



CAMPBELLTOWN



It's happening



CAMPBELLTOWN



Acknowledgement of Country

Council acknowledges the traditional custodians of the land, the Dharawal people and their unique and spiritual connections to the land. We also respectfully acknowledge Elders past and present for the role they continue to play in guiding future generations.

This land between two rivers is our meeting place. This is Dharawal land.

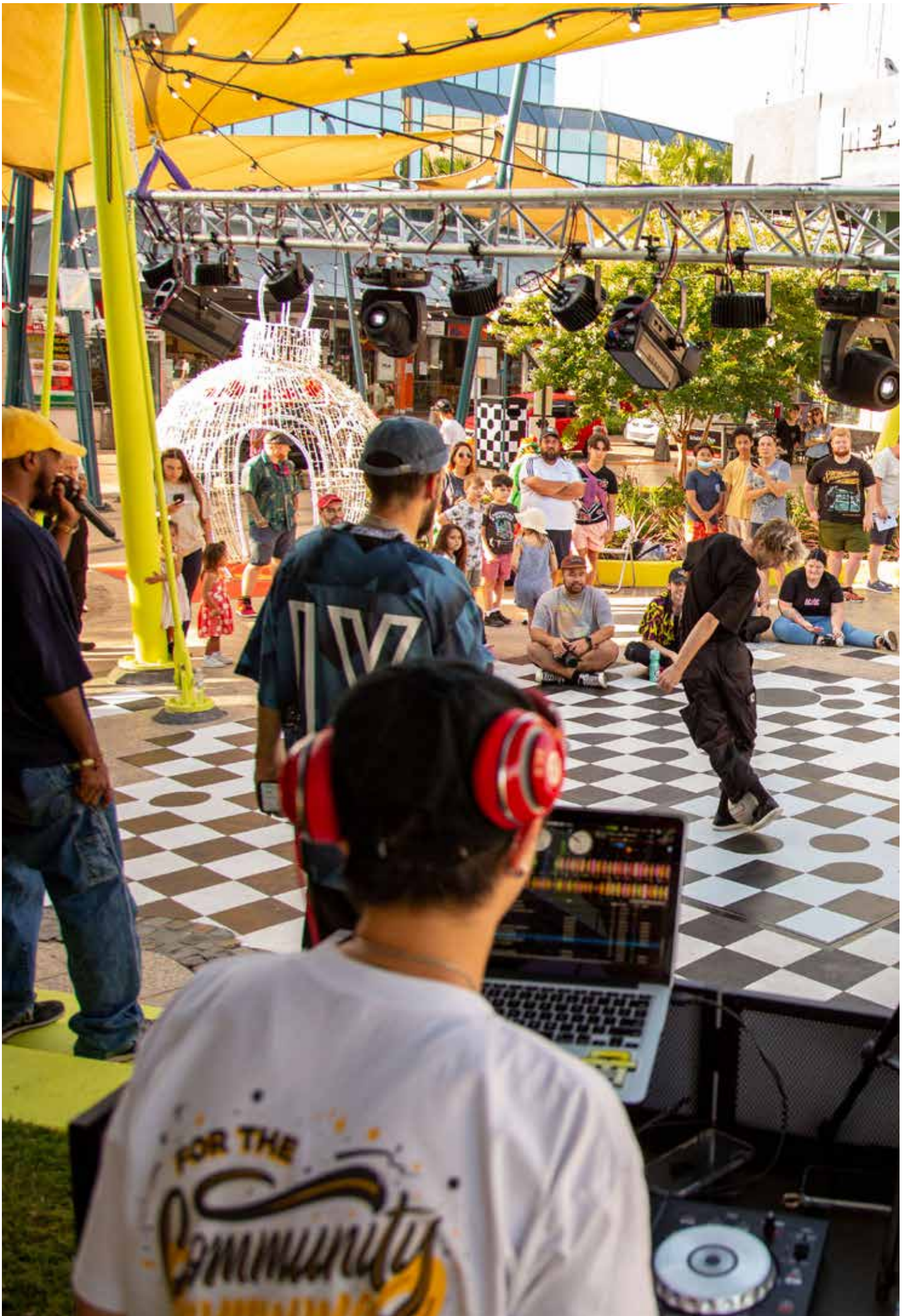


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WELCOME

**Campbelltown is a city at the heart of things,
and our people are the heart of the city.**

On Dharawal land and flanked by the Georges and Nepean Rivers, Campbelltown is renowned for its natural environmental character, including 1,189 hectares of national park, and we are committed to balancing the preservation of that character while creating new places to live, play, work and invest.

Home to more than 175,000 people, our population is expected to grow to almost 250,000 by 2041. Rich in experience and culture, we come from diverse backgrounds with 31% of our residents born overseas and 144 different languages spoken at home.

A key metropolitan centre for the broader Macarthur region, we're the economic, cultural, health and lifestyle capital, providing regional services to a population estimated to reach 615,000 by 2041 including concentrations of higher order jobs, a wide range of goods

and services, entertainment, leisure and recreational services, as well as cultural and arts experiences.

We're focused on balancing population growth and significant housing development with quality community infrastructure and investment that will support and shape the expansion of our city. We must look to this as an opportunity for Campbelltown and ensure sustainable growth, while maintaining our natural heartland.

We're doing what it takes to make the most of the opportunities that lie ahead, and we're doing it alongside our community. With our focus squarely on improving the city's public amenity, open spaces, connectivity, social inclusion and local job opportunities, the revitalisation of Campbelltown is happening now.

**Welcome to Campbelltown, where great things
are happening...**



Major Projects

Here in Campbelltown, we're driving change and innovation through the support and delivery of a number of exciting key infrastructure projects within the city.

Many of these projects have either recently been completed or are currently well underway. There's also a number of game-changing projects that are currently in the planning pipeline.

The delivery of these projects will stimulate our local economy, and strengthen our capacity as the capital for the Macarthur region and a key strategic centre for western Sydney.

We're driving change and innovation.

Image: Campbelltown Hospital redevelopment



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PART 1: **RECENTLY COMPLETED PROJECTS**



Campbelltown Hospital \$632 million redevelopment

Earlier this year, the new \$632 million, 12-storey Campbelltown Hospital redevelopment was unveiled.


The Stage 2 redevelopment, which has more than doubled the capacity of the hospital, follows the \$134 million expansion completed in 2016.

Stage 2 included a refurbishment of the existing facilities, and the addition of a new emergency

department, intensive care unit, women's health services and maternity suites, a new children's wing, state-of-the-art digital operating theatres and procedure rooms, new and expanded medical and surgical services, and integrated mental health services.

Additional works will be completed later this year, including the region's first nuclear medicine department.





PART 2: **MAJOR** **PROJECTS** **UNDERWAY**



Our world class medical research centre gets the green light

Mid last year, the \$47.5 million Lang Walker AO Medical Research Building – Macarthur received state significant development approval.

The facility – being delivered in partnership with the South Western Sydney Local Health District, the Ingham Institute for Applied Medical Research, Western Sydney University and the University of NSW – will bring together world leading researchers and clinicians across many disciplines.

The five-storey building will be of cutting edge design and a cornerstone of the multi-million dollar redevelopment of Campbelltown Hospital and the broader Campbelltown Health and Education Precinct.

Due to open in 2024, the world-class medical education and research facility will enable local researchers to address the region's unique health challenges and improve health outcomes for the people of south west Sydney.



Cancer Therapy Centre (Macarthur Health Precinct) – Stage 1

Work is well underway on the \$52 million integrated cancer centre in the heart of Campbelltown. The centre will include medical oncology and radiation oncology services, medical imaging, pathology, a clinical trials unit and allied health services – all under one roof.

The world class facility is the result of a partnership between Council, Australia's leading integrated cancer care provider, GenesisCare, and Northwest Healthcare.

Erilyan is the commercial construction company delivering the project, which will be employing more than 750 local sub-contractors during the construction phase of the project.

The centre, due for completion in 2024, will have the capacity to deliver more than 30,000 treatments annually and will create more than 60 specialised, long-term healthcare jobs.





No. 8 Campbelltown – new commercial and residential build

City living in the heart of Campbelltown, No. 8, is a bold new addition to the city skyline.

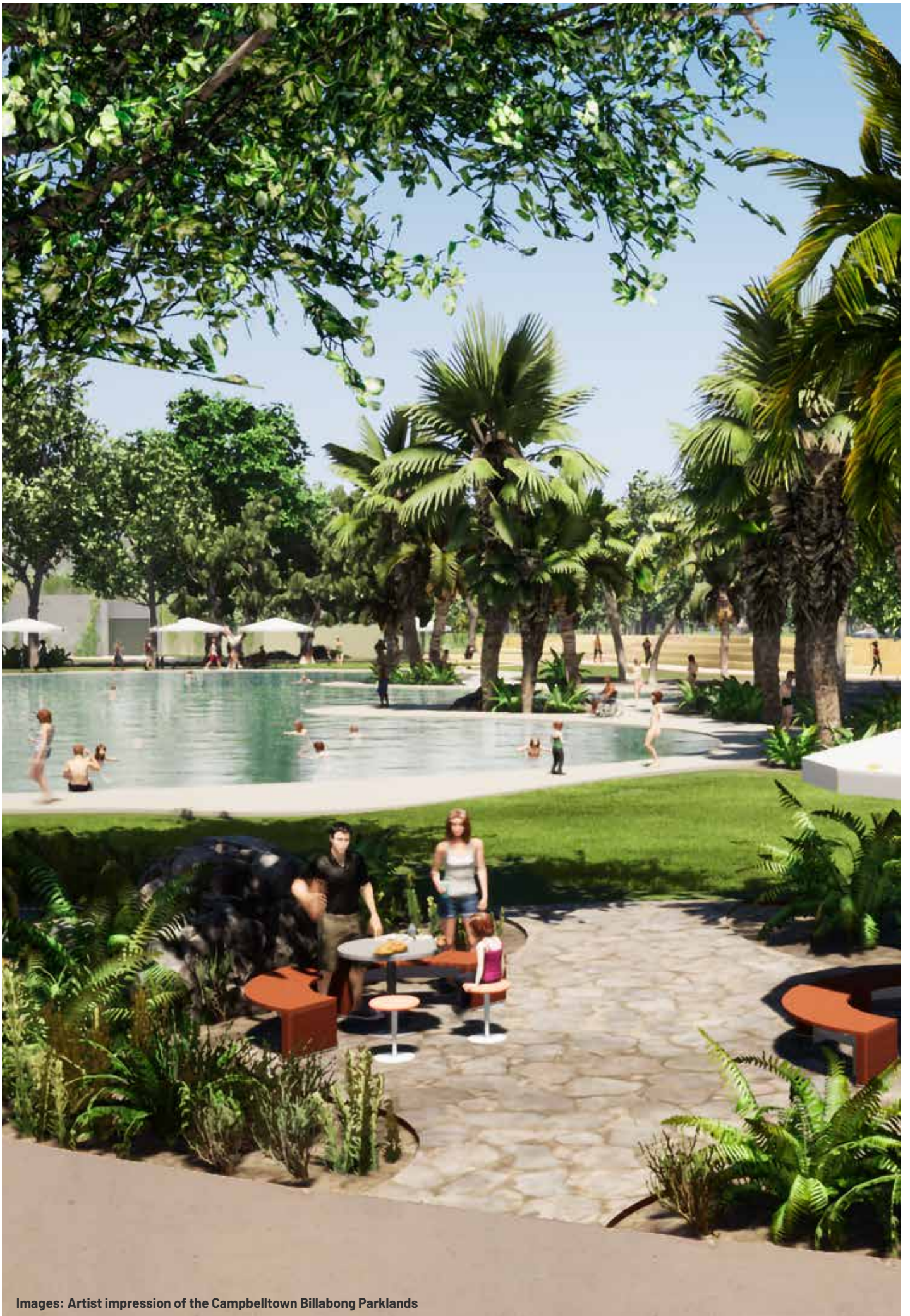
The first commercial building to be constructed in the city centre in years, the 14-storey Dumaresq Street development has incorporated environmentally sensitive design principles and intelligent technology throughout the design and construction process.

The development consists of 7 levels of boutique luxury apartments on the upper floors, while the lower floors feature a mix of commercial offices and professional suites. Once complete, the 300sqm contemporary, landscaped rooftop terrace will provide BBQ facilities, garden lounges and amazing city views.

It is anticipated that No.8 will open later this year.

Images: Artist impression of No. 8 Campbelltown





Images: Artist impression of the Campbelltown Billabong Parklands

Campbelltown Billabong Parklands project

The Campbelltown Billabong Parklands will create a new water attraction in the heart of the city centre that will become a landmark destination in Sydney.

The project includes a range of recreational water play facilities, landscaped areas, parklands and amenities over the four hectare

site, including a swimming lagoon, stream and a zero-depth play area.

The \$35 million project is funded by Council, the Australian Government and NSW Government under the Western Sydney Liveability Program.

The Billabong Parklands is due for completion in September 2023.





PART 3: **UPCOMING PROJECTS IN THE PLANNING PIPELINE**

22-32 Queen Street Campbelltown redevelopment

In June 2021, the Campbelltown Local Environmental Plan, 2015 was amended to increase the maximum permissible height of buildings located at 22-32 Queen Street, Campbelltown.

This has paved the way for developers, Aland, to submit a \$400 million application to redevelop the site.

The development, which is currently under assessment by the Sydney Western City

Planning Panel, proposes to transform the site by delivering 558 apartments throughout five buildings and an eat street style dining precinct with more than 9,000sqm of commercial and retail space.

A separate development application has also been submitted for a park, community building and curated gardens providing more than 4,000sqm of publicly accessible open space.

Image: Artist impression of 22-32 Queen Street redevelopment





Macarthur Health Precinct – Stages 2 and 3

In addition to the GenesisCare operated integrated cancer treatment centre currently under construction, Northwest are now in the planning process for the next stages of the 2.8 hectare health precinct.

Northwest's vision for Stages 2 and 3 is to develop one of the most comprehensive health and education precincts in NSW, featuring top tier private operators delivering large format specialised services such as cancer care and

mental health, as well as surgical, diagnostic, primary and allied care.

Stage 2, incorporating a day surgical hospital, specialist consult suites, health and wellbeing related uses and a cafe, is anticipated to be completed in 2026.

Overall, the development value of the health precinct is more than \$350 million.

Images: Artist impression of the stage 2 day surgical hospital and medical office building





Macarthur Gardens North Masterplan

Landcom has received development consent for their Macarthur Gardens masterplan, located just a hop, step and a jump from Macarthur Railway Station.

The development, worth \$500 million, will comprise of 1,250 apartment dwellings, along with 2,000sqm of retail and commercial space, as well a civic plaza, a central park, active play spaces and more than 13 hectares of open space.

The development will also incorporate transport initiatives through a regional east-west cycle

network and various walking paths alongside Bow Bowing Creek, connecting with Gilchrist Oval and new sporting fields.

Future residents within the estate will have easy linkages to Western Sydney University, TAFE, Macarthur Square and Macarthur Railway Station.

Construction is anticipated to begin later this year.





Ingleburn CBD Planning Proposal

The Ingleburn CBD Planning Proposal has received a favourable Gateway Determination, with the goal to amend the Campbelltown Local Environmental Plan (LEP) 2015 to allow for:

- increased building height limits
- increased density of development (commercial and residential)
- improved flood evacuation routes
- increased public open space
- improved car parking provisions
- improved pedestrian access and mobility.

The planning proposal would enable an additional 3,200 dwellings to be constructed within the Ingleburn CBD. This will be catalysed by the delivery of the \$4.9 million WestInvest funded Ingleburn Town Centre Transformation project, which will revitalise the public domain in the precinct with upgraded lighting, safety, greening, event readiness, public art, traffic management and amenity improvements.



We're celebrating the WestInvest funding announcement

We will deliver 20 separate projects as part of the \$171 million commitment to Campbelltown from the NSW Government's WestInvest program.

The projects ranging from major, city-shaping developments, through to recreation, placemaking and heritage projects, represents some of the most significant funding we've seen in community infrastructure in the recent past.

Projects awarded grant funding include:

- Campbelltown Arts Centre Expansion
- Campbelltown City Centre Transformation Project
- Connected Campbelltown – A network of shared use pathway links and circuits
- Leumeah Youth Precinct
- Outdoor Fitness Facilities Program – For a Fitter Healthier Campbelltown
- St Helens Park Youth Space
- Glenfield Urban Bike Path
- Simmos Beach Parklands – Activating the Upper Georges River
- Kanbyungal Parklands – Mountain Bike Park

- Macarthur Recreational Trail – Australian Botanic Garden, Mount Annan to Campbelltown Station
- Hurley Park – Early Stories of Campbelltown's Resilience
- Town Centre Beautification and Public Art – Glenfield Town Centre
- Gordon Fetterplace Aquatic Centre Upgrades
- Dharawal Nature Playspace
- Campbelltown Health and Education Precinct Connectivity, Wayfinding and Identity Project
- Multipurpose Community Facilities Hub
- Minto Multicultural Community Centre Enhancement
- Railway Parade Bridge Upgrade, Glenfield
- Ingleburn Town Centre Transformation Project
- Sports and Health Centre of Excellence at Campbelltown Stadium.

The delivery of these key infrastructure projects will benefit the long term social and economic development of our city, as well as reflecting the aspirations of our community.

Campbelltown Arts Centre Expansion

The NSW Government has committed \$79 million to deliver a redevelopment and expansion of the Campbelltown Arts Centre (C-A-C) as part of the WestInvest grant program.

The project will re-orientate the centre towards Queen Street and the city centre, as well as provide connections to surrounding green space. This will further define the arts and cultural precinct within Campbelltown, creating an iconic destination for the Campbelltown community and visitors to experience.

The existing centre will be extended into the current outdoor amphitheatre space, adding a

new 350 seat theatre, new back of house facilities including dressing rooms and rehearsal spaces, as well as a 200+ carpark. New artist studios, residential studios, creative workshop areas, educational workshop spaces and facilities for the community will be provided, along with state-of-the-art digital ready infrastructure.

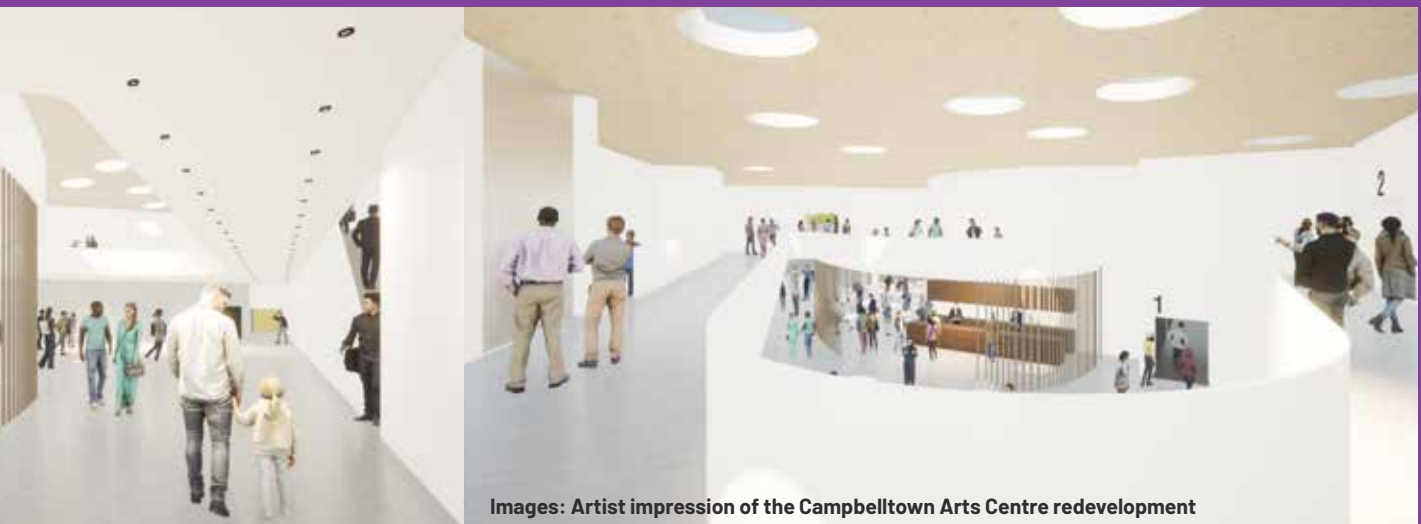
A dedicated gallery space to exhibit the C-A-C's collection and artworks by the community, as well as additional storage for artworks and collections, will create opportunities to partner with arts organisations from around the world to deliver an expanded artistic program for the region, as well



as allow more local creative practitioners to produce, exhibit and perform locally.

New commercial spaces, including an expanded café/ restaurant, retail shop and conference facilities will diversify visitation to the centre, as well as provide new business and employment opportunities.

Construction on the Campbelltown Arts Centre is anticipated to begin in 2025.



Images: Artist impression of the Campbelltown Arts Centre redevelopment

PART 4:

PROPOSED

FUTURE PROJECTS

AT BUSINESS

CASE STAGE



South West Sydney Community and Justice Precinct

A masterplan for the South West Sydney Community and Justice Precinct is being led by the Western Parkland City Authority, with a co-contribution of \$1.2 million from Council, the Australian and NSW Governments.

For the past 12 months, a precinct master plan has been under development to accommodate courts and justice services, alongside government, commercial and educational

facilities that would stimulate the economic and social value of the 5-hectare government owned site in Campbelltown city centre.

We're also considering locating our new city library and Council chambers within the precinct, and we're sounding out the tertiary education sector to attract a university presence.



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