area

This document answers frequently asked questions regarding the Greater Macarthur Growth Area.

What is included in the Greater Macarthur Growth Area?

The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* has been amended to include a map identifying the Greater Macarthur Growth Area boundary. The boundary can be found here: www.legislation.nsw.gov.au/#/view/EPI/2006/418.

What does 'Declaring the Growth Area' mean?

Campbelltown-Macarthur and the Greater Macarthur Growth Area are identified in the *Greater Sydney Region Plan, a Metropolis of Three Cities* and the Western City District Plan as areas that will provide substantial housing, employment, green corridors, parks and open space.

Amending the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* to identify the Greater Macarthur Growth Area as a growth centre is essential to achieving the vision for the thriving Western Parkland City. The Growth Centre will provide greater certainty for the community in delivering balanced growth.

The declaration of the Growth Area does not rezone land. Rezoning may occur over time, guided by *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area (Greater Macarthur 2040)* and local strategic planning statements. No land will be rezoned until precinct plans are prepared to set out the structure of the proposed new communities and satisfactory arrangements are in place to deliver essential infrastructure and address environmental concerns.

I made a submission; how has this been addressed?

The Department exhibited the proposed Greater Macarthur Growth Area boundary in 2016. Submissions received for the Growth Area Boundary were considered in the preparation of the *Greater Macarthur 2040*.

The draft *Greater Macarthur 2040* and the draft *Greater Macarthur Special Infrastructure Contribution (SIC)* were on public exhibition from 19 November 2018 until 8 February 2019.

The Department received valuable feedback through the exhibition of *Greater Macarthur 2040* and the draft SIC and have a program to address this feedback. It is evident the Greater Macarthur region is a highly valued, not only for the community within and adjacent to the Growth Area, but also across NSW and interstate.

The key themes raised during this exhibition, included:

- Koala and biodiversity protection;
- Climate change and urban heat island effects;
- Transport and infrastructure delivery;
- Future development;
- Water services and waterway health; and
- Special Infrastructure Contributions.

To find out more about the Department's program to address the valued community and stakeholder feedback, please refer to the "What We Heard" submissions report available online at www.planning.nsw.gov.au/greatermacarthur

What will be done to protect biodiversity and koalas?

Environmental conservation and management are central to the sustainable development of Greater Macarthur. Key measures the Department is taking to protect biodiversity and koalas include:

- Strategic conservation planning;
- Protecting koala movement corridors;
- Grants to undertake further koala research and build greater community awareness; and
- An amended ministerial direction to further protect koalas.

Strategic conservation planning

The Department is undertaking strategic conservation planning for the Growth Area through the Cumberland Plain Conservation Plan or CPCP. The CPCP is anticipated to be on statutory exhibition in 2020. As part of this process, the Department will carry out a landscape-scale assessment of the environmental impacts from future urban development, transport and key infrastructure. The CPCP will identify measures to protect a range of threatened flora and fauna species and ecological communities.

Protecting koala movement corridors

Greater Macarthur 2040 identifies that no development can occur east of Appin Road to assist in protecting the primary koala movement corridor. This will ensure a corridor of 800 hectares of publicly owned land is protected and a potential future 2000 hectares is being investigated for a koala habitat reserve.

The objective for this area would be to facilitate its revegetation and ongoing conservation to maintain and protect the Wollondilly and Campbelltown koala populations. 800 hectares of this area is already in public ownership. The CPCP will identify the proposed management approach for the corridor for conservation.

This plan will also include measures to protect koala habitat corridors in perpetuity and to require measures to separate koalas from the risks of urban development such as koala-proof fencing to being hit by cars and dog attacks.

Grants to undertake further koala research and build greater community awareness

Finalisation of *Greater Macarthur 2040* will be accompanied by a grant program to ensure 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 requirements will be set out in guidelines.

An amended ministerial direction to further protect koalas

The existing Ministerial Direction (7.2) under section 9.1 of the *Environmental Planning and Assessment Act 1979* has also been replaced with a new Ministerial Direction. This will enable the NSW Government's commitment to further protect the South Western Sydney koala population and to align planning proposals with the vision for *Greater Macarthur 2040*.

Planning Proposals within the boundary of the statutory Greater Macarthur Growth Area are required to comply with the updated Ministerial Direction.

When will land be rezoned?

The rezoning of land will occur over time. A new approach to precincts has been developed to provide certainty and a way forward for precincts. Local councils will be empowered to plan for their local areas because they know their people and communities best.

A summary of recent and current planning activities includes:

- Campbelltown Council is preparing plans for Ingleburn town centre and Leumeah to Macarthur.
- Campbelltown and Camden Councils are considering planning proposals for the Glenlee precinct.
- The Department is preparing the Glenfield Precinct Plan. More information on Glenfield is available here: www.planning.nsw.gov.au/glenfield

North Gilead will be planned collaboratively by Council and the State. The Department will coordinate collaborative partnerships with State government agencies and Council to resolve complex planning issues. Any subsequent re-zonings will most likely be implemented by Council.

How will infrastructure in the Growth Area be funded?

As new communities grow, developers will contribute to the infrastructure needed to support this growth. A draft SIC was exhibited with *Greater Macarthur 2040* identifying up to \$1.58 billion in funding for state and regional infrastructure in the land release component of the Greater Macarthur Growth Area.

Submissions received during exhibition requested further detail and review of the proposed SIC rates, feasibility, infrastructure schedule and its implementation on development. The Department will continue to work with State agencies, local government and developers to refine and update the SIC.

A draft SIC Determination (the statutory document) will be publicly exhibited, and further consultation will occur prior to implementation. This consultation will be supported by additional detail such as the infrastructure selection, costing, prioritisation and delivery framework.

How can I find out more information?

Call on 1300 305 695. If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695. Visit our webpage at www.planning.nsw.gov.au/greatermacarthur

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