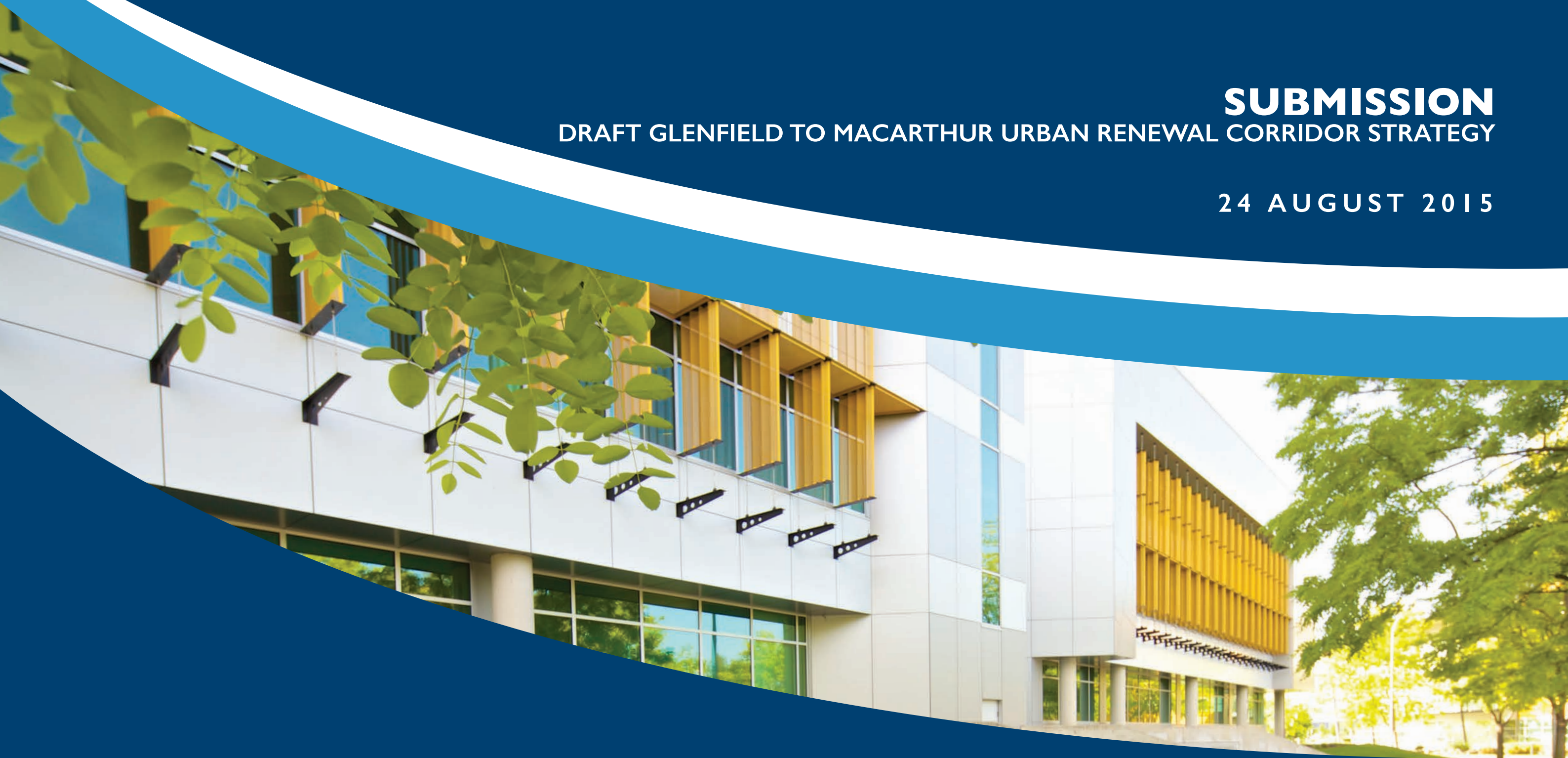


# NE<>US BUSINESS PARK M A C A R T H U R

## SUBMISSION

DRAFT GLENFIELD TO MACARTHUR URBAN RENEWAL CORRIDOR STRATEGY

24 AUGUST 2015



Urban Futures Group and Capital Syndications have jointly prepared this submission on behalf of the proponent of the Maryfields Planning Proposal and NEXUS Business Park.



# SUBMISSION

This is a submission to the NSW Department of Planning and Environment's Draft Glenfield to Macarthur Urban Renewal Corridor Strategy, which is on public exhibition from 27 July to 24 August 2015.

Over the past 18 months, the proponent of the Maryfields Planning Proposal has been developing a broad and collaborative vision for the development of a business park at Campbelltown - Macarthur.

This collaborative process has created the opportunity for the development of new business park, now known as NEXUS Business Park, Macarthur.

The vision for NEXUS Business Park has the support of the four key stakeholders, namely:

**Maryfields**

**Western Sydney University - Campbelltown Macarthur campus**

**TAFE - South Western Sydney Institute and**

**Campbelltown City Council**

This submission represents the proponent of the Maryfields Planning Proposal and the broader interests of key stakeholders in respect of the NEXUS Business Park vision.

The department's vision for Macarthur and Campbelltown goes a long way towards the vision and ideas that have been discussed and promoted by the NEXUS Business Park stakeholders.





LEUMEAH VILLAGE

CAMPBELLTOWN CBD

CAMPBELLTOWN HOSPITAL

TAFE CAMPUS

MACARTHUR

MARYFIELDS ESTATE SITE

UWS CAMPUS

NARELLAN ROAD

M31 (HUME) MOTORWAY

VIEW LOOKING EAST ACROSS THE NEXUS BUSINESS PARK OPPORTUNITY. THE M31 MOTORWAY IS IN THE FOREGROUND, UWS AND TAFE ARE CENTRALLY LOCATED, THE MARYFIELDS ESTATE SITE LOCATED TO THE NORTH OF NARELLAN ROAD AND THE CITY OF CAMPBELLTOWN-MACARTHUR IN THE MIDDLE DISTANCE.



## STRATEGIC VISION

# NEXUS BUSINESS PARK - MACARTHUR



*NEXUS Business Park* is a strategic vision to create a vital new business, research and technology park that defines the northern edge and gateway to Campbelltown-Macarthur. This strategic vision is a proactive response to the planning and economic growth policy platform in the 2014 Sydney Metropolitan Plan - *A Plan for Growing Sydney*.

The 2014 Plan firstly acknowledges that the South West subregion is the fastest growing in Sydney. As part of the strategic response to this growth, the plan elevates Campbelltown-Macarthur to the status of a 'Regional City and Strategic Centre', which are typically Sydney's largest centres and contain mixed-use activity of an amount, density and diversity that is of metropolitan significance. Located with good access to the metropolitan rail network, *Strategic Centres* are priority locations for employment and retail activity, with the potential to accommodate ongoing and long-term jobs growth. A typical mix of land uses include commercial offices, business and retail uses, civic and cultural uses, education, government services and higher density housing.

The South West is set to benefit from significant access improvements by road, rail and air. Firstly, Sydney's Second Airport at Badgerys Creek will enhance future national and international connections and be a major catalyst for investment in infrastructure and jobs in the South West.

Additionally, the NSW State Government is currently investigating a potential extension of the South West Rail Link to Narellan and alignment options for an Outer Sydney Orbital (M9), both of which can further benefit access to the South West subregion.

The Department of Planning and Environment's release of the the Glenfield to Macarthur Urban Renewal Corridor Strategy further enhances the potential of Campbelltown-Macarthur and is consistent with the *NEXUS Business Park* vision. *NEXUS Business Park* is an opportunity to capitalise on a good strategic metropolitan location that is already well connected and benefits from excellent existing infrastructure and ongoing future investment into regional infrastructure. *NEXUS Business Park* benefits from a direct connection to Sydney's growing motorway network and two mainline train stations that provide good access to Sydney CBD, Parramatta, other key centres, Sydney Airport and employment and residential growth areas.

*NEXUS Business Park* will provide opportunities for new businesses to locate in a landscaped campus setting with good amenity that is also close to public transport and an integrated part of the City of Campbelltown. These businesses will have the opportunity to optimise the synergies between research, innovation and business development, build networks with existing health and education institutions and establish dynamic new networks and industry clusters.

*Nexus Business Park* can be a key player in the broader economic and business growth and investment for Sydney's South West.

The *NEXUS Business Park* strategic vision is to create a connected urban framework of business and mixed land uses that can define, integrate, activate and celebrate the north-western edge of Campbelltown-Macarthur. The strategic vision seeks to integrate and connect disparate land uses into a more integrated whole, create place based precincts and a distinctive central city gateway.

*NEXUS Business Park* is part urban renewal, part transit oriented development, part green-field development and part campus development. It is part of a city-wide urban strategy that can directly benefit multiple stakeholders across a large area on the edge of the city. *NEXUS Business Park* directly addresses many of the city's key strategic centre priorities set out in *A Plan for Growing Sydney*.

By building upon existing assets, optimising infrastructure improvements and meeting business needs, *NEXUS Business Park* is well placed to emerge as a dynamic business community to benefit the growth of Campbelltown-Macarthur and South West Sydney over the next 20+ years.



# GLENFIELD TO MACARTHUR URBAN RENEWAL CORRIDOR STRATEGY

The NSW Department of Planning and Environment has recently placed on exhibition the Glenfield to Macarthur Urban Renewal Corridor Strategy. Its purpose is to establish a strategic planning framework to guide future development and infrastructure delivery throughout the Glenfield to Macarthur corridor over the next 20 years, as illustrated to the right.

The Strategy has been informed by a coordinated approach between the NSW Government and Campbelltown City Council and identifies opportunities for additional housing and jobs around each station and the infrastructure required to support future growth.

The Strategy has been informed by constraints analysis and detailed technical investigations to determine potential for growth and the infrastructure needed to support this growth along the corridor. These investigations included urban design, transport, employment, economic feasibility, market demand, social infrastructure, public domain and open space studies.

The Strategy will enable Council and Government agencies to identify, prioritise and co-ordinate future land use change and the delivery of infrastructure in accordance with the Corridor's identified long term growth potential.

The Strategy aims to promote community discussion about the vision for each station precinct, guide future development and inform more detailed precinct planning and infrastructure investigations for the corridor.

## Glenfield to Macarthur Urban Renewal Corridor

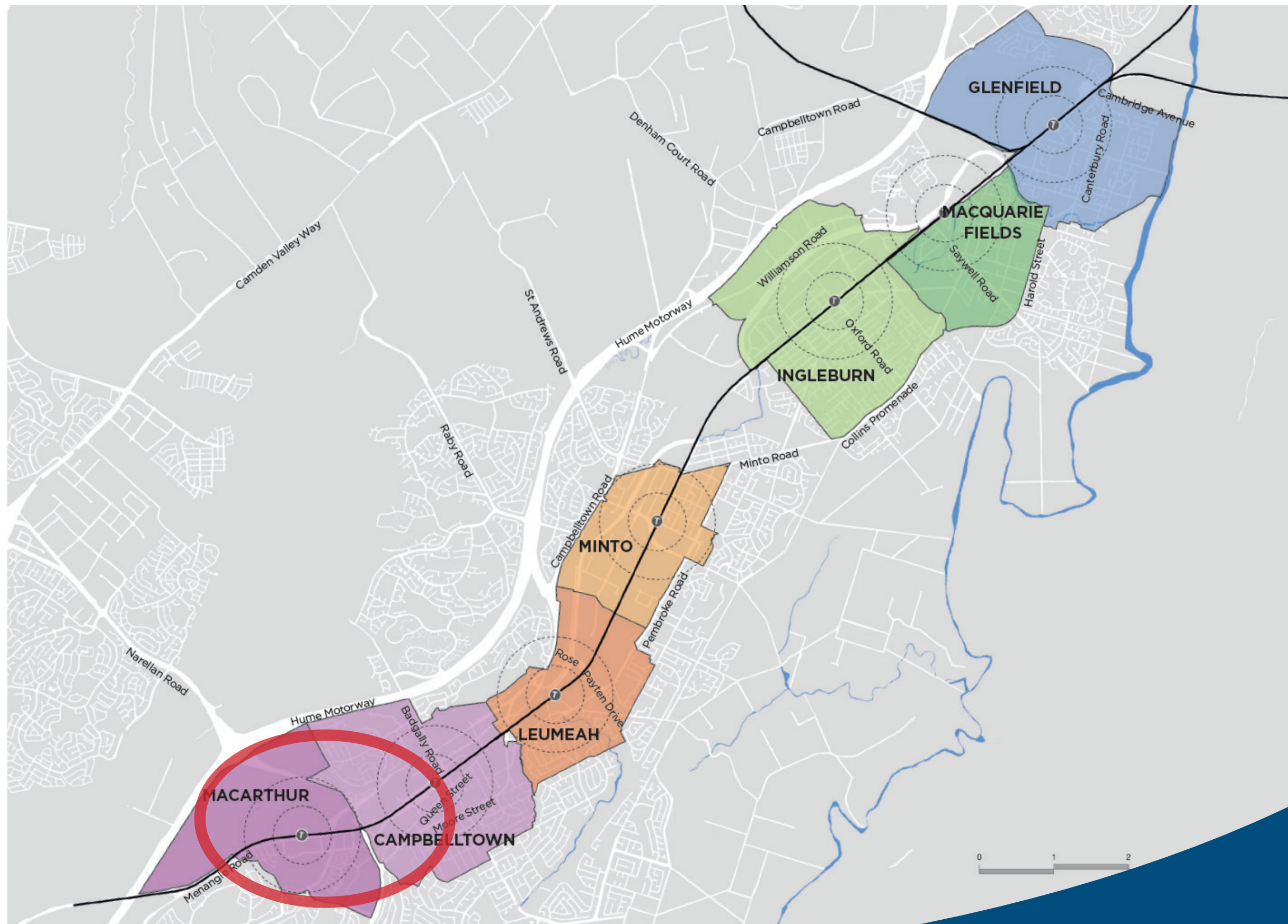
LAND USE AND INFRASTRUCTURE SUMMARY

JULY 2015





# STRATEGY + VISION





# NEXUS BUSINESS PARK + GLENFIELD TO MACARTHUR URBAN RENEWAL CORRIDOR STRATEGY

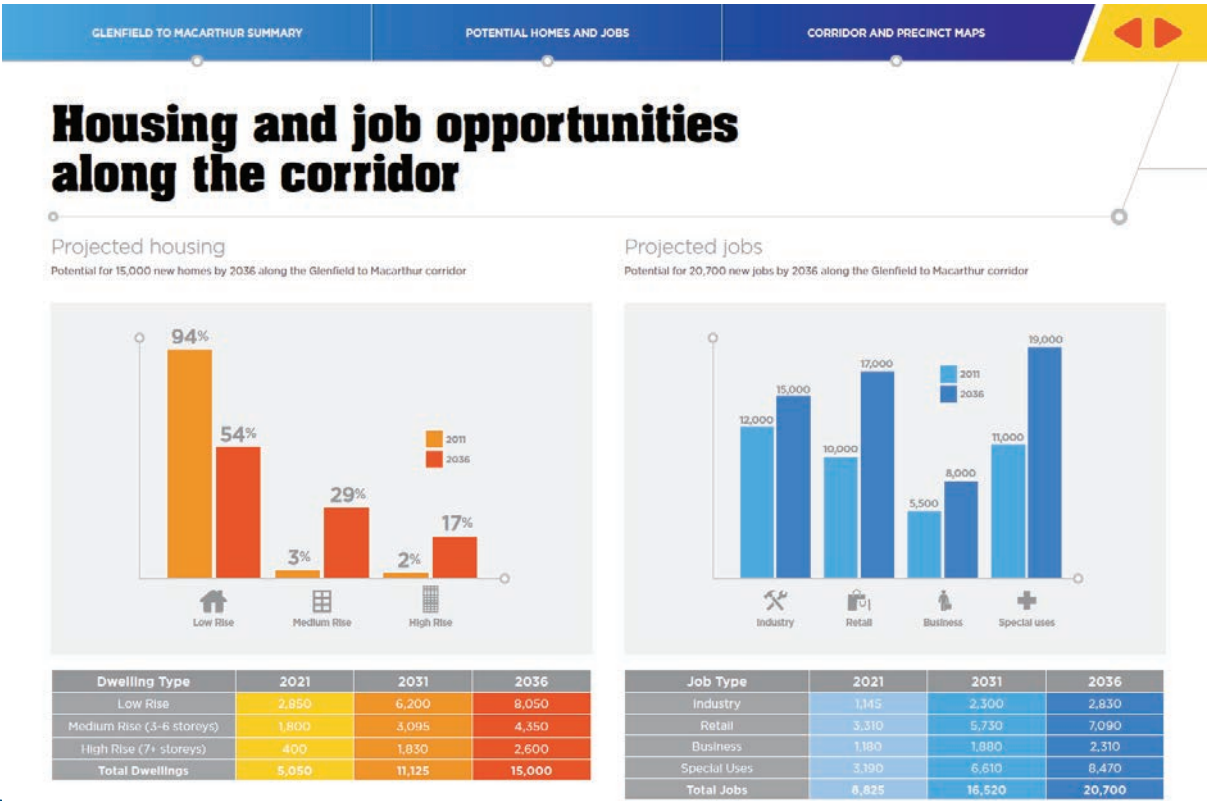
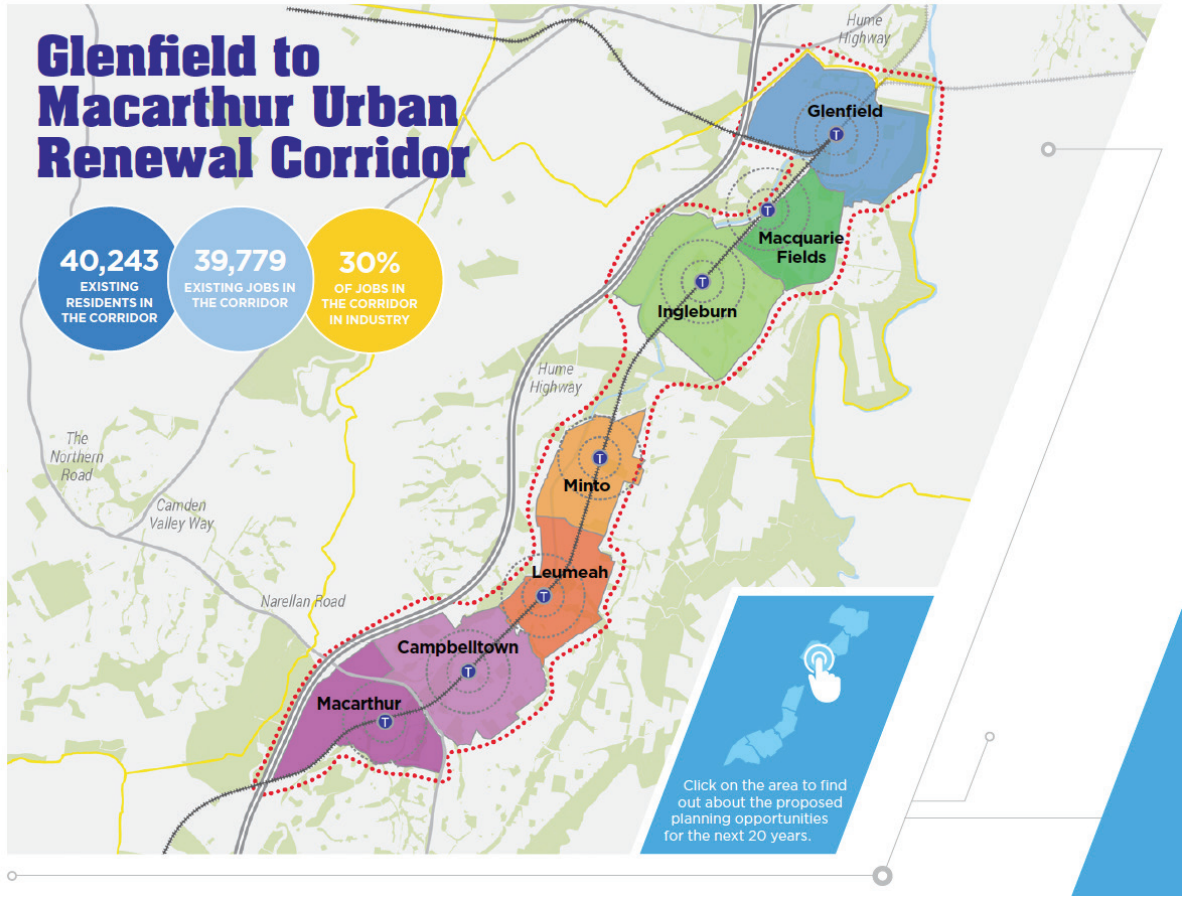
## IN PRINCIPLE SUPPORT

The proponent of the Maryfields Planning Proposal and NEXUS Business Park vision welcomes the Department of Planning and Environment’s strategic plan for the revitalisation of this key corridor and provide its in principle support for the Glenfield to Macarthur Urban Renewal Corridor Strategy.

The vision for Macarthur and Campbelltown along with the plans and strategies for housing / built form, jobs, movement network and open space / community facilities are largely consistent with and support the ideas and plans being developed for NEXUS Business Park.

## ISSUES ARISING

Notwithstanding this support, following a review of the corridor strategy, a number of issues have been identified that are not consistent with the NEXUS Business Park vision and these are detailed in the following section.





# SUPPORT FOR CORRIDOR STRATEGY

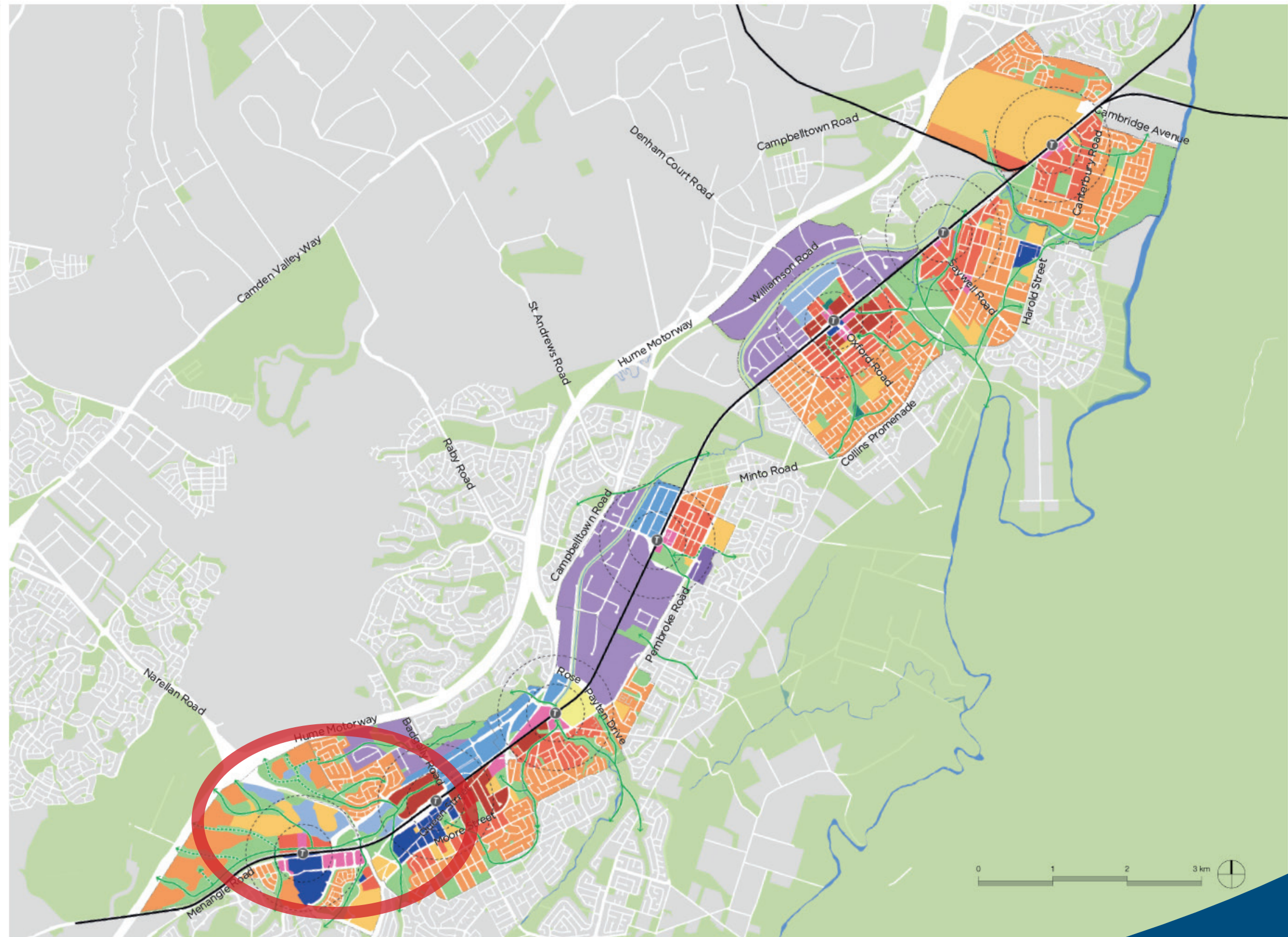


Figure 11: Glenfield to Macarthur Urban Renewal Corridor



# NEXUS BUSINESS PARK AND THE CORRIDOR STRATEGY

To ensure that Macarthur and the NEXUS Business Park can fulfil its true potential, this submission requests the following changes to the vision and land uses in the Draft Glenfield to Macarthur Urban Renewal Corridor Strategy:

## VISION

*Create strategies that frame Macarthur and Campbelltown as the regional city of Campbelltown-Macarthur.*

*Amend the Vision to state:*

*As part of the Regional City of Campbelltown, Macarthur provides excellent transport access, world class health facilities, integrated educational institutions, a campus style business park, diverse housing opportunities, a premier retail centre and attractive public spaces*

## LAND USES

*Propose a more flexible land use for the TAFE SWSI campus that will permit more flexibility for the reconfiguration and redevelopment of the existing campus within the property.*

*The draft corridor strategy currently identifies and differentiates the existing built upon area of the TAFE campus for future 'Community Infrastructure' uses. Through the integrated future development of the land for business park uses, there is the potential to re-plan, redesign and redevelop the TAFE campus into a state of the art facility. The current designation of this land for 'Community Infrastructure' uses is likely hinder this potential.*

*Not propose an open space land use designation on all of the land owned and managed by Campbelltown City Council in the precinct defined by Narellan Road, Blaxland Road and Bow Bowing Creek.*

*This precinct is defined in the NEXUS Business Park vision as a possible City Park precinct. This precinct combines easy walkable access to Campbelltown Train Station with good access to Narellan Road and then Sydney's motorway network. The higher parts of the precinct have potential for a campus style business park environment or alternatively higher density residential uses. The NEXUS Business Park vision proposes that Bow Bowing Creek be embraced by future land uses and regenerated as the green heart of the City Park precinct. As an east-west linear park, Bow Bowing Creek presents an essential part of the city's future pedestrian and cycleway network.*

*Include indicative proposed zones for Macarthur and other centres in the corridor strategy that are consistent with the zoning terminology in the Standard LEP Instrument*



# SUBMISSION - KEY ISSUES

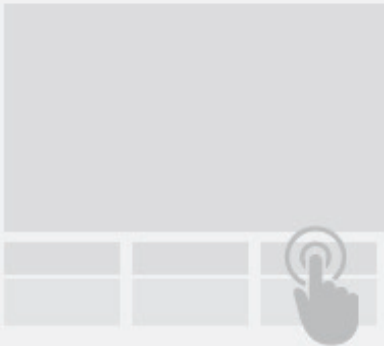
## MACARTHUR VISION

Macarthur will complement Campbelltown as a Regional City Centre, with world class health facilities, integrated educational institutions, more diverse housing, a premier retail precinct and attractive public spaces



Artist's Impression of Kellicar Road

Click on the tabs below the map to highlight the individual sections



**HOUSING AND BUILT FORM**

- HOUSING MIX - LOW RISE
- HOUSING MIX - MEDIUM RISE (3-6 STOREYS)
- HOUSING MIX - HIGH RISE (7+ STOREYS)
- MIXED USE RETAIL/RESIDENTIAL
- COMMERCIAL/RETAIL CORE

**JOBS**

- MIXED USE RETAIL/RESIDENTIAL
- COMMERCIAL/RETAIL CORE
- EMPLOYMENT

**MOVEMENT NETWORK**

- STATION
- TRAIN LINE
- EXISTING CONNECTION
- PROPOSED REGIONAL CYCLEWAY NETWORK
- PROPOSED LOCAL CYCLEWAY NETWORK

**OPEN SPACE AND COMMUNITY FACILITIES**

- GREEN LINK
- PROPOSED GREEN LINK
- OPEN SPACE
- COMMUNITY INFRASTRUCTURE



# NEXUS BUSINESS PARK AND THE CORRIDOR STRATEGY

To ensure that Macarthur and the NEXUS Business Park can fulfil its true potential, this submission requests that the following changes to the jobs strategies of the Draft Glenfield to Macarthur Urban Renewal Corridor Strategy:

## ***JOBS***

*Replace the Jobs text to state:*

*Create new job opportunities with a campus-style business park with good access to Macarthur Train Station, the M31 (Hume) Motorway and Western Sydney University that will promote opportunities for business clustering and expansion of Campbelltown-Macarthur’s knowledge economy in the medical, health, education, technology and administration sectors.*

## ***JOB PROJECTIONS***

*Critically review the job projections as stated in the corridor strategy, specifically the 200 jobs by 2012, 280 jobs by 2031 and 320 jobs by 2036.*

*In the context of the regional job creation and the potential of the campus-style NEXUS Business Park, these job projections vastly understate the relative magnitude of employment commensurate with a sustainable business park. To illustrate this issue, using the corridor strategy’s assumptions of 25sqm of gross floor space per business / commercial job, the job projections equate to the following totals of new business / commercial floorspace:*

2012	200 jobs	5,000sqm
2031	280 jobs	7,000sqm
2036	320 jobs	8,000sqm

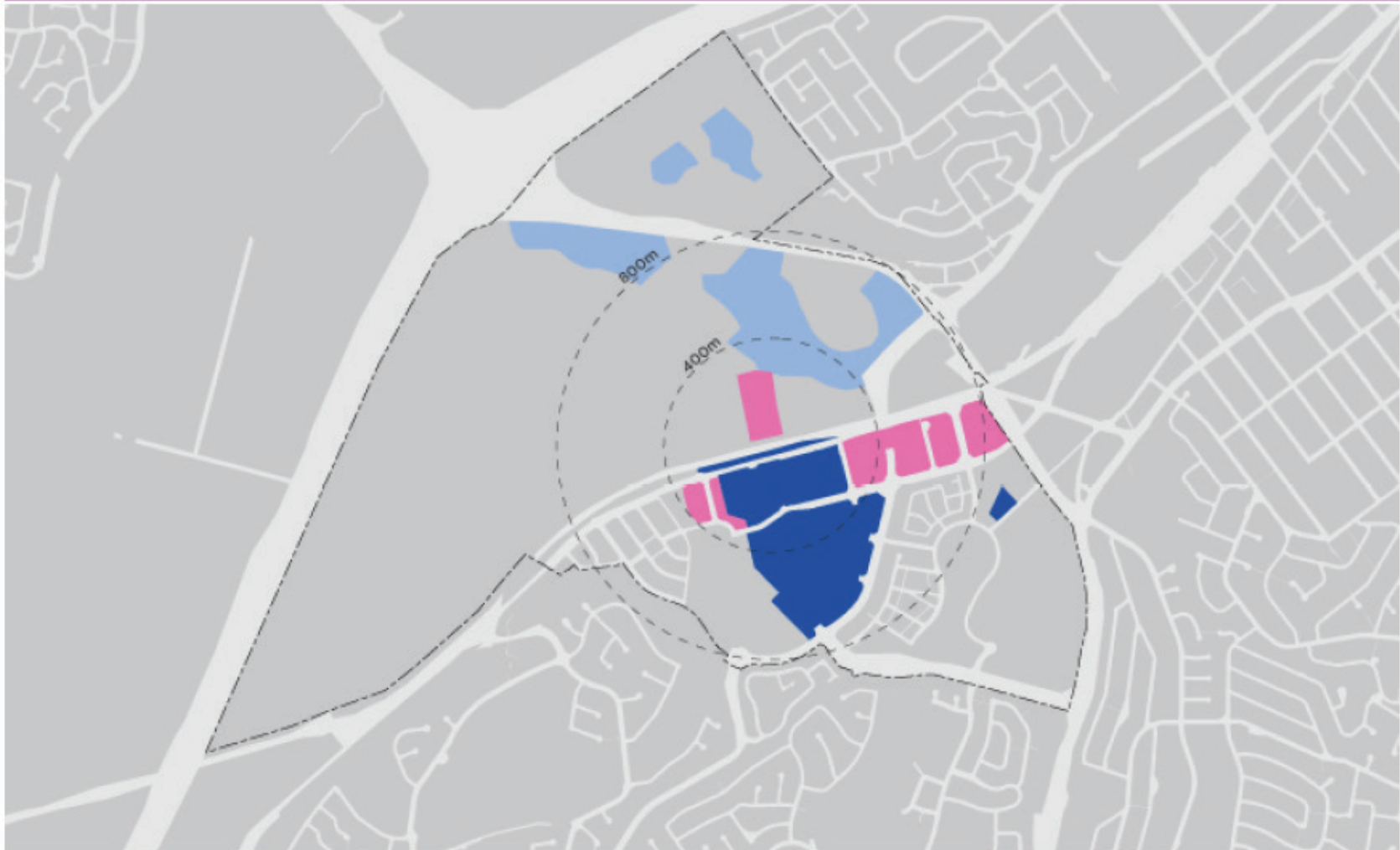
*This analysis implies that in the next 21 years, one or two buildings will be developed providing jobs for just 320 people. These job projections significantly underestimate the employment creation potential of NEXUS Business Park and need to be revisited.*



# SUBMISSION - KEY ISSUES

## MACARTHUR VISION

Macarthur will complement Campbelltown as a Regional City Centre, with world class health facilities, integrated educational institutions, more diverse housing, a premier retail precinct and attractive public spaces



Artist's impression of Kellicar Road

### JOBS

- Enhanced role as the retail hub of south west Sydney through a revitalised town square and activated Kellicar Road with high levels of amenity and access to public transport
- Continued expansion of the precinct's health and education sectors
- A new campus-style office park with access to the station, Hume Highway and University of Western Sydney will promote opportunities for business clustering and expansion of Macarthur's knowledge economy in the medicine/health, education and administration sectors.

Job Type	2021	2031	2036
Industry	30	60	80
Retail	670	1,250	1,580
Business	200	280	320
Special uses	870	1,820	2,340
<b>Total Jobs</b>	<b>+1,770</b>	<b>+3,410</b>	<b>+4,320</b>

Projected job growth in Macarthur

### HOUSING AND BUILT FORM

- HOUSING MIX - LOW RISE
- HOUSING MIX - MEDIUM RISE (3-6 STOREYS)
- HOUSING MIX - HIGH RISE (7+ STOREYS)
- MIXED USE RETAIL/RESIDENTIAL
- COMMERCIAL AND RETAIL CORE
- COMMUNITY INFRASTRUCTURE

### JOBS

- MIXED USE RETAIL/RESIDENTIAL
- COMMERCIAL/RETAIL CORE
- EMPLOYMENT

### MOVEMENT NETWORK

- STATION
- TRAIN LINE
- EXISTING CONNECTION
- PROPOSED REGIONAL CYCLEWAY NETWORK
- PROPOSED LOCAL CYCLE WAY NETWORK
- PROPOSED LOCAL PEDESTRIAN NETWORK

### OPEN SPACE AND COMMUNITY FACILITIES

- GREEN LINK
- PROPOSED GREEN LINK
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