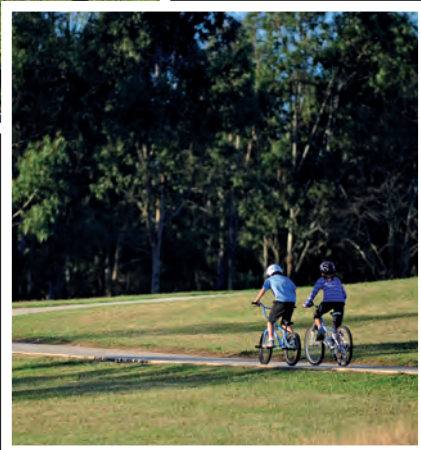




DRAFT



Penrith Urban Strategy

Managing growth to 2031

This Document has been prepared by Penrith City Council and HASSELL in 2008-2009 and is based on the 2006 ABS Data.

Relationship to Council's Strategic Plan

Integrated Planning and Reporting

Council's Urban Strategy contributes to Council's strategic planning under the provisions of the Local Government Amendment (Planning and Reporting) Act 2009 and associated Guidelines and Manual.

Community Strategic Plan

The Community Strategic Plan identifies the long term aspirations of our communities. It describes the City's future through 5 themes: leading, opportunities, green, liveable and vibrant. The Urban Strategy responds to the key themes of the Community Strategic Plan.

Theme	Community Outcomes	Council's Strategic Responses
A leading City:	A Council that plans responsibly for a sustainable future.	Build on our City's future on the principles of sustainability.
A City of Opportunities:	A City with a strong local economy and access to jobs.	Facilitate a diverse economy, sustainable businesses and secure employment base.
	A City with lifestyle and housing choice in our neighbourhoods.	Encourage housing that provides choice, achieves design excellence, and meets community needs.
	A Council that speaks out for Penrith and our region.	Advocate for employment, transport, and infrastructure to ensure the region is sustainable.

Delivery Program (2009 -2013)

The Delivery Program links the 'planning' in the long term Community Strategic Plan to show Council's work program over 4 years. Key tasks in the 2009 -2013 Delivery Program relevant to the Urban Strategy are:

Program	Task	Timeframe
Planning and Advocacy	* Complete the Urban Study and Strategy, to provide a diversity of housing, including retirement lifestyle opportunities (priority task).	2009 -2011
	* Gazette Penrith Local Environmental Plan 2012 and adopt Penrith Development Control Plan 2012 (priority task).	2010 -2013
	* Develop 'sustainability excellence' provisions for sustainable and adaptable buildings in the Penrith Development Control Plan 2012.	2010 -2013
	* Confirm, with the State Government, the City's agreed urban and rural boundaries, and reflect those boundaries in the Penrith Local Environmental Plan 2012.	2010 -2013

Other Milestones

Council's endorsement of this document will trigger the final payment from the Department of Planning's "Planning Reform Fund".

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01

INTRODUCTION

01 Introduction

1.1 Format of the Strategy

This Strategy document is divided into 6 sections:

01 Introduction – This section sets the Direction for the Strategy and introduces the Guiding Principles that were developed to steer future urban development anticipated in Penrith by 2031. It also discusses the approach undertaken to prepare the Strategy.

02 Key Assumptions – This section discusses the assumptions underpinning the Penrith Urban Strategy in terms of the people we are planning for now and in the future. It also describes the future housing needs for Penrith Local Government Area (LGA).

03 Centres Hierarchy for Penrith - This section provides an overview of the Centres Based Planning approach taken by the Strategy.

04 Centres and Neighbourhoods: Key Actions – This section provides the key characteristics, opportunities and actions for Centres within the Penrith centres and neighbourhoods and their capacity for future development. It also outlines the Centres and Suburb Staging Plan.

05 Key Sustainability Elements - This section discusses the Key Sustainability Elements of the Strategy on a city wide basis. In delivering a Sustainable City the Strategy recommends actions and responsibilities for each Key Sustainability Element.

06 Glossary- This section provides glossary of terms used in the Penrith Urban Strategy.

Appendix – The appendix contains the Sustainability Checklist which indicates the criteria required for each centre to support the anticipated growth.

1.2 Setting the Direction

The Penrith LGA forms the western fringe of the Sydney Metropolitan area, providing the boundary between the Sydney Plains and the Blue Mountains Escarpment.

In 2006, the Penrith LGA accommodated 172,103 persons in 62,160 dwellings within its 407 square kilometres. Population projections show that in a high growth scenario, by 2031 the Penrith LGA could grow to a population of 233,560 persons occupying around 86,503 dwellings. The need for an additional 24,343 dwellings under this growth scenario is comparable to the State Government's Metropolitan Strategy (2005) target for Penrith of an additional 25,000 new dwellings by 2031.

In order to accommodate anticipated 2031 population growth and the Metropolitan Strategy planning target, the Penrith Urban Strategy proposes a centre based model for urban development. This model seeks to create sustainable communities and identifies the future requirements of the population in terms of number of dwellings, diversity of housing types, and access to community and retail infrastructure, transport infrastructure and environmental considerations.

This Strategy is underpinned by the Penrith Urban Study. The Study and the Strategy set a framework which can be applied throughout the Penrith LGA to provide equity in access to a range of services and facilities, encourage increased diversity in housing stock and promote a range of lifestyle opportunities within established and new release areas.

1.3 Guiding Principles for Penrith

In preparing the Study and Strategy, the following Guiding Principles were developed for future urban development anticipated in Penrith by 2031:

Penrith 2031 - The Guiding Principles for Penrith

Penrith 2031 will be a **Sustainable City** that ensures it is diverse, creative, accessible, healthy, and embraces its regional and cultural role. Penrith City will be:

A Diverse City meeting the needs of the people (in housing, built form and urban and rural uses), economy and environment.

A Healthy and Vibrant City with quality spaces and recreation areas. A city that is integrated and whose residents have well being. A city comprising strong neighbourhoods that build social capital.

An Accessible City that is integrated and interconnected, where communities have access to shops, services, education, employment and transport, etc.

A Cultural City that is a creative place with self sustaining arts and culture.

A Regional City that embraces its economic and service role for the region with strong links to the surrounding regions and metropolitan area.

A Safe City where people feel confident in living.

A Lifestyle City that is attractive and well designed, fun for all ages and abilities and creates cohesive communities.

A City with a Unique Identity that enables lifelong learning, research and development and has a viable economy.

1.4 Key Sustainability Elements

A range of issues have been identified in the Study which will be required to be addressed when considering additional urban development in Penrith to 2031. These issues are listed below and are referred to as Key Sustainability Elements.

Key Sustainability Elements:

- 1. Residential Capacity and Diversity**
- 2. Retail and Commercial**
- 3. Community Services and Infrastructure**
- 4. Public Transport**
- 5. Active Transport**
- 6. Environment**
- 7. Open Space and Recreation**
- 8. Affordable Housing**

In delivering a Sustainable City the Strategy recommends actions and responsibilities for each Key Sustainability Element. Together these different components provide a Sustainability Checklist to guide the density and location of future development in the Penrith LGA.

1.5 Approach

An analysis of Penrith's urban centres has been undertaken in the preparation of the Study. The Sustainability Checklist was applied to each centre and a staging plan developed for future development, services and infrastructure provision in all centres. This will assist Council and other agencies to target resources where they are needed.

The Study identifies the guiding principles and a planning philosophy for future urban development within Penrith. In particular, the Study identifies the residential capacity of Penrith's existing centres and suburbs and the 8 key issues to be addressed prior to increasing densities and development.

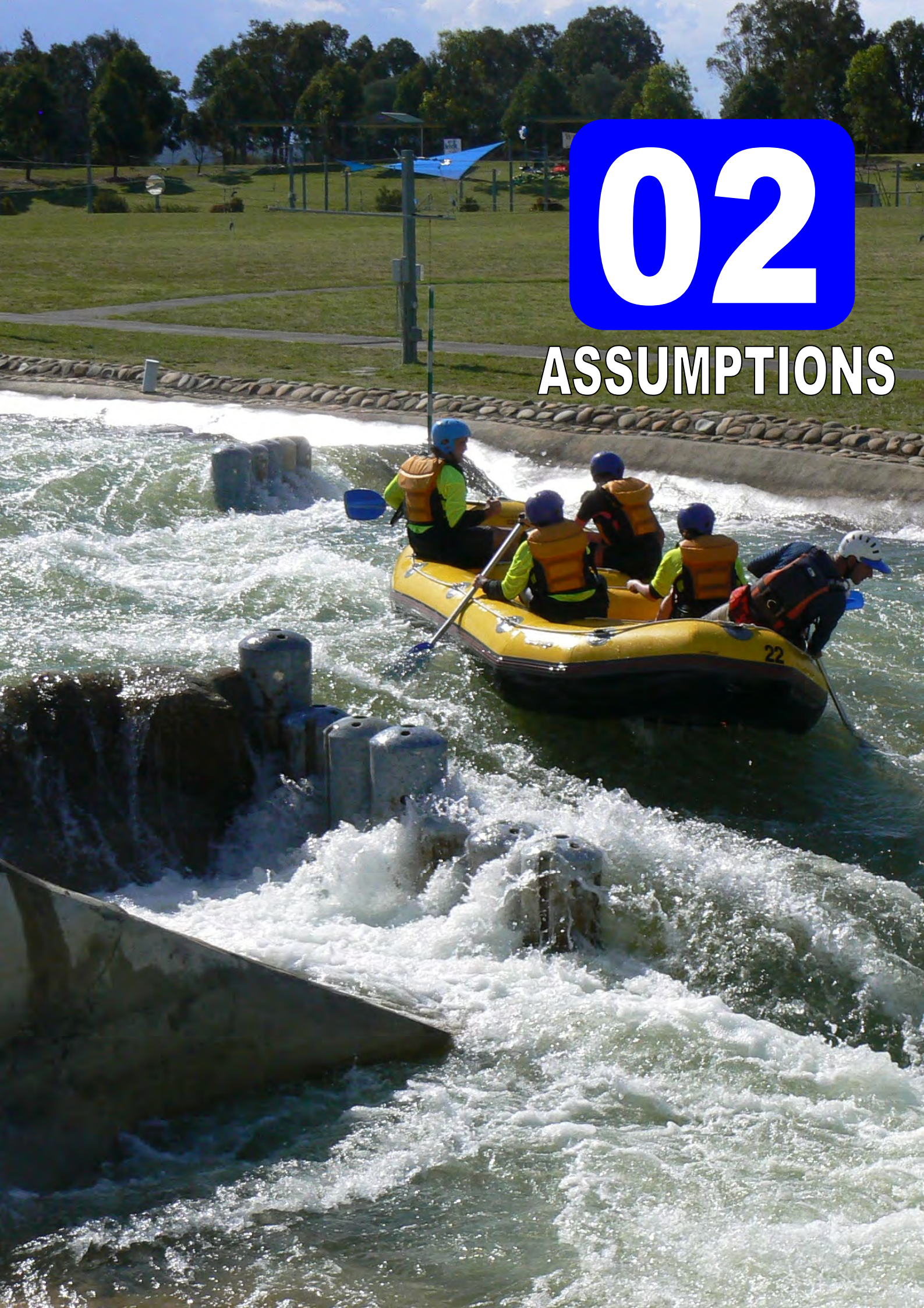
Penrith's residential strategy in the past has sought to focus development both within the existing urban area (through infill development) and in new release areas. The Study identified that the Penrith LGA has the capacity to accommodate the dwelling target set by the Department of Planning (DoP), of an additional 25,000 dwellings by 2031. Approximately 50% of this development will be within existing urban areas, with the remaining 50% in new release areas.

The Strategy will provide a vision and strategic direction for the development of existing urban areas within the Penrith Local Government Area (LGA) to 2031. It will utilise a centres based framework to build Penrith's existing centres and to guide the location and density of future urban development. Central to this strategy will be the sustainability checklist containing strategic principles and elements guiding requirements for sustainable development.

The Urban Study and Strategy recommends that the Sydney Metropolitan Strategy model of centre based planning be adopted. This model focuses increased densities and development around local centres which are retail and service centres, referred to as key activity nodes. Building upon the Council's adopted Interim Centres' hierarchy, the Urban Study and Strategy recommends that centres develop their own character and level of service provision in accordance with the needs of their catchment area, thus minimising competition between centres and maximising the success of individual centres.

02

ASSUMPTIONS



02 Assumptions

2.1 Who are we planning for?

Penrith is projected to continue to experience considerable growth in terms of population and new housing in the next 20 years. As Penrith grows and changes over time there is a need to provide housing, facilities, services and lifestyle options to accommodate Penrith's future population and which reflects the community's aspirations and needs. This growth needs to be supported by the provision of quality recreational, educational, employment, health and community facilities and services that are accessible and respond to the changing needs of Penrith's communities.

Subregional planning being undertaken by the DoP has estimated that Penrith will need to accommodate an additional 25,000 new dwellings by 2031. This equates to an additional 63,000 people between 2006-2031 and a total population of 233,560 persons by 2031. The Strategy responds to the need to accommodate future population growth and meet the housing target set by the Metropolitan Strategy and subregional planning work.

2.2 Where will future residents live?

The Metropolitan Strategy (2005) directs that all future development in the Greater Sydney Metropolitan Area will be dispersed between existing urban areas (70%) and new release areas (30%). In recognition of Penrith LGA's location on Sydney's urban fringe and new release site opportunities, future new development will be more evenly divided between existing urban areas (48%) and new release areas (52%).

Therefore, it is anticipated that 12,000 new dwellings will be developed within established urban areas and 13,000 new dwellings will be developed within new release areas. This Strategy provides the framework for accommodating the 12,000 new dwellings in the established urban areas, and also provides key guiding principles that can also be adopted for development within the new release areas.

2.3 What are the future housing needs for Penrith LGA?

Population projections for Penrith LGA in 2031 estimate that future housing will be required to provide for increasing numbers of smaller households, while still maintaining housing stock for larger households. Specifically, the Study and Strategy identify that in 2031:

- just under half of all households (46%) in Penrith 2031 will be smaller one person households (24%) and two person households (22%), and
- just over half of all future households (53%) in Penrith in 2031 will be more than two person households, including couples with children (38%), sole parents with children (12%) and group households (3%).

The existing housing stock in Penrith is predominantly detached dwellings (85%). The Study and Strategy seek to encourage a greater diversity of housing types to better suit these changing needs over time by guiding the location, housing type and density of future development within all Centres. All new housing in existing urban areas should comprise:

- 60% medium to high density development (within 800 metres of a centre), and
- 40% low to medium density development.

03

CENTRES HEIRARCHY FOR PENRITH



03 Centres Hierarchy for Penrith

3.1 Centres Based Planning Approach

The Strategy has adopted the centres based planning approach outlined in the Metropolitan Strategy (2005) and draft North West Subregional Strategy (2007), to guide the location of new housing in existing urban areas within the Penrith LGA.

The Centres based approach identifies a number of strategic centres across the Penrith LGA which will provide the focus of activity in terms of community services, retail, employment, and housing, around key transport nodes. Such an approach enhances the community's accessibility to a range of services and facilities while also providing a vibrant focus for community activity.

The Centre hierarchy clearly nominates the character and level of service provision to be achieved in each centre and applies a sustainability checklist with indicators for all Centres. The hierarchy also ensures the services are aligned with the needs of each catchment area.

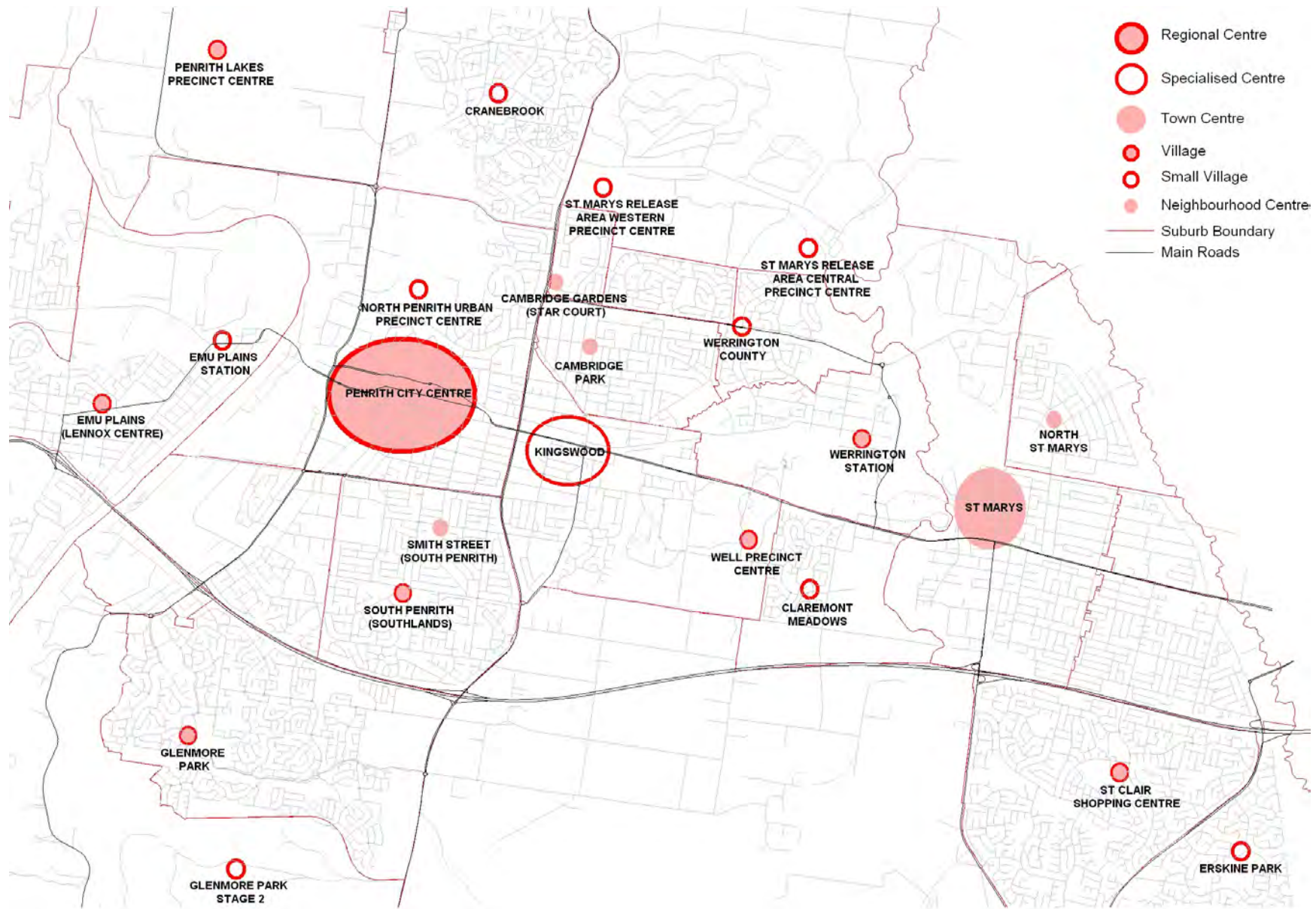
In order to achieve the desired level of service and facility provision for each centre, the Strategy recognises that Council will need to work in partnership with a range of authorities and service providers to enable the centres to meet their targets. In addition, the Strategy prioritises centres for development in the short, medium and long term. The Strategy recommends establishing partnerships and managing work schedules to achieve the specific works identified within specific centres.

The centres based planning approach seeks to:

- adopt a Centres Hierarchy for Penrith which is consistent with centres typology set out in the Metropolitan Strategy (2005) and draft North Subregional Strategy (2007)
- ensure all future development in existing urban areas will be located within centre radius/catchment (centres based planning) where supporting services and infrastructure are available
- create a strong mix of housing types and densities that meet future community needs and is consistent with the Centre's classification
- create vibrant communities with a provision of transport, access to retail, commercial, community and recreation services to be determined by centre's designation
- facilitate community development by providing opportunities for neighbourhood interaction and high amenity in the public domain, and
- use the Key Sustainability Elements Checklist as a best practice guide to future service provision, housing mix and densities and staging of future development within each Centre (see Appendix).

Figure 3.1 shows the hierarchy of Centres for Penrith 2031.

Figure 3.1: Hierarchy of Centres within Penrith LGA 2031



Source: HASSELL 2008

3.2 Overview of Centres Hierarchy

The Study has identified the key characteristics and potential for growth of all Centres in Penrith. Table 3.1 describes Penrith's centres by designation and location having regard to Council's Interim Centres Hierarchy Policy (2007) and anticipated population growth by 2031. The designation of each centre is based on the typology of centres outlined in the Sydney Metropolitan Strategy (2005) and draft North West Subregional Strategy (2007). It guides future development opportunities and the anticipated growth and services required to adequately cater for future populations within each centre's radius of influence.

Table 3.1: Penrith Local Government Area Centres Hierarchy

Hierarchy	Description	Approximate Population and Dwelling Numbers in 2031	Typical Retail/ Commercial Floor Space	Hierarchy 2008	Hierarchy 2031
Regional City 2km radius	A full range of business, government, cultural, entertainment and recreational activities. Areas providing important employment, services and residential opportunities.	15,000 persons 7,500 dwellings	Typical Retail Area: 150,000 - 250,000 m ² Typical Commercial Area: 110,000 - 250,000 m ²	▪ Penrith City Centre	▪ Penrith City Centre
Specialised Centre 1km radius	Specialised uses that perform vital economic and employment roles across the metropolitan area such as: ▪ Hospital, universities. ▪ Research & business Activities.	10,000 persons 4,450 dwellings	Typical Retail Area: 3,000 - 7,500 m ² Including supermarket: 1,500-4,500 m ²	▪ Kingswood	▪ Kingswood
Town Centre 800m radius	▪ A large group of shops & services - 1-2 supermarkets. ▪ Sometimes a small shopping mall. ▪ Some community facilities (e.g. local library). ▪ A medical centre. ▪ A variety of specialist shops.	11,000 persons 5,000 dwellings	Typical Retail Area: 45,000 – 70,000 m ² (including supermarket/s at 2,500 – 4,500m ²) Typical Commercial Area: 15,000 – 25,000m ²	▪ St Marys	▪ St Marys

Hierarchy	Description	Approximate Population and Dwelling Numbers in 2031	Typical Retail/ Commercial Floor Space	Hierarchy 2008	Hierarchy 2031
Village 600m radius	<ul style="list-style-type: none"> ▪ A small supermarket. ▪ A strip of shops for daily shopping (e.g. butcher, hairdresser, café, restaurants and take-away food).Some services (e.g. health, bank, library, post office). ▪ 10+ retail spaces. 	<p>6,200 to 19,000 persons</p> <p>2,000 to 6,900 dwellings</p>	<p>Typical Retail Area: 3,000–7,500m² (including supermarket/s at 1,500–4,500m²)</p> <p>Typical Commercial Area: 1,000–2,500m²</p>	<ul style="list-style-type: none"> ▪ Emu Plains (Lennox Centre) ▪ Glenmore Park ▪ South Penrith (Southlands) ▪ St Clair Shopping Centre 	<ul style="list-style-type: none"> ▪ Emu Plains (Lennox Centre) ▪ Glenmore Park ▪ South Penrith (Southlands) ▪ St Clair Shopping Centre ▪ Werrington Station ▪ Penrith Lakes Precinct Centre ▪ WELL Precinct Centre
Small Village 400m radius	<ul style="list-style-type: none"> ▪ A small strip of shops for daily shopping (e.g. butcher, hair-dresser, café, restaurants and take-away food). ▪ 5-30 retail spaces. 	<p>2,650 to 14,310 persons</p> <p>1000- 5,400 dwellings</p>	<p>Typical Retail Area: 1,000– 4,000m² (including general store / supermarket at 650–2,500m²)</p> <p>Typical Commercial Area: 250–750m²</p>	<ul style="list-style-type: none"> ▪ Claremont Meadows ▪ Cranebrook ▪ Emu Plains Station ▪ Erskine Park ▪ Werrington County 	<ul style="list-style-type: none"> ▪ Claremont Meadows ▪ Cranebrook ▪ Erskine Park ▪ Werrington County ▪ Emu Plains Station ▪ Central Precinct Village Centre (St Marys Release Area) ▪ Jordan Springs Village Centre (St Marys Release Area) ▪ Glenmore Park Stage 2 Precinct Centre ▪ North Penrith Urban Precinct Centre

Hierarchy	Description	Approximate Population and Dwelling Numbers in 2031	Typical Retail/ Commercial Floor Space	Hierarchy 2008	Hierarchy 2031
Neighbourhood Centre 150m radius	<ul style="list-style-type: none"> ▪ Small group of 2-5 shops supplying daily needs e.g. milk bar and a newsagent ▪ Should have a public transport point. ▪ Child-care centres, schools and other compatible activities in the immediate vicinity. Some medium density housing, townhouses and villas. 	398 to 2,385 persons 150 to 900 dwellings	Typical Retail Area: 120–750m ² (including general store / supermarket at up to 650m ²) Typical Commercial Area: up to 250m ²	<ul style="list-style-type: none"> ▪ Cambridge Gardens (Star Court) ▪ Cambridge Park ▪ North St Marys ▪ Smith Street (South Penrith) ▪ Werrington Station 	<ul style="list-style-type: none"> ▪ Cambridge Gardens (Star Court) ▪ Cambridge Park ▪ North St Marys ▪ Smith Street (South Penrith)

04

CENTRES AND NEIGHBOURHOODS: KEY ACTIONS

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04 Opportunities and Actions for Centres

4.1 Introduction

This chapter outlines the key opportunities and actions for centres growth to 2031 in each of the following suburbs.

The three centres identified for growth in the next 5 years are:

1. Penrith City Centre Precinct
2. St Marys Town Centre Precinct
3. Kingswood Specialised Centre

4.2 Opportunities and Actions for Centres / Neighbourhoods

1. Penrith City Centre Precinct

Centre designation 2031	Penrith City Centre (Penrith City Centre and Fringe Areas)		
Key opportunities	<ul style="list-style-type: none"> • Good access to transport, particularly Penrith Railway Station • Strong activity focus through the retail and commercial uses along High and Henry Street, Westfield Penrith Plaza, Centro, TAFE and industrial uses to the north of the City Centre • Strong demand for housing in the vicinity of a train station • Good access to local services and schools • Under-utilisation of a number of sites in close proximity to the city centre where consolidation and redevelopment may be able to meet future mixed use and housing demand and • Limited environmental constraints to urban growth. 		
Dwelling opportunity <u>within</u> catchment	3718 medium to high density dwellings in mixed use buildings.		
Dwelling opportunity <u>outside</u> catchment	1000 dwellings at medium to high density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, active transport, commercial and retail services, community facilities, public domain and open space and housing sustainability will need to be addressed.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density	Short (1-5 years)
	Dwelling Type and Mix	Need for greater range of housing types and densities to meet future needs of	Short to Medium

Centre designation 2031	Penrith City Centre (Penrith City Centre and Fringe Areas)		
		the wider community.	(1- 5 years)
	Road Access	Railway creates a barrier between the north and south part. Improved accessibility to be investigated.	Medium to Long term
	Active Transport	Extension of footpaths on both sides in all streets. Extension of cycle ways in open space network required to connect nodes, UWS and hospital with surrounding areas.	Medium (5-10 years)
	Public Transport	Need for higher frequency of service. Need for extended hours of service. Need enhanced connectivity to station	Short to Medium (1-5 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short and ongoing
	Environmental Considerations	Future urban development should seek to protect and enhance corridors linking to the Nepean River and up into the Blue Mountains escarpment and integrate this with recreational uses. View to the Blue Mountain escarpment should be protected.	Short
	Access to retail and commercial services	Ensure that the retailing and commercial services are developed in accordance with the City Centre vision document.	short to medium (1-5 years)
	Access to community services and Facilities	Strong community infrastructure is needed. Audit existing infrastructure and needs and identifying future needs.	Short to Medium (1-5 years)
	Public Domain and Open Space	Need central focus/town square/meeting space. Amenity on High Street requires enhancement. With increased population there is a need to embellish existing open space provision and seek to create additional spaces with redevelopment. Improved safety and surveillance in open spaces.	Short to medium (1-5 years)
Housing Sustainability	Investigate opportunities for community/affordable housing on council and State Government owned sites.	Short to medium (1-5 years)	
Priority for Staging of development	Short Term		

Land use opportunities within the Penrith City Centre Precinct are shown in the following figure.

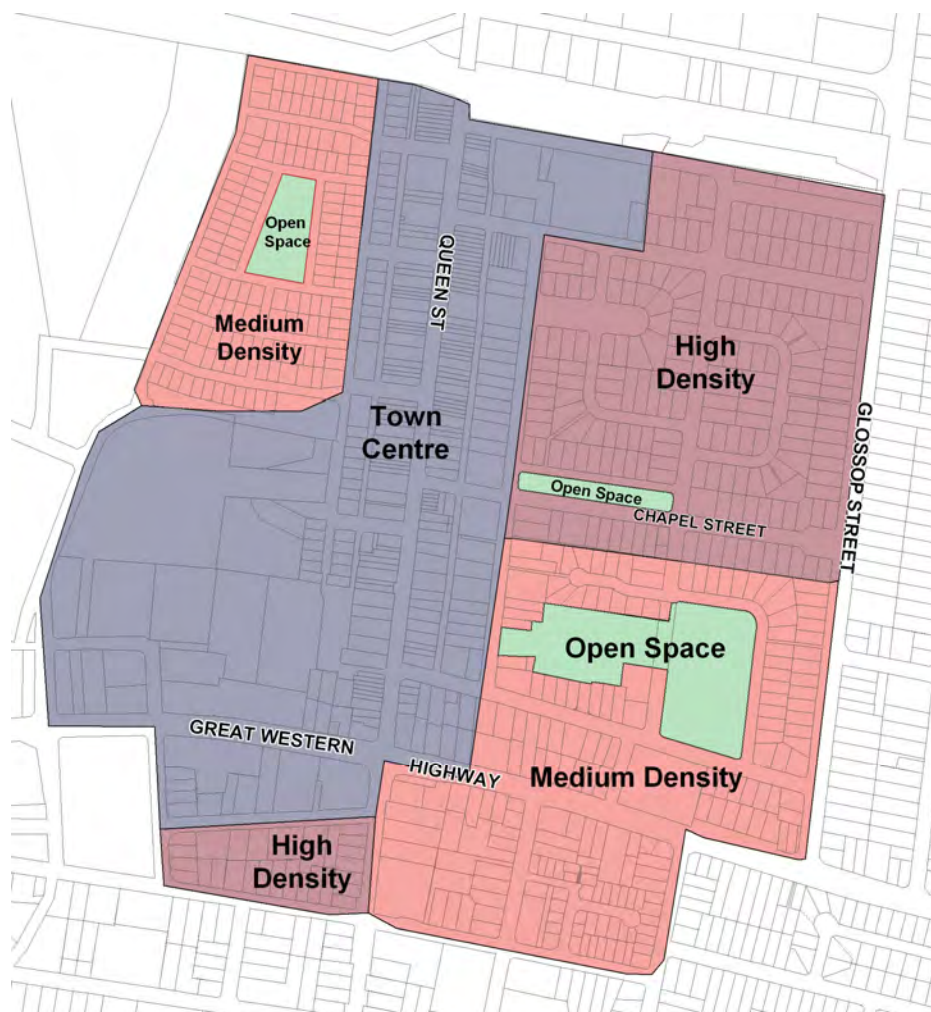


2. St Marys Town Centre Precinct

Centre designation 2031	St Marys Town Centre Precinct (St Marys Town Centre, Glossop Street Precinct and Duration Cottages)		
Key opportunities	<ul style="list-style-type: none"> ▪ Good access to transport, particularly St Marys Railway Station. ▪ Strong demand for housing close to the railway station. ▪ Good access to local services and schools. ▪ Under-utilisation of a number of sites in close proximity to the Town Centre where consolidation and redevelopment may be able to meet future mixed use and housing demand and ▪ Limited environmental constraints to urban growth. 		
Dwelling opportunity <u>within</u> catchment	1250 high density dwellings within mixed use buildings.		
Dwelling opportunity <u>outside</u> catchment	950 dwellings at a range of medium to high density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, active transport, public domain and housing sustainability will need to be addressed for the St Marys Town Centre Precinct.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density.	Short (1-5 years)
	Dwelling Type and Mix	Need for greater range of housing types and densities to meet future needs of the wider community.	Short to Medium (1- 5 years)
	Road Access	Railway creates a barrier between the north and south part. Improved accessibility to be investigated.	Medium to Long term
	Active Transport	Extension of footpaths in all streets. Extension of cycle ways in open space network required to connect nodes, with surrounding areas.	Medium (5-10 years)
	Public Transport	Need for higher frequency of service. Need for extended hours of service. Need enhanced connectivity to station	Short to Medium (1-5 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short and ongoing
	Environmental Considerations	Need to protect views to the Blue Mountains escarpment.	Short
	Access to retail and commercial services	Possibility for retail to grow by way of mixed use developments to continue to cater for existing and future needs.	short to medium (1-5 years)
	Access to community services and	Strong community infrastructure available. Audit existing infrastructure and needs and identifying future needs.	Short to Medium (1-5 years)

Centre designation 2031	St Marys Town Centre Precinct (St Marys Town Centre, Glossop Street Precinct and Duration Cottages)		
	Facilities		
	Public Domain and Open Space	Need central focus/town square/meeting space. Amenity on Great Western Highway requires enhancement. With increased population there is a need to embellish existing open space provision and seek to create additional spaces with redevelopment. Improved safety and surveillance in open spaces.	Short to medium (1-5 years)
	Housing Sustainability	Investigate opportunities for community/affordable housing on council and State Government owned sites.	Short to medium (1-5 years)
Priority for Staging of development	Short Term		

Land use opportunities within the St Marys Town Centre Precinct are shown in the following figure.



3. Kingswood

Centre designation 2031	Kingswood Specialised Centre (1 km catchment)		
Key opportunities	<ul style="list-style-type: none"> • Good access to transport, particularly Kingswood Railway Station • Strong employment provision and activity focus through the Nepean Hospital (and associated medical services and facilities), University of Western Sydney, and some supporting retail and industrial uses • Strong demand for housing for workers and students at the hospital and the university • Good access to local services and schools • Under utilisation of a number of sites in close proximity to the centre where consolidation and redevelopment may be able to meet future mixed use and housing demand and • Limited environmental constraints to urban growth. 		
Dwelling opportunity <u>within</u> catchment	400-600 medium to high density dwellings and 25 low density dwellings.		
Dwelling opportunity <u>outside</u> catchment	400-700 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, active transport, commercial and retail services, community facilities, public domain and open space and housing sustainability will need to be addressed before Kingswood fulfils the criteria for a Specialised Centre.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density to meet Specialised Centre size.	Short (1-5 years)
	Dwelling Type and Mix	Need for greater range of housing types and densities to meet future needs of hospital, university and wider community.	Short to Medium (1- 5 years)
	Road Access	Railway and Great Western Highway create barrier. Improved accessibility to be investigated.	Medium to Long term
	Active Transport	Extension of footpaths in all streets. Extension of cycle ways in open space network required to connect nodes, UWS and hospital with surrounding areas.	Medium (5-10 years)
	Public Transport	Need for Bus Junction to enhance connection with wider LGA. Need for shuttle bus between UWS and hospital. Need for higher frequency of service. Need for extended hours of service.	Short to Medium (1-5 years)

Centre designation 2031	Kingswood Specialised Centre (1 km catchment)		
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short and ongoing
	Environmental Considerations	Flood prone areas protected with open space. High environmental amenity in parts.	Short
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments/ range of floor space to continue to cater for existing and future needs. Need for a supermarket and more convenience shopping services (such as fruit shop, butcher, etc). WELL Precinct will service the University and land to the east to some extent, however there is an opportunity to expand neighbourhood centre between centre and University to meet the needs of the residents to the immediate west of the university. Need to formalise zoning of retail, commercial and community uses. Need to expand floor space to create more diversity of uses.	short to medium (1-5 years)
	Access to community services and Facilities	Strong community infrastructure available. Audit existing infrastructure and needs and identifying future needs.	Short to Medium (1-5 years)
	Public Domain and Open Space	Need central focus/town square/meeting space. Amenity on Great Western Highway requires enhancement. With increased population there is a need to embellish existing open space provision and seek to create additional spaces with redevelopment. Improved safety and surveillance in open spaces.	Short to medium (1-5 years)
	Housing Sustainability	Investigate opportunities for community/affordable housing on council, State Government and university owned sites. Investigate opportunities for range of housing to meet the hospital and the university needs.	Short to medium (1-5 years)
	Priority for Staging of development	Short Term	



Land use opportunities within Kingswood are shown in the following figure.

4. Emu Plains

Centre designation 2031	Village for Lennox Centre and Station (600m catchment)		
Key opportunities	<ul style="list-style-type: none"> • Good access to transport, particularly Emu Plains Railway Station. • Strong employment provision through the employment lands to the north, proximity to Penrith City Centre, localised employment in retail and commercial nodes and schools. • Strong demand for housing from the employment demands noted above. • Good access to local services and schools. • Under utilisation of a number of sites in close proximity to the village centre where consolidation and redevelopment may be able to meet future mixed use and housing demand and • There are significant environmental constraints (flooding) to urban growth. 		
Dwelling opportunity <u>within</u> catchment	<p>Lennox Centre: 100-200 dwellings at a medium to low density.</p> <p>Emu Plains Station: No additional dwelling opportunity due to flood affectation.</p> <p>Flooding constraints may reduce the total capacity for both Lennox Centre and Emu Plains Station.</p>		
Dwelling opportunity <u>outside</u> catchment	<p>200-300 dwellings at a range of low to medium density.</p> <p>Flooding constraints may reduce the total capacity for the suburb of Emu Plains.</p>		
Key actions to meet centre designation	<p>For Lennox Centre, issues such as public domain and open space, environmental constraints and sustainability will need to be addressed before Lennox Centre fulfils the criteria for a Village.</p> <p>For Emu Plains Station, issues such as active transport, commercial and retail services, community facilities, public domain and open space, housing sustainability and environmental constraints will need to be addressed before Emu Plains Station fulfils the criteria for a Village.</p>		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density to meet village size (2,100 - 5,500 dwellings). Northern areas of centre are business and employment zones therefore have limited residential potential.	Long (10+ years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs.	Long (10+ years)
	Road Access	The railway line and main road is a major barrier to north-south movement within the suburb. Redevelopment provides opportunities to enhance road linkages and more direct access.	Long term (10+ years)
	Active Transport	Extension of footpaths in all streets. Extension of cycle ways in open space network required to connect	Medium (5-10 years)

Centre designation 2031	Village for Lennox Centre and Station (600m catchment)		
		nodes.	
	Public Transport	Need for higher frequency of service. Need for extended hours of service. Need enhanced connectivity to station from south. Within the Lennox Centre, investigate the opportunity for a bus junction.	Medium (5-10 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Medium (5-10 years)
	Environmental Considerations	Significant areas with potential for development are flood prone. Investigation on addressing and mitigating flooding required before future housing densities can increase.	Medium (5-10 years)
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments/ range of floor space to continue to cater for existing and future needs.	Medium (5-10 years)
	Access to community services and Facilities	Limited community infrastructure available particularly around Emu Plains Station. Audit existing infrastructure and needs.	Medium (1-5 years)
	Public Domain and Open Space	Town centre improvements need central focus/town square/meeting space. Amenity on major road corridor requires enhancement. Safety and surveillance in open space park embellishments.	Medium (5-10 years)
	Housing Sustainability	Implement Sustainable housing initiatives.	Medium (5 -10 years)
Priority for staging of development	Medium for Lennox Centre subject to flooding constraints. Medium for Emu Plains subject to flooding constraints.		

5. South Penrith (Southlands and Smith Street)

Centre designation 2031	South Penrith Village (600m catchment)		
Key opportunities	<ul style="list-style-type: none"> • Substantial under utilised lands around the centre • Opportunity to replace ageing community infrastructure to the south of centre and incorporate affordable housing • Large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated (assuming they can be supported) • Good access to local services and schools • Under utilisation of a number of sites in close proximity to the centre where consolidation and redevelopment may be able to meet future mixed use and housing demand and • Limited environmental constraints to urban growth. 		
Dwelling opportunity <u>within</u> catchment	120-200 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	300 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before South Penrith fulfils the criteria for a Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density to meet village residential target (2,100-5,500 dwellings).	Medium (5-10 years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs.	Medium (5-10 years)
	Road Access	Redevelopment provides opportunities to enhance road linkages and more direct access.	Medium to Long term
	Active Transport	Extension of footpaths in all streets. Extension of cycleway in open space network required to connect nodes.	Medium (5-10 years)
	Public Transport	Need for Bus junction at Southlands. Need for higher frequency of service. Need for extended hours of service.	Medium (5-10 years)
	Physical Utilities /Infrastructure	Need to review capacity.	Short to medium (1-5 years)
	Environmental Considerations	Flood prone areas protected with open space.	Medium (5-10 years)

Centre designation 2031	South Penrith Village (600m catchment)		
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments/ range of floor space to continue to cater for existing and future needs.	Short to medium (1-5 years)
	Access to community services and Facilities	Strong community infrastructure available. Audit existing infrastructure and needs.	Short to Medium (1-5 years)
	Public Domain and Open Space	Town centre improvements (private land) both at Southlands and Smith Street centres. Safety and surveillance in open space. Park embellishments.	Medium (5-10 years)
	Housing Sustainability	Investigate opportunities for community/affordable housing on council owned sites.	Short to medium (1-5 years)
Priority for staging development	Medium		

6. Glenmore Park

Centre designation 2031	Glenmore Park Village (600m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Glenmore Park include:</p> <ul style="list-style-type: none"> ▪ Glenmore Park Stage 2 is a future urban release area located to the south of the existing urban area of Glenmore Park. An anticipated 1600 dwellings will be constructed in the new 225 hectare urban release area to the year 2021 and ▪ Future development should continue to protect the heritage values of the neighbouring localities of Mulgoa Valley and Orchard Hills. This can primarily be achieved by continuation of the buffer zones of the Mulgoa Nature Reserve and the strip of semi-rural allotments on the margin of The Northern Road. 		
Dwelling opportunity <u>within</u> catchment	50 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	350 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Glenmore Park fulfils the criteria for a Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	There will be approximately 2000 additional dwellings in Glenmore Park by the year 2031. Given the large increase in projected population there will be a need for infrastructure, services and housing to meet the needs of older age groups as the suburb matures.	Medium to Long (10-15 years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs, particularly for older persons.	Medium to long (10-15 years)
	Road Access	Access into and out of Glenmore Park is an important issue for residents as the number of access points is limited. Some traffic congestion can be alleviated by intersection upgrades both on Mulgoa and the Northern Roads.	Medium (5-10 years)
	Active Transport	Given the lack of shopping within walking distances from the majority of residences in Glenmore Park, improved networks must be provided to broaden the opportunity for residents to gain access to key areas by active transport means such as cycling.	Medium (5-10 years)

Centre designation 2031	Glenmore Park Village (600m catchment)		
	Public Transport	Need for higher frequency of services. Need for extended hours of services.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Future urban development should seek to protect and enhance native vegetation and ecological corridors linking to the Nepean River and up into the Blue Mountains escarpment and integrate this with recreational uses.	
	Access to retail and commercial services	There is some potential for growth of retail and commercial uses to the north of the existing car parking area adjoining the existing shopping centre. Development of Glenmore Park Stage II may limit redevelopment or additions to existing shopping centre due to the new commercial centre providing competition for a limited market.	Medium (5-10 years)
	Access to community services and Facilities	Satisfactory	Short to Medium (1-5 years)
	Public Domain and Open Space	There is an inadequate provision of local training facilities to cope with the sporting demands of the local community. Open space lands need to be embellished to cater for this short term demand.	Medium (5-10 years)
	Housing Sustainability	Implement Sustainable housing initiatives.	Medium (5-10 years)
	Priority for staging development	Medium	

7. St Clair

Centre designation 2031	St Clair Village (600m catchment)		
Key opportunities	<ul style="list-style-type: none"> ▪ Future development of Western Sydney Employment Area including the adjacent Erskine Business Park may substantially increase employment prospects in the area and this may increase demand for housing in proximity to employment (if this is not already catered for in the employment areas) and ▪ Large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated (assuming they can be supported). 		
Dwelling opportunity <u>within</u> catchment	85-120 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	200-300 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before St Clair fulfils the criteria for a Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density to provide housing diversity and meet village residential target (2,100-5,500 dwellings). Northern areas of centre are business and employment zones with limited residential potential.	Medium to Long (10-15 years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs, particularly for older persons.	Medium to long (10-15 years)
	Road Access	Redevelopment provides opportunities to enhance road linkages and more direct access.	Medium (5-10 years)
	Active Transport	Extension of footpaths in all streets. Cycle path network should be improved to connect key nodes and areas of open space.	Medium (5-10 years)
	Public Transport	Need for Bus Junction. Need for higher frequency of services. Need for extended hours of services. Need enhanced connectivity to LGA.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Few constraints.	

Centre designation 2031	St Clair Village (600m catchment)		
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments/ range of floor space to continue to cater for existing and future needs.	Medium (5-10 years)
	Access to community services and Facilities	Strong community infrastructure available. Audit existing infrastructure and needs.	Short to Medium (1-5 years)
	Public Domain and Open Space	Town centre improvements. Need central focus/town square/meeting space. Safety and surveillance in open space. Park embellishments.	Medium (5-10 years)
	Housing Sustainability	Implement Sustainable housing initiatives.	Medium (5 -10 years)
Priority for staging development	Medium		

8. Werrington Station

Centre designation 2031	Werrington Station Village (dependent on development of WELL Precinct) (600m catchment)		
Key opportunities	<ul style="list-style-type: none"> ▪ Proximity to WELL Precinct located to south of suburb ▪ Reasonable access to transport, particularly Werrington Railway Station ▪ Good access to local public schools ▪ A mix of housing types (compared to the Penrith LGA) to meet the needs of a wider cross section of the community and promote ageing in place and ▪ Under-utilisation of a number of sites in close proximity to the centre where consolidation and redevelopment may be able to meet future mixed use and housing demand. 		
Dwelling opportunity within catchment	50-100 dwellings at a medium density.		
Dwelling opportunity outside catchment	150-200 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, active transport, road access, commercial and retail services, community facilities, public domain and open space, environmental considerations and housing sustainability will need to be addressed before Werrington fulfils the criteria for a Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Increase in density to meet village size (2,100-5,500 dwellings). Significant potential in Sydney Water land and WELL Precinct.	Medium (5-10 years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs, particularly older persons and students.	Medium (5-10 years)
	Road Access	Poor access north to south Redevelopment provides opportunities to enhance road linkages and more direct access. Some access roads are flood prone, emergency access and egress must be resolved prior to additional development opportunities.	Medium (5-10 years)
	Active Transport	Extension of footpaths in all streets. Extension of cycle ways in open space network required to connect nodes. Seek to enhance linkages between north and south across railway line.	Short to Medium (5-10 years)
	Public Transport	Need for Bus Junction to enhance connectivity to WELL precinct and University. Need for higher frequency of service. Need for extended hours of service.	Short to Medium (5-10 years)

Centre designation 2031	Werrington Station Village (dependent on development of WELL Precinct) (600m catchment)		
		Need enhanced connectivity to LGA.	
	Physical Utilities /Infrastructure	Review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1-5 years)
	Environmental Considerations	Significant areas are flood prone. Emergency access and egress must be resolved prior to additional development opportunities being realised.	Medium (5 - 10 years)
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments/ range of floor space to continue to cater for existing and future needs. Work with current retailers to enhance and expand retail offering.	Short to Medium (1-5 years)
	Access to community services and Facilities	Limited community infrastructure available. Audit existing infrastructure and needs.	Short to Medium (1-5 years)
	Public Domain and Open Space	Need central focus/town square/meeting space, on the northern side of the station. Safety and surveillance in open space Park embellishments. Need to central focus on the southern side of station. Build on and enhance existing strong open space and recreation infrastructure.	Medium (5-10 years)
	Housing Sustainability	Implement sustainable housing initiatives.	Medium (5 - 10 years)
Priority for staging of development	Medium (subject to development of WELL precinct and flooding issues)		

9. Claremont Meadows

Centre designation 2031	Claremont Meadows Small Village (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Claremont Meadows include:</p> <ul style="list-style-type: none"> ▪ New residential areas proposed to the south and east, which have yet to be subdivided and can therefore provide opportunity for diversity in housing ▪ Good access to transport, particularly when the Werrington Arterial is constructed and ▪ Good access to services through proximity to St Marys Town Centre. 		
Dwelling opportunity <u>within</u> catchment	0-5 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	0-5 dwellings at a range of low to medium density. It should be noted that this figure does not include the development of Greenfield sites adjoining Claremont Meadows.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Claremont Meadows fulfils the criteria for a Small Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Currently there are 1700 dwellings in the catchment and by 2021 this should grow to 2250 dwellings.	Medium to Long (10-15 years)
	Dwelling Type and Mix	There is a limited potential for medium density housing adjoining the local centre.	Medium to long (10-15 years)
	Road Access	Car and bus access will improve in the medium term due to the construction of the Werrington Arterial which will provide an on / off ramp to M4 and better access to north.	Medium (5-10 years)
	Active Transport	Increased provision of footpaths and cycleway are required, especially links between new areas to south and east over major roads. This is to ensure people can access shops and school by active transport.	Medium (5-10 years)
	Public Transport	Service frequency needs to increase. Improved service may occur as a result of residential growth to the south and east. Improvement to public transport may also benefit from services in WELL precinct.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith. Infrastructure Strategy 2008.	Short to Medium (1 to 5)

Centre designation 2031	Claremont Meadows Small Village (400m catchment)		
			years)
	Environmental Considerations	Recent greenfields planning has taken this issue into account.	
	Access to retail and commercial services	Improve access by all forms of transport to commercial centre is required. There is scope for a new service road within the local centre to improve operational efficiency.	Medium (5-10 years)
	Access to community services and Facilities	Satisfactory.	Short to Medium (1-5 years)
	Public Domain and Open Space	The public domain could be improved by providing a high quality informal meeting space located near school and shops.	Medium (5-10 years)
	Housing Sustainability	Implement sustainable housing initiatives.	Medium (5 -10 years)
Priority for staging development	Medium		

10. Cranebrook

Centre designation 2031	Cranebrook Small Village (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Cranebrook include:</p> <ul style="list-style-type: none"> ▪ A large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated (assuming they can be serviced) ▪ Good access to local schools and well used community facilities ▪ Limited environmental constraints to urban growth ▪ Underutilisation of a number of lots in the town centre where redevelopment may be able to meet future mixed use and housing demand and ▪ A population increase that may slightly increase the demand for additional dwellings over the next 20-25 years. 		
Dwelling opportunity <u>within</u> catchment	100 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	150 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Cranebrook fulfils the criteria for a Small Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	<p>Currently there are 13800 people in the catchment and by 2031 this should grow to 16150 people.</p> <p>Greater mix of housing options needed for a changing demographic (ageing population and lone person households increasing). Limited potential to significantly increase densities due to poor public transport access.</p>	Medium to Long (10-15 years)
	Dwelling Type and Mix	Need for greater range of housing types to meet future needs, particularly for older persons.	Medium to long (10-15 years)
	Road Access	There is good access to Northern and Andrews Roads. However a road hierarchy needs to be created within suburb and particularly to improve vehicle access to the town centre.	Medium (5-10 years)
Active Transport	There is a high provision of open space surrounding the local centre, with the opportunity to create better pedestrian and cycle connections to surrounding	Medium (5-10 years)	

Centre designation 2031	Cranebrook Small Village (400m catchment)		
		residential development. Investigate the provision of cycle paths and footpaths on both sides of residential streets.	
	Public Transport	The suburb is well removed from the nearest train station. Bus services are poor with the need for higher frequency services. This issue is a significant constraint to further residential development.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	No major environmental constraints.	
	Access to retail and commercial services	Improve access by all forms of transport to commercial centre is required. Opportunity for redevelopment of existing shopping centre to provide vibrant mixed use town centre including retail, commercial, residential and community uses.	Medium (5-10 years)
	Access to community services and Facilities	Provision of these services is good and well utilised, but poorly accessed. Improved access is important.	Short to Medium (1-5 years)
	Public Domain and Open Space	The quality of the public domain/town centre core needs to be improved and there are benefits to opening up the shopping centre to relate more to the surrounding streets.	Medium (5-10 years)
	Housing Sustainability	Implement sustainable housing initiatives.	Medium (5-10 years)
Priority for staging development	Medium		

11. Erskine Park

Centre designation 2031	Erskine Park Small Village (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Erskine Park include:</p> <ul style="list-style-type: none"> ▪ Proximity to the Western Sydney Employment Hub may increase demand for housing in nearby suburbs ▪ Large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated and ▪ One large underdeveloped lot (2.8 ha) in the south west of the residential area offers opportunity for development to increase dwelling diversity. 		
Dwelling opportunity <u>within</u> catchment	10 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	5 dwellings at a range of low to medium density. It should be noted that this figure does not include the development of Greenfield sites adjoining Claremont Meadows.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Erskine Park fulfils the criteria for a Small Village.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Promote densities within centre and provision of dwellings of a nature and size that would encourage smaller households to vacate larger homes.	Medium to Long (10-15 years)
	Dwelling Type and Mix	Promote provision of wider range of dwelling mix, especially for smaller household sizes (1-2 persons) with the flexibility to meet the needs of particular demographic groups (e.g. empty nesters, seniors housing, young couples without children).	Medium to long (10-15 years)
	Road Access	Issues with peak hour congestion + increasing heavy vehicle traffic due to employment development in Erskine Business Park [EBP] (warehouse / logistics / distribution centre). Direct connection to M7 proposed for EBP (within timeframe of 2031) and capacity on Mamre Rd is currently being expanded by duplication of bridge over M4.	Medium (5-10 years)
	Active Transport	Strengthen links from Erskine Park local centre and surrounding residential lands to neighbouring St Clair and Erskine Business Park. Improve district-level cycle/pedestrian routes including to/from destinations in	Medium (5-10 years)

Centre designation 2031	Erskine Park Small Village (400m catchment)		
		neighbouring Blacktown LGA. Improve facilities at destination points.	
	Public Transport	Need for higher frequency of service. Need for extended hours of service. Need for enhanced connectivity to neighbouring St Clair and Erskine Business Park.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Enhancement and rehabilitation of creek corridors, especially Ropes Creek, would benefit the community and the environment.	
	Access to retail and commercial services	Retail provision is more than adequate for local centre. Limited range of commercial services is also available. Potential to augment both, but particularly commercial services. Redevelopment of retail centre provides opportunity to improve public domain. Vehicular access is satisfactory.	Medium (5-10 years)
	Access to community services and Facilities	A community hub near shopping centre would be beneficial to enable co location of community facilities. The need for aged care services will increase.	Short to Medium (1-5 years)
	Public Domain and Open Space	The public domain could be improved in the vicinity of the local centre by providing a high quality informal meeting space which allows for public art and is safe day and night.	Medium (5-10 years)
	Housing Sustainability	Provision of dwellings of a nature and size that would encourage smaller households to vacate larger homes.	Medium (5 -10 years)
Priority for staging development	Medium		

12. Werrington County - Werrington Downs - Cambridge Gardens

Centre designation 2031	Werrington County - Werrington Downs Small Village (400m catchment) Cambridge Gardens Neighbourhood Centre (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Werrington County - Werrington Downs - Cambridge Gardens include:</p> <ul style="list-style-type: none"> ▪ Good access to local services and schools ▪ Limited environmental constraints to urban growth ▪ Large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated (assuming they can be supported) ▪ Opportunity for some medium density Seniors Living type development on the Henry Lawson Club site and ▪ Land zoned 6(a) in the central part of Werrington Downs could be used to locate future community facilities. 		
Dwelling opportunity <u>within</u> catchment	115 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	230 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Werrington County - Werrington Downs - Cambridge Gardens fulfils the criteria for a Small Village / Neighbourhood Centre.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Population numbers of the coming years are predicted to remain fairly static. Greater mix of housing options needed for a changing demographic (ageing population and lone person households increasing).	Medium to Long (10-15 years)
	Dwelling Type and Mix	Promote provision of wider range of dwelling mix, especially for smaller household sizes (1-2 persons) with the flexibility to meet the needs of particular demographic groups (e.g. empty nesters, seniors housing, young couples without children).	Medium to long (10-15 years)
	Road Access	Future redevelopment of shopping centre provides opportunities to provide more active frontage to Dunheved Road.	Medium (5-10 years)
	Active Transport	Extension of pedestrian/bicycle paths in an east and west direction via Dunheved Rd and to the south to link with the Western Railway Line.	Medium (5-10 years)
Public	Need for higher frequency of service.	Medium	

Centre designation 2031	Werrington County - Werrington Downs Small Village (400m catchment) Cambridge Gardens Neighbourhood Centre (400m catchment)		
	Transport	Need for extended hours of service. Improve pedestrian connections to bus stops along Dunheved Road.	to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Flood prone areas to the south-east of activity centre are protected with an open space designation. No other significant environmental constraints.	
	Access to retail and commercial services	Possibility for retailing and commercial uses on existing sites and adjoining sites to grow by way of mixed use developments. The range of floor space should continue to cater for existing and future local needs. Encourage increased mix of commercial uses.	Medium (5-10 years)
	Access to community services and Facilities	Consider consolidation of community services and facilities in activity centres.	Short to Medium (1-5 years)
	Public Domain and Open Space	Provide better pedestrian/ cycle access to open space (ADI site & Werrington Lake).	Medium (5-10 years)
	Housing Sustainability	Investigate opportunities for community/Seniors Living on Henry Lawson Club site.	Medium (5 -10 years)
Priority for staging development	Medium		

13. Cambridge Park

Centre designation 2031	Cambridge Park Neighbourhood Centre (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in Cambridge Park include:</p> <ul style="list-style-type: none"> ▪ A traditional grid street pattern providing a high level of intra-suburb connectivity and therefore good access to local services and schools ▪ Limited environmental constraints to urban growth ▪ A broad range of lot sizes, generally 550m² – 930m² with some lots up to 1600m² in area ▪ The existing housing stock was built in the sixties and is reaching the end of its lifecycle with the result that there will be impetus to replace the housing stock and ▪ Large percentage of single detached dwellings and low density development means that the opportunity for consolidation of allotments and redevelopment for some medium density dwellings is more easily facilitated (assuming they can be supported). 		
Dwelling opportunity <u>within</u> catchment	35 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	180 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before Cambridge Park fulfils the criteria for a Neighbourhood Centre.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Population numbers of the coming years are predicted to remain fairly static. Greater mix of housing options needed for a changing demographic (ageing population and lone person households increasing).	Medium to Long (10-15 years)
	Dwelling Type and Mix	Promote provision of wider range of dwelling mix, especially for smaller household sizes (1-2 persons) with the flexibility to meet the needs of particular demographic groups (e.g. empty nesters, seniors housing, young couples without children).	Medium to long (10-15 years)
	Road Access	The traditional grid street pattern provides a high level of intra-suburb connectivity and therefore good access to local services and schools.	Medium (5-10 years)
	Active Transport	Within Cambridge Park, the bicycle network is limited and needs to be extended and connected with other	Medium (5-10 years)

Centre designation 2031	Cambridge Park Neighbourhood Centre (400m catchment)		
		sections of the wider bikeway network to increase the value of this facility. Extension of pedestrian/bicycle paths in a north-south direction to link activity centre with Kingswood railway station.	
	Public Transport	Need for higher frequency of service. Need for extended hours of service. Improve connections to Kingswood railway station.	Medium to Long Term (10 - 15 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Flood prone areas to the south-east of activity centre are protected with an open space designation. No other significant environmental constraints.	
	Access to retail and commercial services	Possibility for retail centre on existing site and adjoining sites to grow by way of mixed use developments. The range of floor space to continue to cater for existing and future needs. Encourage small range of commercial uses.	Medium (5-10 years)
	Access to community services and Facilities	Consider consolidation of community services and facilities in activity centre. The need for aged care services will increase.	Short to Medium (1-5 years)
	Public Domain and Open Space	Provision of a central focus/town square/meeting place probably on the open space land adjoining and north of the commercial centre.	Medium (5-10 years)
	Housing Sustainability	Need to implement sustainable, adaptable and affordable housing initiatives.	Medium (5 -10 years)
Priority for staging development	Medium		

14. North St Marys

Centre designation 2031	North St Marys Neighbourhood Centre (400m catchment)		
Key opportunities	<p>The key growth opportunities that will drive urban growth in North St Marys include:</p> <ul style="list-style-type: none"> ▪ Access to public transport, particularly if the proposed railway station at Oxley Park is provided ▪ Access to schools and local services given the suburb's proximity to St Marys Town Centre ▪ Proximity to employment opportunities in adjoining employment/industrial lands ▪ Under utilisation of sites in close proximity to the activity centre where redevelopment may be able to meet future housing needs and ▪ Limited environmental constraints to urban growth within the suburb itself. 		
Dwelling opportunity <u>within</u> catchment	55 dwellings at a medium to low density.		
Dwelling opportunity <u>outside</u> catchment	110 dwellings at a range of low to medium density.		
Key actions to meet centre designation	Issues such as dwelling mix and type, public transport and housing sustainability will need to be addressed before North St Marys fulfils the criteria for a Neighbourhood Centre.		
	Strategy Element	Additional services/actions needed	Priority
	Population Size	Currently there are 1363 dwellings in the catchment and by 2021 this should grow to 1427 dwellings.	Medium to Long (10-15 years)
	Dwelling Type and Mix	Need for greater housing diversity. Encourage additional residential development in core and catchment to support neighbourhood centre requirements. Greater mix of housing options needed for a changing demographic (ageing population and lone person households increasing).	Medium to long (10-15 years)
	Road Access	Radial street pattern provides good connections to regional roads. Need to extend and promote accessibility via additional roads/lanes in activity centre.	Medium (5-10 years)
	Active Transport	Need to complete proposed footpaths to improve access to activity centre and bus routes linking to railway station and other key features of suburb. Provide cycleway connections to activity centre, railway station, schools and surrounding employment/ industrial areas.	Medium (5-10 years)

Centre designation 2031	North St Marys Neighbourhood Centre (400m catchment)		
	Public Transport	Need for higher frequency of services.	Short to Medium (1 to 5 years)
	Physical Utilities /Infrastructure	Need to review capacity in Penrith Infrastructure Strategy 2009.	Short to Medium (1 to 5 years)
	Environmental Considerations	Need to consider environmental constraints - flooding of access roads from the north, flooding of Rugby Leagues Club site, drainage and significant remnant native vegetation on the eastern side of the suburb.	
	Access to retail and commercial services	Need to improve condition and attractiveness of retail/commercial services to discourage high vacancy rates, graffiti, etc. Consider redevelopment of activity centre to allow mixed use, promote accessibility and encourage connections to community facilities and parkland.	Medium (5-10 years)
	Access to community services and Facilities	Need to improve access, through active and public transport initiatives to nearby services and facilities at St Marys town centre.	Short to Medium (1-5 years)
	Public Domain and Open Space	Need to provide additional active space which facilitates informal and formal meeting and gathering places that is safe and of a high design quality. Consider in redevelopment of activity centre. Need to also improve passive spaces in existing parks.	Medium (5-10 years)
	Housing Sustainability	Need to implement sustainable, adaptable and affordable housing initiatives.	Medium (5-10 years)
Priority for staging development	Medium		

15. Colyton

Centre designation 2031	Colyton Neighbourhood
Dwelling opportunity summary	<p>Future medium/high density residential development opportunities are limited in the short term due to its separation from railway stations or other primary public transport infrastructure. The area also lacks a major commercial or employment centre. The redevelopment of lots to medium/high density within this suburb is further limited due to small lot allotments. The average lot size is quite small (500m²-700m²) though there are some larger lots up to 1100m².</p> <p>In the short term there is an opportunity for shop top housing in the shops area and a bit medium density around the shops centre as long as there are improved facilities and no environmental constraints. This will help revitalise the area. The suburb still has some opportunity for infill. However a more detailed examination of Colyton is required in the longer term. In the medium to longer term, more sustainable outcomes for Colyton will be predicated on improved public transport.</p>
Priority for staging development	Medium

16. Emu Heights

Centre designation 2031	Emu Heights Neighbourhood
Dwelling opportunity summary	<p>While Emu Heights is well located to access facilities and services within the Penrith City Centre, and despite good connections to the state road network, the physical and environmental constraints are likely to significantly limit opportunities for future residential expansion or consolidation.</p> <p>The redevelopment of lots to medium/high density within this suburb is further limited due to small lot allotments and topography. The average lot size is quite small (500m²- 800m²).</p>
Priority for staging development	Low

17. Leonay

Centre designation 2031	Leonay Neighbourhood
Dwelling opportunity summary	<p>A built environment of detached low density housing, in conjunction with a lack of infill development sites creates a specific character and amenity that needs to be maintained. The capacity of the existing road network, topography, vegetation, biodiversity, bushfire, scenic quality and flooding are additional constraints to further development in Leonay. The redevelopment of lots to medium/high density within this suburb is further limited due to small lot allotments. The average lot size is quite small (500m²-800m²). Those lots which are larger in Leonay are considerably constrained by topography.</p> <p>In the short term there is an opportunity for shop top housing in the shops area and a bit medium density around the shops centre as long as there are improved facilities and no environmental constraints.</p>
Priority for staging development	Low

18. Oxley Park

Centre designation 2031	Oxley Park Neighbourhood
Dwelling opportunity summary	<p>In the short term, given the age of the housing stock and existing zoning patterns, Oxley Park can continue being developed at medium density as long as quality urban design is achieved.</p> <p>In the medium to longer term, there is the potential for the introduction of higher densities in suitable areas as long as a new railway station is built in Oxley Park. The average lot size in the area is quite large (around 1,000 square metres) making it favourable for higher density development. However, the narrow width of many of the allotments in Oxley Park poses limitation on the redevelopment of many sites.</p> <p>In Oxley Park in the future, the opportunity for redevelopment of lots to medium/high density could occur if lots were able to be consolidated to achieve a greater width and the infrastructure was upgraded to include a train station in the area.</p> <p>There is an opportunity for shop top housing in the shops area as long as there are improved facilities and no environmental constraints.</p>
Priority for staging development	Medium

19. Jamisontown

Centre designation 2031	Jamisontown Neighbourhood
Dwelling opportunity summary	<p>Opportunity for new infill residential development is limited as the proximity to the Penrith City Centre has largely exhausted land supply. Any consideration of redevelopment opportunities within existing low density residential areas would need to have regard to constraints imposed by flooding, water table levels, traffic noise, and noise from the industrial precinct and access to public transport.</p> <p>Redevelopment opportunities of the rural precincts in the western half of the suburb will be fundamentally determined by flooding patterns and associated issues such as flood evacuation routes. The redevelopment opportunities in this precinct are limited to some commercial and community/leisure development. Additional considerations would include visual impacts, capacity of the local road network and the interface with the Western Motorway and bulky goods precinct. Due to Jamisontown's proximity to the Penrith City Centre and access to various primary traffic routes, the existing residential area might have some potential for redevelopment to high densities in the longer term.</p>
Priority for staging development	Low

20. Regentville

Centre designation 2031	Regentville Neighbourhood
Dwelling opportunity summary	A lack of services, facilities, public transport options, flooding constraints and infill sites suggest that opportunities for the introduction of higher densities are limited.
Priority for staging development	Low

4.3 Centres and Suburb Staging Plan

Based on the dwelling capacity analysis undertaken in the preparation of the Penrith Urban Study, Table 5.1 provides a break down of the estimated distribution of the future dwelling capacity and recommends the staging for the existing centres across the Penrith LGA.

Penrith City Centre and St Marys Town Centre are subject to separate planning processes. However, to ensure these centres can achieve Regional Centre and Town Centre status, it is recommended that the future actions outlined in the Centres Sustainability checklist be short term priorities.

Table 5.1 suggests that Penrith LGA has the capacity to accommodate between 23,570 to 24,739 additional dwellings within the next 25 years and therefore may accommodate the North West Sub Regional target of 25,000 additional households by 2031. The sustainable development of Penrith LGA is subject to the application of the Centres Sustainability Checklist. The timing of future development, subject to market forces and demand, will be strongly influenced on the provision of a range of services and facilities to adequately cater for the anticipated future populations.

Table 5.1: Estimated Dwelling Capacity and recommended staging priorities for Centres by 2031

Local Centre / Neighbourhood	Long Term Dwelling Potential (25 years)*		Development Timing (Years)					
	Low scenario	High Scenario	0-5	5-10	10-15	15-20	20-25	25+
Caddens	1,247	1,247	✓	✓	✓	-	-	-
Cambridge Park	193	215					✓	✓
Cambridge Gardens - Werrington County - Werrington Downs	297	342					✓	✓
Claremont Meadows	5	5					✓	✓
Claremont Meadows Stage 2 (CM2)	511	511	✓	-	-	-	-	-
Colyton	No significant growth anticipated	No significant growth anticipated					✓	✓
Cranebrook Centre	33	95		✓	✓	✓	✓	✓
Cranebrook Neighbourhood	151	151					✓	✓
Emu Heights	No significant growth anticipated	No significant growth anticipated					✓	✓
Emu Plains Lennox Centre	108	200				✓	✓	✓
Emu Plains Station	0	0						✓
Emu Plains Neighbourhood	221	300					✓	✓
Erskine Park	13	15					✓	✓
Glenmore Park	393	393					✓	✓

Local Centre / Neighbourhood	Long Term Dwelling Potential (25 years)*		Development Timing (Years)					
	Low scenario	High Scenario	0-5	5-10	10-15	15-20	20-25	25+
Glenmore Park Stage 2	1,628	1,628	✓	✓	✓	-	-	-
Jamisontown	No significant growth anticipated	No significant growth anticipated					✓	✓
Kingswood Centre	400	600	✓	✓	✓	✓	✓	✓
Kingswood Neighbourhood	400	700				✓	✓	✓
Leonay	No significant growth anticipated	No significant growth anticipated					✓	✓
North Penrith Urban Area	850	850		✓				
North St Marys	128	165					✓	✓
Oxley Park	No significant growth anticipated	No significant growth anticipated				✓	✓	✓
Penrith City Centre Precinct	4,718	4,718	✓	✓	✓	✓	✓	✓
Penrith Lakes	4,900	4,900		✓	✓	✓	-	-
Regentville	No significant growth anticipated	No significant growth anticipated					✓	✓
South Penrith (Southlands) and Smith Street Local Centre	120	200		✓	✓	✓	✓	✓
South Penrith Neighbourhood	313	313					✓	✓
South Werrington Urban Village (SWUV)	414	414	✓	✓	-	-	-	-
St Clair	300	450				✓	✓	✓
St Marys Town Centre	1,250	1,250	✓	✓	✓	✓	✓	✓
St Marys (Area adjacent to Town Centre - Glossop Street)	950	950	★	★	★	★	✓	✓
St Marys Release Area (Jordan Springs and Central Precinct Village Centres)	3,420	3,420	✓	✓	✓	-	-	-
Waterside (Lake Environs)	701	701	✓	✓		-	-	-

Local Centre / Neighbourhood	Long Term Dwelling Potential (25 years)*		Development Timing (Years)					
	Low scenario	High Scenario	0-5	5-10	10-15	15-20	20-25	25+
WELL Precinct (excludes WMUA, CM2, CADDENS, SWUV)	466	466	✓	✓	✓	-	-	-
Werrington Mixed Use Area (WMUA)	240	240	✓	-	-	-	-	-
Werrington Station (Local Centre)	200	300		✓	✓	✓	✓	✓
TOTAL	24,570	25,739						

KEY

Urban Release Areas

- ✓ Development Starts
- ⊗ Council and Department of Housing (DOH) owned land. There is a potential for Council and DOH to advance re-development of this area.

05

KEY SUSTAINABILITY ELEMENTS



05 Key Sustainability Elements

This chapter identifies key measures, objectives and actions for the 8 Key Sustainability Elements as they apply across the urban area of the City. These elements include:

1. Residential Capacity and Diversity
2. Retail and Commercial
3. Community Facilities and Infrastructure
4. Public Transport
5. Active Transport
6. Environment
7. Open Space and Recreation
8. Affordable Housing

Set out below are the actions, responsibilities and timeframes for all centres across the city under each of the Key Sustainability Elements.

Appendix 1 contains a checklist which indicates the sustainability criteria required for each centre to support the anticipated growth.



1. Residential Capacity & Diversity

Context:

- Penrith LGA has been given a dwelling target by the State Government to accommodate an additional 25,000 dwellings by 2031.
- There are two potential scenarios for growth through to 2031. A low scenario envisages a population of 204,503 persons, or 74,853 dwellings, while a high growth scenario envisages a population of 233,560 persons, or 86,503 dwellings.
- Penrith has the capacity to accommodate these additional 25,000 dwellings by adopting a strategy of focusing new development within centres and developing the currently identified new release development sites, which will also have a centre based development strategy.
- Sustainable housing encapsulates the notion of socially sustainable housing, environmentally sustainable housing and economically sustainable housing (i.e. affordable housing which is discussed in the following section).
- With the anticipated greater constraints on natural resources over the next 25 years it is imperative that dwellings are designed with environmental design and performance in mind.
- Parts of Penrith LGA are recognised as highly homogenous and there is a need to promote greater housing diversity that supports a range of household and family types.

Key Issues identified in the Penrith Urban Study:

- **Ageing Population:** There is a need to enable the population to age in place and provide a range of housing options to meet older persons changing needs.
- **Shrinking Household Size:** Nearly half of the households in 2031 will be lone person households and couple only families, while the majority of the housing stock is larger detached dwellings. There is a need provide a diversity of housing types to accommodate smaller households.
- **Families with Children** will comprise half the households in 2031 and are most likely to demand detached dwellings. Future housing provision needs to recognise that the diverse and changing needs of families in terms of their dwelling forms, location and access to services, transport and recreation.
- **Special Needs Groups:** Particular groups in Penrith have unique housing needs which need to be met. These groups include low income earners, tertiary students, essential workers, people with disabilities, short term and itinerant residents, Aboriginal and Torres Strait Islander residents and multi-cultural groups. Future housing needs to provide well located, appropriate and affordable housing to meet special needs group's requirements.
- **Environmentally Sustainable Housing:** Need to ensure medium and high density dwelling also utilise features of environmental design to improve the environmental performance of such buildings.
- **Efficiency of Resources:** Need to ensure future dwellings utilise features of environmental design to improve resource efficiency of the dwelling and to contribute to a sustainable Penrith.
- **Adaptable Housing:** Encourage future dwellings to incorporate the principles of adaptable housing design to ensure dwellings meet the needs of people and families of all ages and abilities.

- **Diversity of Housing:** Encourage greater diversity in housing types to allow for mixed communities in terms of age, household type, economic status and ethnicity.

Key Measures:

- 50% of all new growth within existing urban areas. Of this development, 60% will be medium to high density development and 40% will be low to medium density development.
- 25% of all development in new release areas to be medium density.
- All future housing and development is to incorporate sustainable design elements.
- Sustainable built form and practices achieved in the public domain and private realm.
- Set thresholds for future housing to be adaptable and accessible housing.

1. Residential Capacity & Diversity Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 1.1 Accommodate and support Penrith's future population growth by providing for a diversity of housing types that meet current and emerging needs of Penrith's communities.</i>			
Actions			
1.1.1	Implement the centres-based planning approach outlined in the Urban Strategy by developing planning controls that: <ul style="list-style-type: none"> • Increase densities within the catchment of nominated centres, consistent with the Centre's designation (e.g. Regional City, Specialised Centre, Town Centre, Village, Small Village or Neighbourhood Centre). • Increase densities in Centre locations which are in close proximity to reliable public transport services/nodes (bus and rail) and community facilities, services and infrastructure. • Encourage a 50:50 split of new dwellings between new urban areas and existing urban areas. • Encourage 60% of all new dwellings in existing urban areas to be medium to high density and 40% as low to medium density. • Encourage at least 25% of all new housing in new urban areas to be medium to high density. • Ensure land which is flood or bushfire prone is not zoned to permit new development or increased densities. 	PCC, DoP	Short term and ongoing
1.1.2	For suburbs where the Urban Strategy identifies limited growth implement planning controls which protect the character and amenity of the area.	PCC	Short term and ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
1.1.3	<p>Ensure the timely provision of zoned land to meet housing demand and residential dwelling targets by:</p> <ul style="list-style-type: none"> • Undertaking regular reviews of population trends and projections. • Reviewing and updating forecast short, medium and long term timeframes for growth outlined in the Urban Strategy, in line with LEP reviews. 	PCC, DoP	Short term and ongoing
1.1.4	<p>Target undeveloped land within the nominated radius of all Centres with a focus on:</p> <ul style="list-style-type: none"> • Sites with good access to existing transport services. • Surplus Council land which could be utilised for housing, in particular affordable housing projects or as a stimulus to redevelopment. • Surplus public land which could be utilised for housing under the requirement of the SEPP (Infrastructure) 2007. 	PCC and Public Authorities	On-going



		<i>Responsibility</i>	<i>Timeframe</i>
Objective 1.2 <i>Ensure that dwellings are accessible and capable of being adapted to accommodate people of all ages and abilities, and in different stage of their life cycle.</i>			
Action			
1.2.1	<p>Incorporate objectives and planning controls within the Penrith LEP and DCP which:</p> <ul style="list-style-type: none"> • Set thresholds for future housing to be adaptable and accessible housing. These future dwellings to be adaptable in accordance with the principles developed by the Australian Network for Universal Housing Design 2005, in particular: <ul style="list-style-type: none"> - accessible entrances - level entry - essential living areas on the entrance level - bathroom capable for future adaption - reinforcement of bathroom walls - kitchen access - easy access doors and corridors - consistent installation switches, power points and windows controls - easy operable door and window hardware, and - straight stairways. • Ensure future housing is accessible or a significant component of that housing is accessible, in accordance with the relevant provisions of the Building Code of Australia or equivalent Standard if amended or changed. 	PCC	Short term
Objective 1.3 <i>Provide appropriate housing to meet the needs of people with different abilities (young and old), aged persons, and people with different cultural backgrounds, in areas well located to services, facilities and transport.</i>			
Actions			
1.3.1	Encourage seniors housing, residential care facilities, hostels, group homes, and multi dwelling housing in locations which have good access to services, transport, facilities and opportunities for social interaction.	PCC	Short and ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
1.3.2	<p>Target opportunities to increase specific housing forms within Penrith by:</p> <ul style="list-style-type: none"> • Including a range of seniors living accommodation and associated life-style opportunities. • Liaising with developers and managers of Independent Seniors Living Units and Aged Care Facilities to facilitate the appropriate provision of a range of seniors living accommodation. • Liaising with TAFE, University of Western Sydney and the Nepean Hospital (SWAHS) to facilitate the provision of high quality and affordable housing options to meet the housing needs of essential workers, students and patients, within campuses and in the areas surrounding the campuses. • Liaising with community housing providers to facilitate the development of low cost purchase and affordable rental accommodation (short and long term) in Penrith. • Liaising with Education, Police, Health and Social Services to identify specific worker housing needs to ensure high quality and affordable short and long term rental accommodation. • Where relevant, incorporating objectives and planning controls within the Penrith LEP and DCP to meet the above identified housing needs. 	PCC, Seniors Living and Aged Care service providers, UWS, WSI TAFE, Nepean Hospital, SWAHS	Short and ongoing
1.3.3	Investigate the housing needs of different cultural groups, Aboriginal and Torres Strait Islander residents, and develop strategies to address these needs through Council's policies and plans.	PCC	Medium



		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 1.4 Improve the quality of neighbourhood design to foster healthy and safe communities.</i>			
Actions			
1.4.1	<p>Incorporate objectives and planning controls within the Penrith LEP and DCP to ensure that the design of neighbourhoods:</p> <ul style="list-style-type: none"> • Creates places where people of all ages (through the provision of a range of housing types) can feel safe and take advantage of a variety of housing types which are accessible to facilities and services. • Creates public places that engender social interaction, a sense of place and response to community needs. • Integrates land uses and transport infrastructure to create walkable neighbourhoods with improved permeability and legibility. • Ensures road patterns in new areas provide a comprehensive transport hierarchy for vehicles, pedestrians, and cycles that improves navigation. • Consider siting and design elements appropriate to the site and surrounding public domain. • Promotes mixed use activity and complementary land uses along key pedestrian routes and key public spaces in order to improve safety and casual surveillance. 	PCC	Short and ongoing
1.4.2	Progressively develop in consultation with the City's communities Precinct Plans for each of our growing suburbs to identify existing and future desired character.	PCC	Medium to long term



		<i>Responsibility</i>	<i>Timeframe</i>
1.4.3	<p>Incorporate objectives and planning controls within Penrith's LEP and DCP to ensure new residential development considers:</p> <ul style="list-style-type: none"> • Sustainable development principles encouraging better environmental, economic and social outcomes for future generations. • Sustainable built form controls, which reflect Penrith's climatic conditions. • Water efficiency controls which reduce water usage through recycling. • Promotes the reuse and recycling of stormwater. • Design and siting elements appropriate to the site, the character of the locality (including heritage, biodiversity, biodiversity corridors, environmentally sensitive land, scenic land landscape values, view/vistas, or other significant elements), and surrounding public domain. • Building design improvements suggested by the findings of the Penrith Multi Unit Flat Liveability Survey in the Study, in particular encourage new development which: <ul style="list-style-type: none"> - is compatible with the scale, height and bulk of existing dwellings and responds to the streetscape character of the neighbourhood - uses high quality materials and finishes - is designed to create a feeling of safety for residents - improves amenity by: providing good sunlight/solar access to living areas of dwellings and private/communal open space; promoting cross ventilation, providing screening to address privacy from windows and other buildings, and providing adequate communal open space areas - improves disabled access - provides adequate on and off street parking, including parking for visitors. 	PCC	Short and ongoing
1.4.4	Identify the impacts of climate change on Western Sydney and appropriate design features to respond to those challenges, including costs.	PCC	Medium to long term
1.4.5	Provide information to the community on the benefits of good housing design.	PCC	On-going

2. Retail and Commercial

Context:

- Penrith LGA has a strong network of retail and commercial centres which support its residents and the surrounding region.
- The retail hierarchy is dominated by the Penrith Regional Centre and to a lesser extent the St Marys Town Centre.
- Kingswood represents a Specialised Centre due to the location of the Nepean Hospital and the University of Western Sydney within its centre radius.
- Several villages, small villages and neighbourhood centres are distributed throughout the LGA.

Key Issues identified in the Penrith Urban Study:

- Potential for generation of additional employment to meet the growth potential for Penrith's future. Therefore, there is a need to make these employment options accessible to people living and commuting to/from Penrith.
- Need to manage potential land use conflicts between existing and proposed urban growth areas and existing and proposed industrial land uses.
- Creation of a clear hierarchy of centres distributed across the LGA that complement each other, meet the needs of residents within their catchments, and are highly accessible.
- Provision of appropriate and adaptable building types to meet the needs of existing and future businesses whilst meeting sustainability objectives.
- Achieving an appropriate land use mix with co-location of compatible uses, integration of residential uses into Centres, employment generation, and access to key transport routes to create vitality for each Employment Area whilst minimising conflicts.
- Commercial/retail and employment areas (both existing and proposed) need to ensure that they are supported by public, active and private transport services and routes for accessibility.
- Accommodate a variety of employment types within centres to suit the needs of both current and future residents.

Key Measures:

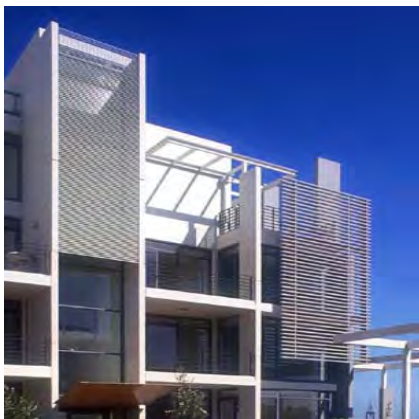
- Network of key centres and nodes of activity that service the needs of residents and workers within their catchment area, in accordance with Council's Centre Hierarchy.

2. Retail and Commercial Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 2.1 Promote retail, business and commercial development, services and activities consistent with the adopted Centres Hierarchy for Penrith.</i>			
Actions			
2.1.1	Incorporate objectives and planning controls in the Penrith LEP and DCP for all Centres consistent with each Centre's size, location and function as outlined in the Centres Hierarchy for Penrith.	PCC	Short term
2.1.2	Support retail and commercial development that strengthens the role of existing and proposed centres and reinforces the Centres Hierarchy for Penrith.	PCC	Ongoing
2.1.3	Undertake an audit of retail and commercial services and facilities in all centres to determine the current mix of services and uses and identify gaps in current service and facility provision.	PCC	Medium term
2.1.4	Review current and projected infrastructure needs of existing businesses to identify gaps in existing services and program for future needs.	PCC	Ongoing
2.1.5	Liaise with key infrastructure providers and co-ordinate staging of augmentation and development of infrastructure in accordance with Council's staging of centre based development.	PCC, State Government infrastructure providers	Medium term



		<i>Responsibility</i>	<i>Timeframe</i>
Objective 2.2 <i>Create centres which are attractive for business, residents, workers and visitors and which support new employment opportunities for the people of Penrith.</i>			
2.2.1	<p>Ensure the timely provision of zoned land to meet the demand for retail and commercial floor space and employment targets for strategic centres by:</p> <ul style="list-style-type: none"> • undertaking regular reviews of retail and commercial needs for Penrith and the supply of appropriately located, serviced and zoned land • reviewing permissible uses and ability to meet the range of uses identified in the Centres hierarchy to support vibrant and mixed use communities • reviewing Council’s adopted employment planning strategy for the City • considering potential impacts with surrounding residential development, and • reviewing and updating forecast short, medium and long term timeframes for growth outlined in the Urban Strategy, in line with LEP reviews. 	PCC	Short and ongoing
2.2.2	Liaise with the State Government to enhance and strengthen connections between the Educational Institutions (i.e. UWS campus, WSI TAFE), Nepean Hospital and Penrith City Centre.	PCC, State Government, Nepean Hospital, SWAHS, UWS, WSI TAFE	Ongoing
Objective 2.3 <i>Ensure future housing in centres does not detract from the economic and employment functions of a Centre.</i>			
2.3.1	Limit residential land uses within the commercial core of strategic Centres (e.g. Penrith City Centre) to safeguard future retail and commercial functions, and the long term viability of the Centre.	PCC	Short and ongoing



		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 2.4 Create vital, vibrant and safe centres which act as of hubs for community activity, social gatherings, retail/commercial activities and other community facilities/services.</i>			
2.4.1	<p>Prepare a Precinct Plan for key Centres that:</p> <ul style="list-style-type: none"> • Builds on the capacity of each centre to meet the needs of future residents within its catchment. • Considers environmental constraints (flooding, bushfire prone etc). • Improves linkages and connectivity between key land uses and public transport infrastructure (i.e. footpaths, cycleways, public transport). • Provides a quality vibrant urban environment, creating a high level of amenity, convenient access to facilities and services, and a feeling of safety and well being for the community. • Promotes mixed use activity and complementary land uses to maximise the potential for activity (particularly at night) along key pedestrian routes and key public spaces in order to improve safety and casual surveillance. • Considers the built form, siting and design in terms of its contribution to the public domain, is functionality, scale and appearance with surrounding development and its activation of the streetscape. • Protects any heritage items and their cartilage. • Creates attractive, inviting and safe public spaces that make people want to visit them. • Incorporates public art and public spaces to encourage formal and informal meeting and gathering, during the day and night. 	PCC	Short, medium, and long term
2.4.2	Consult with the local communities of each neighbourhood to invite their participation in the future of their local Centres.	PCC	Ongoing



		<i>Responsibility</i>	<i>Timeframe</i>
Objective 2.5 <i>Ensure significant component of future retail and commercial development is sustainable and incorporates the principles of Universal Design.</i>			
2.5.1	<p>For new retail and commercial development:</p> <ul style="list-style-type: none"> • incorporate sustainable development planning controls for retail and commercial development • encourage the provision of sustainable water systems, and • promote the reuse and recycling of stormwater, in the new DCP for Penrith. 	PCC	Short and ongoing
2.5.2	<p>Incorporate objectives and planning controls in the Penrith DCP which require disabled access and universal design principles to be provided:</p> <ul style="list-style-type: none"> • in new retail and commercial development, and • in the provision of infrastructure (footpaths, paving, street furniture, signage), facilities and services in Centres. 	PCC	Short

3. Community Facilities and Infrastructure

Context:

- Community facilities provide meeting and gathering opportunities as well as the formal provision of services for residents and workers. In order to build the future capacity of communities and to create vibrant communities there is a need to ensure there is an equitable provision of accessible community services and facilities throughout the Penrith LGA.
- Within some existing areas, basic utilities and infrastructure are not meeting current demands in terms of water pressure, storm water and sewerage infrastructure.
- Telecommunications infrastructure in some areas of the Penrith Local Government area is poor, in particular mobile phone coverage and broadband internet coverage.
- Centres will be the focus of Penrith Communities into the future and need to reflect and facilitate community development.

Key Issues identified in the Penrith Urban Study:

- **Accessibility of community facilities:** Community facilities are distributed across the Penrith LGA, however not all facilities are accessible in terms of public transport or physical built form. There is a need to ensure all future community facility provision is well located and meets accessibility requirements, and can be established and maintained affordably.
- **Equitable distribution of community facilities:** Need to ensure that as communities grow and develop there is an equitable distribution of community facilities across all centres and localities for all different target group needs and population groups.
- **Capacity of existing facilities:** There is a need to ensure existing community and educational facilities are able to meet increases or changes in demand associated with the potential population growth and employment and training needs for the Penrith LGA. There is a need to plan for, cost and program future facility needs. There is also a need for privately run community facilities, such as health and social services to locate in close proximity to community facility nodes
- **Provision of suitably located facilities:** There is a need for sufficient, suitably zoned, well-located, suitably-sized and affordable land for community facilities.
- **Cultural Facilities:** There is a need for more specialised cultural facilities within smaller centres including smaller, meeting, practices, display and performance spaces.
- **Capacity of existing infrastructure:** There is a need to build infrastructure and services that can meet the needs of future populations by providing appropriate densities of residential development that improve the efficiency and viability of infrastructure.
- **Lack of informal community space and interaction:** There are limited opportunities for meeting and gathering in Penrith centres.
- **Character and quality of the public domain:** Council needs to set the standard of development and maintenance in both the public and private domain.
- **Accessibility:** There is a limited network of accessible footpaths within the public domain.
- **Place making:** There is a need to facilitate place making in all centres to contribute to centre vitality, activity and character.

Key Measures:

- Equitable and accessible provision of community facilities across the Penrith LGA, which meets the criteria of Community Facilities in the Centres Hierarchy.
- Water, energy, storm water, sewerage, telecommunications and road infrastructure is programmed and upgraded to provide appropriate levels of service provision in a timely and appropriate manner to meet future demands.
- Vibrant, safe and attractive communities through public domain upgrades and the provision of community space within all centres.

3. Community Facilities and Infrastructure Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 3.1 Create community activity hubs that collocate and consolidate community services and facilities in key nodes and centres, and which respond to community needs, now and in the future.</i>			
Actions			
3.1.1	Implement the findings of the Social Service and Community Organisation Accommodation Needs Study for Penrith and St Marys	PCC	Medium term
3.1.2	As part of Council's asset management and community facility planning: <ul style="list-style-type: none">• Review the current distribution of community services and facilities throughout LGA and in all centres and determine long term community facility planning in accordance with the centres based planning philosophy.• Review the frequency/regularity of use of community facilities in terms of the range of groups utilising facilities and the representation of these groups in the community.• Identify any groups under represented in community facility use and develop strategies for equitable access and use of services and facilities.• Monitor the operation of community facilities, conduct audit of users, and review the ongoing needs of the wider community to encourage greater use of facilities.• Co-ordinate events and programs from community hubs to ensure they become recognised as the community focus of activity within centres.	PCC	Medium to Long term

		<i>Responsibility</i>	<i>Timeframe</i>
3.1.3	<p>Maintain or build appropriate community facilities and services within each centre that:</p> <ul style="list-style-type: none"> correspond with its designation within the Penrith Centres Hierarchy respond to community needs and the ability of these facilities to meet ongoing service level demands where possible, create a series of multi purpose built facilities, enabling co location of a number of community organisations and services, particularly in the strategic centres of Penrith, St Marys and Kingswood; and create community hubs and contribute to community development. 	PCC	Ongoing
3.1.4	<p>Liaise with key community service providers within centres, such as schools, pre schools, senior citizen groups, TAFE, UWS, Nepean Hospital/SWAHS to:</p> <ul style="list-style-type: none"> investigate opportunities for shared use of existing well located facilities and build on the existing synergies within the centres and the community, and Develop partnerships and agreements to increase the use of facilities and accessibility of these facilities to the wider community. 	PCC	Ongoing
3.1.5	<p>Liaise with key service providers, such as Department of Health/SWAHS, Department of Education, Department of Ageing Disability and Homecare, Department of Community Services, TAFE NSW to revise current levels of service provision and ability to meet increasing demand to 2031.</p>	PCC, Dept Health/SWAHS, DoDH, DoC, TAFE NSW	Short to Medium term - ongoing
3.1.6	<p>Liaise with community based service providers to identify current and potentially future gaps in service demand to meet the challenges facing community service provision.</p>	PCC Community Groups and Service Providers	Ongoing
<i>Objective 3.2 Provide accessible community facilities and infrastructure</i>			
3.2.1	<p>Undertake an audit of existing community facilities, buildings and infrastructure in terms of access in key Centres and plan for a staged upgrade to meet disabled access and universal design requirements, as part of Council's capital works program and prioritised in accordance with Council's staging of the redevelopment of centres.</p>	PCC	Short to medium term
3.2.2	<p>Ensure all future community facilities are located within key centres with access to reliable public transport services and that building and infrastructure (e.g. footpaths) meet standards and principles for disabled access and universal design.</p>	PCC	Ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
3.2.3	Require all community infrastructure to incorporate inclusive design principles that provide for accessibility and adaptability.	PCC	Ongoing
<i>Objective 3.3 Ensure future community facilities and infrastructure provision is costed, economically feasible and aligned to the staging of future development.</i>			
3.3.1	Review Council's Section 94 Contributions Plans to align with the anticipated population growth and distribution.	PCC	Short term
3.3.2	Explore opportunities for Voluntary Planning Agreements and Public Private Agreements within the existing urban areas and new release areas to contribute to the provision of community facilities and infrastructure to meet community needs consistent with new legislation.	PCC	Ongoing
3.3.3	Use the Sustainability Blueprint for New Urban Release Areas to guide planning for community facilities and infrastructure in new areas.	PCC	Ongoing
3.3.4	<p>Liaise with Sydney Water (SW) and lobby for an audit of existing water and sewer infrastructure to:</p> <ul style="list-style-type: none"> • Determine the capacity to meet on-going existing needs. • Determine the capacity and ability to meet projected demand and ensure demand for water does not place unacceptable pressure on environmental flows anticipated with an additional 25,000 new dwellings by 2031. • Determine the capacity and ability to meet projected demands anticipated with an additional 25,000 new dwellings by 2031. • Identify where augmentation of water and sewerage infrastructure is required and ensure capital works programs are cognisant with Council's staging of the redevelopment of centres. 	PCC, SW	Short to medium term
3.3.5	<p>Liaise with telecommunications providers to undertake investigations of existing telecommunications infrastructure (including landline and mobile, broadband and wireless services) to:</p> <ul style="list-style-type: none"> • Determine the capacity to meet on-going existing needs. • Determine the capacity and ability to meet projected demands anticipated with an additional 25,000 new dwellings by 2031. • Identify where augmentation of infrastructure is required and liaise with providers to ensure capital works programs are cognisant with Council's staging of the redevelopment of centres. 	PCC, Telecom. providers	Short to medium term

		<i>Responsibility</i>	<i>Timeframe</i>
3.3.6	<p>Liaise with energy providers (electricity and gas) to undertake investigations of infrastructure to:</p> <ul style="list-style-type: none"> • Determine the capacity to meet on-going existing needs. • Determine the capacity and ability to meet projected demands anticipated with an additional 25,000 new dwellings by 2031. • Identify where augmentation of infrastructure is required and liaise with providers to ensure capital works programs are cognisant with Council's staging of the redevelopment of centres. 	PCC, Energy providers	Short to medium term
3.3.7	<p>To ensure transport network systems can meet existing and future projected demands within existing infrastructure or through augmentation of existing infrastructure:</p> <ul style="list-style-type: none"> • Undertake traffic modelling once growth scenarios have been determined to ensure sufficient infrastructure to meet the needs of private vehicles anticipated with an additional 25,000 new dwellings by 2031. • Where augmentation is required for transport infrastructure, liaise with RTA to ensure capital works programs are prepared and are cognisant of future demands on the transport network. • Upgrade existing road infrastructure to address existing and proposed future urban growth and development, taking into account the need to reduce reliance on private vehicles for personal travel. 	PCC, RTA	Short to medium term
3.3.8	<p>Review Penrith Section 94 Contributions Plan to determine future infrastructure upgrades and costs and make amendments to the Section 94 Contributions Plan to ensure the timely and economically feasible provision of infrastructure.</p>	PCC	Short term

		<i>Responsibility</i>	<i>Timeframe</i>
Objective 3.4 <i>Create a high quality and safe public domain particularly within centres which enhances the landscape character of Penrith.</i>			
3.4.1	<p>As part of Council's program to enhance the quality of the public domain across the City:</p> <ul style="list-style-type: none"> • Undertake a detailed assessment of the public domain in each centre. • Develop a public domain manual which: <ul style="list-style-type: none"> - includes criteria for public landscaping projects with respect to lighting (maximise safety), mitigation of noise, air pollution and minimisation of traffic impact on pedestrian and community areas - provides sustainable treatments for infrastructure (footpaths etc), overland flow and stormwater, structures etc - incorporates principles of CPTED. 	PCC	Short to medium term
3.4.2	Undertake improvements to the public domain where possible as part of Council's capital works program and prioritised in accordance with Council's staging of the redevelopment of centres and Precinct Plan for key Centres (refer 2.4.1).	PCC	Ongoing
3.4.3	<p>Incorporate principles and planning controls in the Penrith LEP and DCP that:</p> <ul style="list-style-type: none"> • Support the public domain character for each Centre. • Require new development to implement CPTED principles. • Promote mixed use activity and complementary land uses to maximise the potential for activity (particularly at night) along key pedestrian routes and key public spaces in order to improve safety and casual surveillance. • Encourage public art within Centres and new development. 	PCC	Short term

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 3.5 Encourage sustainable design in both the public domain and the private realm.</i>			
3.5.1	Promote sustainable design in relation to the provision of all public facilities and infrastructure and in developing objectives and planning controls in the Penrith LEP and DCP.	PCC, Government transport and infrastructure providers	Short term
3.5.2	Improve environmental efficiencies in water use, stormwater treatment, waste and climate considerations in the public and private domain.	PCC	Short term and ongoing

4 Public Transport

Context:

- Access to public transport varies across the Penrith LGA, with the central urban areas along an east west spine primarily serviced by the Western Rail line with the existing areas to the north and south serviced by bus transport.
- The frequency and reliability of services varies across the LGA, with poor integration and poor inter-modal connections. This has resulted in a high dependency on private cars for people to undertake their day to day activities.
- Increased oil prices through to 2031 will force people, particularly those on lower incomes, to seek alternate modes of transport. Similarly, there are significant groups increasing within the population who do not drive and require efficient and safe means of transportation. There is a need to increase public transport.
- Many areas of employment and services are not local, requiring people to use private transport to access such services.

Key Issues:

- **High reliance on private cars:** Need to reduce reliance on private transport and expand capacity of public transport infrastructure and servicing
- **Opportunities to increase train infrastructure:** Proposal for a new train station between Werrington and Kingswood, to service the WELL Precinct.
- **Poor Bus Coverage:** Need to enhance bus services routes, frequency of services and coverage across Penrith, particularly in newer areas.
- **Dispersed development:** Current low density residential development within Penrith LGA is not conducive for integrated high frequency public transport services.
- **Lack of connectivity between nodes:** Key activity generators, such as public institutions including the Nepean Hospital, University of Western Sydney and employment lands (including North St Marys, St Marys South and North Penrith) have poor public transport provision and lack of connectivity to residential areas.

Key Measures identified in the Penrith Urban Study:

- Development and upgrading of new train stations, commuter parking stations and bus junctions.
- Regional Centre, Specialised Centre and Town Centre designations to achieve 24 hour public transport (rail and bus) services with high levels of frequency including peak hour services achieving 5-10 minute frequency and off peak hour services achieving 10-15 minute frequency. Public transport services to have strong intermodal connections
- Seek 14 hour public transport (rail and bus) services with high levels of frequency including peak hour services achieving 10-15 minute frequency and off peak hour services achieving 10-15 minute frequency for villages, small villages and neighbourhood centres. Public transport services to have strong intermodal connections

4. Public Transport Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<p>Objective 4.1 <i>Facilitate the timely and appropriate provision and upgrade of public transport in existing and new urban areas to accommodate population and employment growth, and to promote higher patronage of public transport in the Penrith LGA.</i></p>			
Actions			
4.1.1	<p>Incorporate objectives and planning controls in the Penrith LEP and DCP to promote increased patronage of public transport by implementing the centres-based planning approach outlined in the Urban Strategy and specifically in the Residential Capacity and Diversity (Action 1.1.1).</p>	PCC	Short term
4.1.2	<p>Lobby and partner with public transport providers to:</p> <ul style="list-style-type: none"> • Increase the reliability, frequency and adequacy of public transport services in the Penrith LGA. • Determine current capacities of public transport services and systems and the ability of these services to meet anticipated future demands. • Program timely upgrades in service provision and infrastructure to meet increasing demands and ensure early deliver of services in new urban areas. • Prior to supporting future growth achieve the following levels of services within Centres: <ul style="list-style-type: none"> - Regional Centre, Specialised Centre and Town Centre designations seek to achieve 24 hour public transport (rail and bus) services with high levels of frequency including peak hour services achieving 5-10 minute frequency and off peak hour services achieving 10-15 minute frequency. Public transport services to have strong intermodal connections. - Village, small village and neighbourhood centre seek to achieve 14 hour public transport (rail and bus) services with high levels of frequency including peak hour services achieving 10-15 minute frequency and off peak hour services achieving 10-15 minute frequency. Public transport services to have strong intermodal connections. 	PCC, MoT, RailCorp, Westbus, Public Transport Groups	Short Term and ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
4.1.3	<p>In terms of rail infrastructure, lobby and work in partnership with the State and Federal Government and public transport providers to implement recommendations of the PITLUS report, in particular:</p> <ul style="list-style-type: none"> • Support of a fast rail link to Sydney CBD. • Commitment to, and delivery of the proposed UWS railway between the existing Werrington Station and Kingswood Station. • Investigation into the provision of a new railway or bus station in Oxley Park between St Marys and Mt Druitt Stations (opposite the intersection of Sydney Street & Hobart Street) to achieve transport on demand (TOD) and value capture. • The provision of a bus interchange, cycling facilities and commuter parking at key existing and future railway stations. • Advancement of the upgrade and duplication of the Western line corridor from St Marys to Penrith and upgrade from St Marys to Westmead from Railcorp. • Upgrade of Penrith Rail Station to include an additional platform and a yard upgrade with additional stabling. 	PCC, Federal Government, RailCorp, MoT Public Transport Groups	Short to Medium term and ongoing
4.1.4	<p>In terms of bus infrastructure and services, lobby and work in partnership with State Government Authorities and public transport providers to implement recommendations of the PITLUS report, in particular:</p> <ul style="list-style-type: none"> • Upon completion of the Ministry of Transport's bus reforms in the Penrith area, a review of Council's bus strategy actions to ensure consistency and relevance. • Seek advancement of the implementation of strategic bus corridors for the area by the Ministry of Transport and review strategic corridor routes and destinations. • In partnership with the MoT investigate the feasibility and demand for providing an Express Bus service and bus priority on Mamre Rd from the proposed Erskine Park Employment Area to St Marys Rail Station. • Implement the express bus service and bus priority measures from St Marys Urban Release Area to Penrith and St Marys rail stations in accordance with the St Marys Development Agreement. • Work in partnership with the RTA to provide Bus Priority measures on key road links (as described in the Bus Service Analysis Study) including: <ul style="list-style-type: none"> - Mulgoa Road 	PCC, MoP, Westbus, MoT, RTA, Westbus, Community bus providers	Short term and ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
	<ul style="list-style-type: none"> - The Northern Road - Mamre Road. • Commission an area review to identify local centres that are not served by bus routes and highlight these as part of the Ministry of Transport's bus reform process. This should include transport to recreational facilities. • Conduct an audit of all bus stops and shelters. • Develop bus junctions (consolidate stops in one location within centres to enable coordination of services) and establish a hierarchy of bus stop facilities aligned to the Urban Strategy Centres Hierarchy for implementation that comply with State best practice in bus infrastructure provision including shelter, signage, access etc. • Investigate the feasibility of introducing a 'Bikes on Buses' program in Penrith LGA. • Work in partnership to encourage the development of a comprehensive timetable which combines all bus services including <ul style="list-style-type: none"> - private, subsidised and voluntary services and aligns with train services - Promote with partners measures to ensure adequate timetable information is displayed at all bus stops. 		



		<i>Responsibility</i>	<i>Timeframe</i>
Objective 4.2 <i>Ensure the provision of safe, reliable and accessible transport infrastructure in the Penrith LGA.</i>			
4.2.1	<p>Implement recommendations of the PITLEUS report which relate to the provision of public transport infrastructure which is safe and accessible, in particular:</p> <ul style="list-style-type: none"> • Complete an accessibility audit then design and implement a rolling program of physical improvements to walking and cycling routes between railway stations, bus interchanges and key residential areas within the centre catchment of the transport node. As a priority: <ul style="list-style-type: none"> a) Penrith & St Marys b) Emu Plains, Kingswood & Werrington c) Other key Centres. • In association with rail authorities and bus service providers, identify easy access infrastructure improvements to train stations and bus interchanges/ stops to remove barriers and allow equitable access to facilities. Non-infrastructure improvements must also be included. • Design and implement a rolling program of physical improvement to the principal walking routes, creating universal access between railway stations, bus interchanges and bus stops within town centres from residential areas within ten minutes walk. • Implement Council's adopted Cycling Strategy by developing a rolling program of designated principal routes between railway stations/bus interchanges and residential areas served by public transport and which are within a 15 minute cycle ride. • The planned program to replace existing stock with trains designed for access for people with disabilities. • Encourage bus operators to prepare a planned program to replace existing stock with buses designed for access for people with disabilities. 	PCC, Railcorp, Westbus	Short term and ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
Objective 4.3 <i>To enhance the integration of train and bus services and identify additional transport options within the Penrith LGA¹.</i>			
4.3.1	<p>Implement the recommendations of the PITLUS report which relate to the integration of train and bus services, in particular:</p> <ul style="list-style-type: none"> • Undertake planning for a new or expanded Bus-Rail Interchange at Penrith Station & St Marys that considers: <ul style="list-style-type: none"> - Forward planning of bus network by MoT and RTA - Possible relocation/expansion of the Penrith interchange to the northern side of the station - Bus and railway connections over the railway line - Rail duplication and additional platforms - Implementation of TOD principles - Development of adjacent undeveloped sites - Funding opportunities and value capture. • Conduct audits of all bus-rail interchanges for compliance with minimum best practice standards provided in the Ministry of Transport's Draft Interchange Design Guidelines. • In conjunction with authorities and bus operators, support the development and implement an integrated ticketing system and fare system. • Work in partnership with public transport providers to better co-ordinate publication of timetables for bus and rail interchange at rail stations and improve publicity and signing for interchange possibilities at all rail stations. • Investigate additional transport service opportunities to enhance integration of public transport including: <ul style="list-style-type: none"> - Smartlink project, as a potential transport integration model; and - Perth and Fremantle's CATbuses. • Investigate the gaps in access provision for people with disabilities and assess the potential for a minibus service. • Lobby the State Government to address the lack of definition regarding demand responsive transport in the current NSW Passenger Transport Act. 	PCC, DoP, MoT, RTA, Railcorp, Westbus	Short to medium term

¹ Some actions have been derived from PITLUS Report (2008).

		<i>Responsibility</i>	<i>Timeframe</i>
4.3.2	Develop and implement a demand responsive Personalised Public Transport service incorporating a wheelchair accessible bus for use by all members of the community to access amenities and facilities where the existing public transport system does not currently meet their needs.	PCC, Westbus, Community, service providers, SWAHS, MoT	Short to Medium Term
4.3.3	Investigate a fixed route mini-cab or mini-bus/shuttle bus to operate a route between locations within the LGA where distance and timing or mobility issues may be an issue for public transport users. Suggestions include: <ul style="list-style-type: none"> • evening events at Penrith Panthers • mobility impaired access for patrons from Nepean Hospital to Kingswood Station • student shuttles between UWS campus to UWS/Kingswood Station • shopping bus (extended from Christmas to year round services). 	PCC, Penrith Panthers, SWSHS, UWS	Short to Medium Term



5 Active Transport

Context:

- Walking and cycling are the least supported forms of transportation, in both established and new areas within the Penrith LGA

Key Issues identified in the Penrith Urban Study:

- **Poor footpath and cycle connectivity:** Need to upgrade existing network, within and linking to centres and key destinations and other modes of transport.
- **Lack of paved and accessible footpaths:** Local centres do not provide universally accessible footpaths, or only one side of the street is paved.
- **Lack of bicycle infrastructure:** Need for provision of bicycle racks and lockers, particularly at centres and public transport nodes to encourage.
- **Increasing levels of obesity:** There is a need to provide infrastructure to facilitate active transport to address rising levels of obesity.

Key Measures:

- In existing areas, all residential roads to have a universally accessible pedestrian footpath of minimum 1.2 m width on at least one side of the road wherever physically possible.
- In new urban areas, all residential roads should have a universally accessible footpath wherever physically possible on both sides of the road, of a minimum width of 1.5 metres.
- All roads within nominated centre catchment/radius as identified by the centres hierarchy to have universally accessible footpaths on both sides of the road, of a minimum width of 1.5 metres wherever physically possible.
- Consider the inclusion of a different standard for commercial strips. E.g. full boundary to kerb pavement in front of land zoned for commercial and retail purposes.
- All centres should be accessible by a safe cyclist route and include bicycle storage infrastructure.
- All traffic calming devices to support active pedestrian friendly movement.



5. Active Transport Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<p>Objective 5.1 Provide a comprehensive active transport network across Penrith which is safe, attractive and facilitates access to all centres and key public transport nodes; and ensure transport network systems can meet existing and future projected demands within existing infrastructure or through augmentation of existing infrastructure.</p>			
Actions			
5.1.1	<p>As part of Council's planning for improved transport and access:</p> <ul style="list-style-type: none"> • Undertake an audit of the existing pedestrian and cycle network to determine the extent, safety and condition of the network, and gaps in linkages and facilities. • Review the Pedestrian Access and Mobility Plan (PAMP) as part of this analysis. • Review Council's Cycle Strategy as part of this analysis, to ensure future cycle networks are designed to accommodate its use, function (i.e. width of carriageway, shared zone, recreational or commuter use, and elements such as lighting, markings, rest areas, seating, storage facilities and shelter). • Identify where the network needs upgrading, new connections/ and routes provided, and where the expansion and improvement of facilities is required. • Review existing traffic calming devices in centres and ensure existing and future calming measures support pedestrian movement and safety. • Amend or prepare a new transport plan, which clearly establishes the existing and future pedestrian and cycle network for Penrith. • Update Council's GIS system to accurately map facilities and routes. • Identify works to be included as part of Council's capital works program and prioritised in accordance with Council's staging of the redevelopment of centres. • Include in the development of Precinct Plans for key Centres (see 4.2.4.1). 	PCC	Short to Medium Term

		<i>Responsibility</i>	<i>Timeframe</i>
5.1.2	<p>Incorporate objectives and planning controls in the Penrith LEP and DCP that:</p> <ul style="list-style-type: none"> • Locate medium and high density zones in areas with good access to pedestrian and cycleways which connect to Centres, employment, educational and recreational destinations and transport nodes. • Ensure 24 hours suitable emergency access and egress is available. • Encourage the provision of bike racks and facilities, such as showers, as part of new residential and commercial development, particularly in Centres. • Require new development to connect to the existing transport network (either through actual provision onsite or monetary contribution). • In existing areas, all residential roads to have a universally accessible pedestrian footpath of minimum 1.2 m width on at least one side of the road wherever physically possible. • In new urban areas, all residential roads should have a universally accessible footpath wherever physically possible on both sides of the road, of a minimum width of 1.5 metres. • All roads within nominated centre catchment/radius as identified by the centres hierarchy to have universally accessible footpaths on both sides of the road, of a minimum width of 1.5 metres wherever physically possible. 	PCC	Short to Medium Term



6 Environment

Context:

- Penrith LGA contains some waterways, including the Hawkesbury-Nepean River, South Creek, Ropes Creek and Mulgoa Creek, and their tributaries, which traverse through the Penrith LGA urban area and potential release areas. As a consequence the Penrith LGA has significant areas of low lying land, with a substantial proportion potentially flood affected, posing a constraint to future urban development and expansion.
- The Penrith LGA forms part of the Nepean-Hawkesbury Catchment, resulting in potential issues of current and future urban development impacts on water quality within this catchment.
- Future development of urban areas should seek to preserve the existing remnant vegetation, particularly in key corridors along major water courses and their tributaries.
- Penrith LGA contains archaeological and cultural heritage.

Key Issues identified in the Penrith Urban Study:

- **Water Catchment and Riparian Lands:** Need to manage impacts on water catchment, particularly impacts on water quality, storm water and drainage run-off into these catchments. There is also a need to protect and enhance riparian lands throughout the Penrith LGA.
- **Flooding:** Need to minimise risk of loss of life or property damage by flooding through appropriately locating urban development and urban growth.
- **Significant Vegetation and Landscape Areas:** Need to protect areas of significant native vegetation and areas of landscape character, including national parks, ecologically sensitive areas, corridors of native vegetation and riparian corridors.
- **Agricultural Lands:** Penrith LGA contains significant areas of viable agricultural land which needs to be protected from future urban development
- **Archaeological and Cultural Heritage:** Penrith LGA has a variety of Aboriginal and European heritage elements, which need to be considered in any future development.
- **Conflicting Demands:** Need to balance demands for urban development and preservation of significant native vegetation, ecologically sensitive areas, and riparian corridors. There is also a need to manage conflicts between urban areas and agricultural/rural areas.
- **Global Warming:** Penrith LGA has a responsibility to work towards minimising the impacts of global warming through encouragement of sustainable development and minimise carbon footprints of the urban area. There is also the potential of global warming impacts on development along waterways, which needs to be considered.

Key Measures:

- Future development will have minimal impact on Penrith LGA's environmental assets.
- Sustainable development will seek to minimise impacts and manage the carbon footprint of the urban environment.

6. Environment: Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 6.1 Ensure future development responds to Penrith's unique rural and natural environment and setting, including environmental constraints and hazards.</i>			
Actions			
6.1.1	<p>Include objectives and planning controls in the Penrith LEP and DCP to:</p> <ul style="list-style-type: none"> • Ensure land which is flood or bushfire prone is not zoned to permit incompatible land uses or increased densities. • Ensure land which is constrained in terms of evacuations as a result of flooding or bushfire is not zoned to permit incompatible land uses or increased densities. • Require consistency with the NSW State Government "Flood plain Development Manual 2005" with respect to development in flood prone areas. • Recognise the bushfire and storm protection issues associated with conflicts between significant tree species in close proximity to buildings by adopting appropriate setbacks or species selection. • Protect existing trees and soils during construction. • Avoid development in areas of high slope and erosion. • Manage development on contaminated land and in areas of dry land or urban salinity. 	PCC	Short Term
6.1.2	<p>Undertake further investigations with respect to:</p> <ul style="list-style-type: none"> • the extent of areas of high slope that are highly erodible • the extent of areas affected by dry land or urban salinity. <p>Aboriginal and European heritage in and around centres as they develop.</p>	PCC	Short – Medium Term

		<i>Responsibility</i>	<i>Timeframe</i>
Objective 6.2 <i>Enhance the quality of the natural and built Environment in Penrith's urban areas.</i>			
6.2.1	<p>Include objectives and planning controls in the Penrith LEP and DCP to:</p> <ul style="list-style-type: none"> • Identify and protect the riparian corridors in urban areas by limiting urban development within the riparian zone and minimising development within the buffer zones. • Identify and protect areas/corridors of remnant indigenous vegetation which form part of Penrith's biodiversity network. • Maintain or improve air quality within the LGA. • Maintain or improve water quality, during construction, operation and maintenance of new development. • Minimise impacts of future development on recreational waterways, catchment areas and stormwater management. • Recognise the importance of Penrith's natural environment and its surrounding rural landscape. • Recognise the importance of the Penrith Council's setting at the edge of the Blue Mountains World Heritage Area and the significance of this environment. 	PCC	Short term
Objective 6.3 <i>Protect viable agricultural lands and gateways to the City transitioning from rural to urban areas.</i>			
6.3.1	<p>Include objectives and planning controls in the Penrith LEP and DCP to:</p> <ul style="list-style-type: none"> • Protect viable agricultural land in or adjacent to urban areas and seek to minimise impacts and constraints created by urban development adjacent to these lands. • Protect good quality viable agricultural lands from impacts of development in urban areas. • Identify gateway locations throughout the City and ensure development in these locations minimising the visual impact of the development from major roads and other public places. 	PCC	Short and on-going

		<i>Responsibility</i>	<i>Timeframe</i>
Objective 6.4 <i>Recognise the important contribution Penrith's archaeological and cultural heritage makes to the natural and built environment.</i>			
6.4.1	Ensure future development of urban areas is cognisant of and responsive to Aboriginal and European heritage within the urban areas and respects areas or items of heritage significance, as required under the State and Federal Legislation.	PCC	Short and on-going

7 Open Space and Recreation

Context:

- Penrith LGA has a wide variety of open space areas across the LGA.
- Some of the open space areas are storm water ways and provide a variety of usable parks, ovals and linear parks.
- Parks and natural landscape areas are a key component of the landscape character of Penrith LGA.

Key Issues identified in the Penrith Urban Study:

- **Retention of significant plant and tree species:** There is a need to recognise and retain significant plant and tree species.
- **Quality open space:** Need to provide district wide quality open spaces and areas, of a size and usability for both passive and recreation needs.
- **Integration of open space:** Such areas need to be integrated into all new developments including residential development on the fringe and through providing communal open space areas for areas of medium/high density.
- **Integration of uses:** New development to respond and relate to areas of open space and public areas.

Key Measures:

- Creation of quality open spaces which are integrated and connected into district wide open space networks and create high quality landscape environments for Penrith LGA's centres and suburbs



7. Open Space and Recreation Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 7.1 Provide a network of quality open space and recreational areas across the City, which are accessible, safe and useable and contribute to building healthy communities.</i>			
Actions			
7.1.1	<p>Incorporate objectives and planning controls in the Penrith LEP and DCP that:</p> <ul style="list-style-type: none"> • Require the provision of sufficient parks / open space for increased population growth. • Provide communal open space for areas of higher urban density, having regard to the outcomes the Penrith Multi Unit Flat Liveability Study. • Guide the size and usability of existing parks / open space with provision for both passive and active recreational needs. • Require high quality landscaping of open space. • Require open space areas to integrate with existing native vegetation and incorporate new vegetation which are endemic to the local area. • Require efficient and sustainable use of water in open space areas through the use of appropriate plant species, minimising paving and using recycled water. • Utilise areas of open space and parks to provide environmental buffers between non compatible land uses. 	PCC	Short Term



		<i>Responsibility</i>	<i>Timeframe</i>
7.1.2	<p>As part of Council's program to enhance the quality public open space and recreational areas across the City:</p> <ul style="list-style-type: none"> • Undertake an audit of existing parks / open spaces to determine: <ul style="list-style-type: none"> - accessibility to public transport and pedestrian/cycle linkages and proximity to Centres - the size, safety and usability of existing parks / open space with provision for both passive and active recreational opportunities - identify gaps in open space provision, facilities and connections (pedestrian/cycleway) to these areas. • Develop plans to connect areas of open space in order to develop a comprehensive network of open space. • Review the PLANS study to program and stage works to ensure the recreation needs of Penrith Population 2031 will be met in a timely manner, in particular: <ul style="list-style-type: none"> - cater for increasing number of young people with greater active recreation needs - cater for increasing ageing society with greater passive recreation needs - cater for other special needs groups such as families. • Undertake improvements to public open space/recreational areas where possible as part of Council's capital works program and prioritised in accordance with Council's staging of the redevelopment of centres and Precinct Plan for key Centres (refer 2.4.1). 	PCC	Short to Medium Term
7.1.3	Implement the Council's Recreation Strategy and Recreation Needs Study (PLANS)	PCC	Short to Medium Term

8 Affordable Housing

Context:

- Currently affordability impacts 15% of very low to moderate income households in Penrith LGA which equates to 8,966 households. It is important to note that affordability affects more than these households, this number does not include approximately 2,600 households living in public housing, who have their rent levels capped at 25% of their household incomes.
- Within Penrith LGA 5,125 households are facing mortgage stress, particularly in the areas of Cranebrook and South Penrith.
- 3,841 of Penrith households are facing rental stress. These households are predominantly located in Penrith, Kingswood and St Marys.

Key Issues identified in the Penrith Urban Study:

- **Vulnerable special needs groups:** Groups such as older people and cultural groups including Aboriginals and Torres Strait Islanders are particularly vulnerable to issues of housing affordability.
- **Mortgage Stress:** Many of those households facing mortgage stress may have chosen to place themselves in mortgage stress to gain entry to the local housing market or may have been offered finance at unsustainable levels. This group is particularly prone and sensitive to changing interest rates.
- **Rental Stress:** Renters generally have little alternate housing choice and therefore have greater housing stress.
- **Social Housing Provision:** Public housing is an important source of affordable housing within Penrith LGA. This type of housing is targeted at the most disadvantaged households and is provided by State Government. Additional sources of social housing are community housing groups.
- **Revitalisation of Urban Areas:** New urban areas are expensive and generally not affordable to first home buyers. This can play an important role in revitalising older suburbs.
- **Role of provision of affordable housing:** Penrith City Council will facilitate affordable housing through federal and state programs and initiatives, in partnership with the Centre for Affordable Housing and community housing groups.
- **Location of affordable housing.** Affordable housing should be located within and proximate to centres and should be integrated with other types of housing to avoid concentrations of affordable housing stock.

Key Measures:

- Any future large scale development within Local Centre nominated catchment/radius should provide for a minimum of 3% affordable housing.
- Any future large scale development within new urban release areas should continue to provide for a minimum of 3% affordable housing.
- Review the success/failure of these figures in the next review of the Local Environmental Plan.
- Affordable housing will be provided in a range of dwelling types and tenures.
- Affordable housing will be targeted at special needs groups, such as essential workers, students, older people and very low and low income earners.

8. Affordable Housing Objectives to achieve the Key Measures:

		<i>Responsibility</i>	<i>Timeframe</i>
<i>Objective 8.1 Retain existing housing stocks and create new affordable housing opportunities across the City that meets the needs of current and future residents.</i>			
Actions			
8.1.1	<p>Incorporate in key strategic centres an affordable housing target of 3% by 2030. Utilise the Penrith LEP or DCP to facilitate the provision of affordable housing requirements throughout the Penrith LGA. This does not mean that all future development proposals within Local Centres to provide 3% of dwellings within a development for affordable housing. Such an indicator seeks development to contribute to the overall city-wide target by 2030, utilising a range of means and methods of contribution.</p> <p>Any future large scale development within new urban release areas should continue to provide for a minimum of 3% affordable housing.</p> <p>Review the success/failure of the provision of affordable housing in the next review of the Local Environmental Plan.</p>	PCC, DoP, DOH	Short Term
8.1.2	<p>Develop partnerships with housing service providers, such as the MOU with the Centre for Affordable Housing, to promote, create and maintain affordable housing stocks within the Penrith LGA. Investigate developing partnerships with other housing providers, such as developers of seniors housing (both profit and not for profit groups), community housing groups to facilitate a range of affordable housing options for a range of groups within the Penrith LGA.</p>	PCC, DoH, CfAH, DoP, community housing groups,	Short to Medium Term
8.1.3	<p>Facilitate a range of affordable housing tenures, such as:</p> <ul style="list-style-type: none"> • long term rental • short term rental • low cost purchase (covered in 1.1.3). 	PCC, DoH, DoP	Short to Medium Term
8.1.4	<p>Facilitate the provision of affordable rental housing stock, such as that which may occur through the Affordable Housing Debt Equity program, particularly in areas of high disadvantage within the Penrith LGA, including Penrith, St Marys and Kingswood.</p>	PCC and DoH	Medium Term
8.1.5	<p>Continue to investigate areas of disadvantage to target for affordable housing and review the appropriate location of affordable housing throughout the Penrith LGA.</p>	PCC	Ongoing

		<i>Responsibility</i>	<i>Timeframe</i>
8.1.6	Identify the affordable housing needs of key special needs groups within Penrith LGA.	PCC	Short Term
8.1.7	Partner with private development groups, such as Landcom, to initiate affordable housing initiatives in future housing development.	PCC, Private developers	Medium, Term
8.1.8	Facilitate the provision of low cost housing for first time home buyers, or essential workers, through innovative and mixed use development models.	PCC, Private developers, DoH	Medium Term
8.1.9	For long term renters, co-ordinate with Community and Social Housing providers to ensure there is long term affordable rental stock available with community and social housing providers in Penrith.	PCC, DoH, Community Housing Providers	Medium Term
8.1.10	Identify existing supplies of affordable housing within Penrith LGA, such as boarding houses, group houses, and caravan parks.	PCC and DoP	Short Term
8.1.11	Work with the Department of Housing to protect and maintain the existing stock of public housing within Penrith LGA	PCC and DoH	Medium Term



		<i>Responsibility</i>	<i>Timeframe</i>
Objective 8.2 <i>Ensure planning controls promote affordable housing which is well designed and located near transport and services.</i>			
8.2.1	<p>Introduce objectives and planning controls within the Penrith LEP and DCP that:</p> <ul style="list-style-type: none"> • Preserve existing stocks of affordable housing. • Ensure new stocks of affordable housing is located within centres, in close proximity to: <ul style="list-style-type: none"> – regular and reliable transport services – a range of community, retail and commercial services and facilities – health and tertiary education nodes – employment opportunities or transport to employment opportunities. • Ensure the design of new affordable housing development incorporates CPTED, adaptable housing, low maintenance, high quality and character, environmentally sustainable design, incorporated within mixed income community, integrated with the community. • Explore the possibility of using Voluntary Planning Agreements to provide affordable housing. 	PCC	Medium Term
8.2.2	<p>Develop criteria for affordable housing, ensuring all future provision meets minimum criteria and standards such as that outlined in the PIA (NSW) Affordable Housing Policy objectives and principles, such as:</p> <ul style="list-style-type: none"> • providing a range of tenure types • locate affordable housing in proximity to facilities and services • safety in design through applying CPTED principles • adaptable housing • low maintenance housing • high quality design and character • integrated with the community • incorporated within mixed income community • environmentally sustainable design. 	PCC	Short Term

		<i>Responsibility</i>	<i>Timeframe</i>
8.2.3	Update the DCP to ensure new stocks of affordable housing is located within Centres, in close proximity to: <ul style="list-style-type: none"> regular and reliable transport services a range of community, retail and commercial services and facilities health and key tertiary education nodes employment opportunities or transport to employment opportunities. 	PCC	Short Term
8.2.4	Review opportunities and obtain Council support to provide incentives for developers to provide new stocks of affordable housing such as FSR, reduced DA fees, reduced DA timeframes, planning agreements, inclusionary zoning (in existing areas only).	PCC	Medium Term
8.2.5	Ensure that the existing controls under SEPP 10 are used effectively and the triggers are well understood by Council officers.	PCC	Medium Term
<i>Objective 8.3 Utilise potential stocks of public land for affordable housing.</i>			
8.3.1	Review public lands (both Council and government agencies) within close proximity to transport which could be used for affordable housing under SEPP (Infrastructure).	PCC, DoP, government agencies	Medium Term
8.3.2	Review surplus Commonwealth lands within Penrith which may be suitable for affordable housing in line with the Federal Land Release Program.	PCC and Federal Government	Short Term
8.3.3	Review crown land in proximity to identified train stations under SEPP Infrastructure, which may be utilized for the provision of affordable housing.	PCC, DoP, Public land owners (e.g. SW, DoH, etc)	Short Term
8.3.4	Work with an affordable housing provider to develop intermediate housing for low income households such as discounted home ownership, affordable rental and mixed ownership-rental schemes.	PCC	Medium Term



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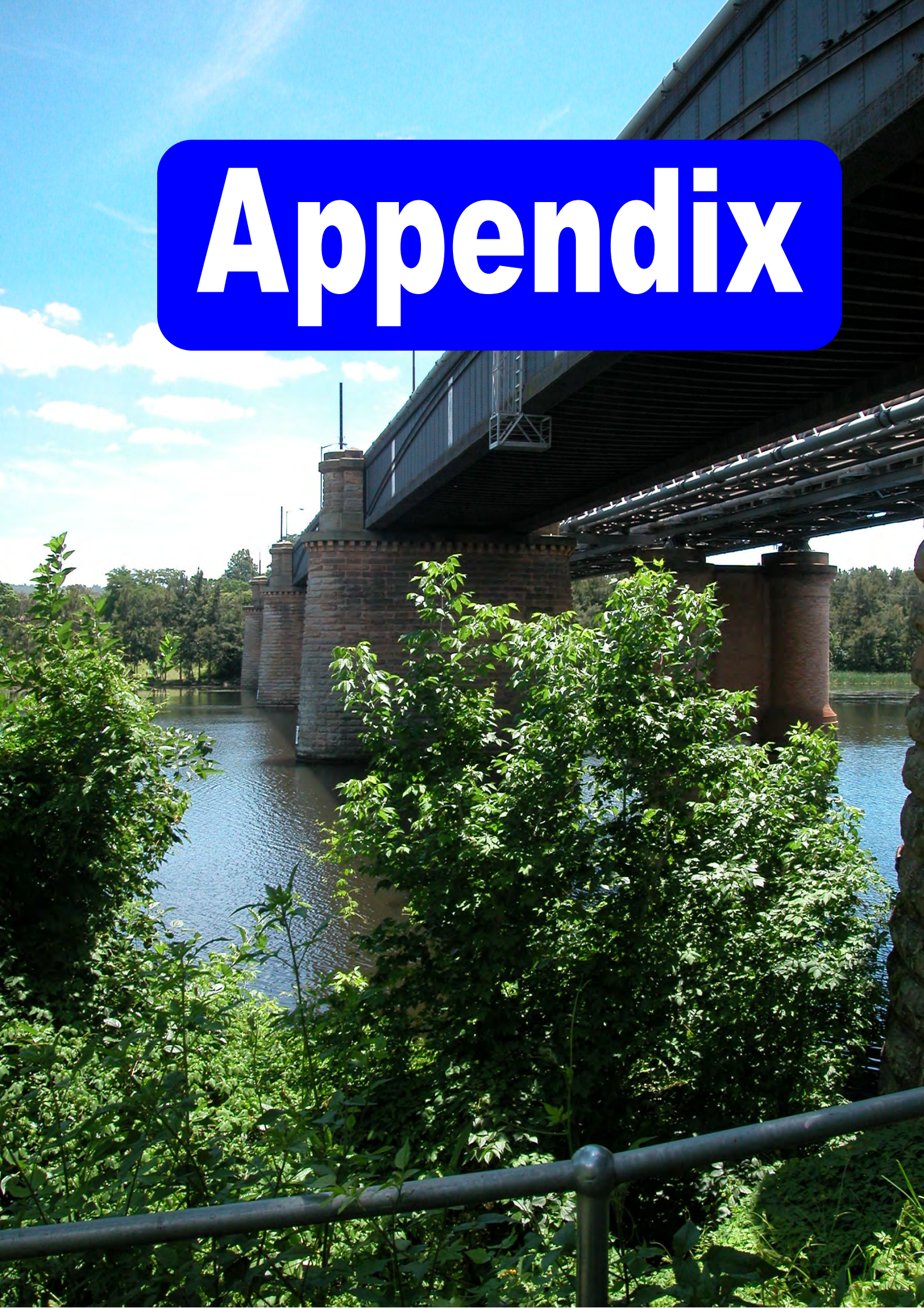
GLOSSARY

06 Glossary

6.1 Glossary of Terms

CPTED	Crime Prevention Through Environmental Design
DoE	Department of Education
DoH	Department of Health
DoADH	Department of Age, Disability and Homecare
DoCS	Department of Community Services
DoP	Department of Planning
MoT	Ministry of Transport
PCC	Penrith City Council
RTA	Roads and Traffic Authority
SW	Sydney Water
SWAHS	South West Area Health Service
TAFE NSW	Technical and Further Education
UWS	University of Western Sydney
WSI TAFE	Western Sydney Institute TAFE

Appendix



Appendix:

Centres Hierarchy - Sustainability Checklist - All Centres

The checklist in the table below identifies:

- a centres based planning approach to focus future residential growth and development,
- catchments in which to focus the extent of urban growth and future densities of development, and
- the key sustainability elements to be achieved within each centre by 2031.

Penrith Local Government Area Centres Hierarchy

	1. Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
All Centres	<ul style="list-style-type: none"> Residential uses not promoted in commercial core. Mixed use development to surround the commercial core. 	<ul style="list-style-type: none"> Accommodate the retail and commercial needs of the residential population in their catchment according to their designation and role within Penrith LGA. 	<ul style="list-style-type: none"> Provision of a level of community facilities and services that meets the needs of the community within the centre catchment. It is recognised that some community services and facilities may exist in areas outside of the centres. Where possible, long term planning of future community facility provision to seek to focus on community hubs, within centres, which co-locates and consolidates services and facilities in key nodes. <ul style="list-style-type: none"> Water (drinking and recycled). Stormwater. Sewer. Energy (electricity/gas). Communications (landline, mobile, broadband). Road network and hierarchy. Infrastructure has capacity or can be augmented and programmed to cater for future growth and demand. Capacity to develop sustainable water systems to reuse and recycle storm water runoff and overland flow. 	<ul style="list-style-type: none"> Strong levels of access to reliable and frequent public transport services (for both bus and train). Increased frequency, capacity and connections of public transport services to provide a more efficient user friendly network. Promotes high level of public transport services to minimise car usage. 	<ul style="list-style-type: none"> Comprehensive and district wide cycle network which links key nodes and centres. Cycle facilities at key transport interchanges and nodes. Continuous paved pedestrian network (1.5 metres in width) on both sides of streets within each centre catchment wherever physically possible. Universal access within core and centre catchment. Comprehensive and district wide cycle network which links key nodes and centres. 	<p>Future development to consider:</p> <ul style="list-style-type: none"> Flood prone land (less than 1:100), Bushfire prone land, Significant fauna or flora habitat, Riparian zones, etc, Archaeological and cultural heritage, and Maintain a high quality natural environment. 	<ul style="list-style-type: none"> Appropriate sized open space and recreational facilities to meet centre requirements. Open space networks with linkages to centres and recreational nodes. A landscaping theme which draws on species endemic to the local area. 	<ul style="list-style-type: none"> Provision of housing to meet special needs groups i.e. essential workers, students, itinerant residents, cultural groups and elderly. Set thresholds for future housing to be adaptable and accessible housing. Affordable housing well located near services and transport and integrated into dwelling mix.

Centres Hierarchy - Sustainability Checklist - Regional Centre

	1. Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
Regional City Penrith <i>2 kilometre catchment</i>	<ul style="list-style-type: none"> Mixed use high density surrounding the commercial centre core (100+dw/ha). Medium density (50-75dw/ha) throughout catchment. 	<ul style="list-style-type: none"> Focal point for regional retail activity: Major administrative and government services. Focal point for major corporations in the region. Shopping Centre(s). Multiple supermarkets. Department Stores. Discount Department Stores. Regional services. Specialty shops. Medical services. Convenience and comparison goods and services. Night time economy. 	<ul style="list-style-type: none"> Major Civic Facilities and Services located into one or several community hubs. District Library. Regional community service facilities (HACC Centre, etc). Regional and district health services. Tertiary education services and facilities. Secondary education services. Primary education services. Childcare and preschool services. Community/ neighbourhood centre. 	<ul style="list-style-type: none"> Focal point for regional transport : Key public transport interchange for rail, bus and active transport. Regional and metropolitan services. 24 hour public transport services. 5-10min rail/bus frequency to CBD at peak times. 10-15min rail/bus frequency to CBD off peak. Frequent and strong connections to surrounding centres. 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2). 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2). 	<ul style="list-style-type: none"> Access to a Regional Park (20ha+) in close proximity to centre. Access to a range of major sporting assets and regional parkland in close proximity to centre. Active urban space which facilities formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall etc. High quality and safe public domain both during day and night. 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2)

Centres Hierarchy - Sustainability Checklist - Specialised Centre

	1. Dwelling Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
<p>Specialised Centre Kingswood <i>1 kilometre catchment</i></p>	<ul style="list-style-type: none"> Mixed use high density surrounding commercial centre core and around activity generating areas (100+dw/ha). Medium density in peripheral areas within catchment (50-75dw/ha). Range of dwellings for hospital patients, staff and students i.e. serviced apartment, aged care facilities, accommodation for students and staff. 	<ul style="list-style-type: none"> Major regional hospital. Tertiary institutions. Education and medical businesses. Science and technology industries/ businesses. Retail to support specialised function of centre, such as: <ul style="list-style-type: none"> Daily retail and shopping needs, Business/ industry support services, Hotel and accommodation, Convention and hotel facilities and Night time economy to support staff and students. 	<ul style="list-style-type: none"> Community hubs to enable co location of community facilities. Regional level health facilities. Tertiary, secondary and primary education services. Childcare / pre school services. Community neighbourhood centre. Aged care services. Branch library. Cultural Centre/ Creative Industry cluster. Sport and Recreation Centre. Recreation services and facilities. 	<ul style="list-style-type: none"> Strong connection to residential areas both within region and metropolitan area: <ul style="list-style-type: none"> 24 hour public transport services 5-10min rail/bus frequency to CBD at peak times 10-15min rail/bus frequency to CBD off peak Frequent and strong connections to surrounding centres Park and ride facilities Linkages to key employment areas 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2) 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2) 	<ul style="list-style-type: none"> Local Park (1-4ha) Access to a range of major sporting assets and regional parkland in close proximity to centre. Active urban space which facilities formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall etc High quality and safe public domain both during day and night 	<ul style="list-style-type: none"> Refer to Sustainability Checklist- All Centres (Table 3.2)

Centres Hierarchy - Sustainability Checklist - Town Centre

	1. Dwelling Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
<p>Town Centre St Marys <i>800 metre catchment</i></p>	<ul style="list-style-type: none"> Mixed use high density directly surrounding commercial centre core (100+dw/ha). Medium density within catchment (50-75dw/ha). 	<p>Retail and service focus to serve large residential catchment:</p> <ul style="list-style-type: none"> Major business and commercial uses. Large group of retail services. 1-2 supermarkets. Lifestyle/café focus. Medical facilities. Small shopping mall. Some local business and employment. Limited night time activity. 	<ul style="list-style-type: none"> Community Hub to enable co location of community facilities. Local health facilities. Secondary education services. Primary education services. Community neighbourhood centre. Childcare / pre school services Aged care services Library Branch Youth Centre Sport and Recreation Centre Recreation services and facilities 	<ul style="list-style-type: none"> Public transport interchange for train and bus 24 hour public transport services 5-10min rail frequency to CBD at peak times 10-15min rail /bus frequency to CBD off peak Strong connections to surrounding centres Park and ride facilities 	<p>Refer to Sustainability Checklist- All Centres (Table 3.2)</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2)</p>	<ul style="list-style-type: none"> Local Park (1-4ha) Access to a range of major sporting assets and regional parkland in close proximity to centre. Active urban space which facilities formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall etc High quality and safe public domain both during day and night 	<p>Refer to Sustainability Checklist- All Centres (Table 3.2)</p>

Centres Hierarchy - Sustainability Checklist - Village

	1. Dwelling Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
<p>Village <i>600 metre catchment</i></p> <p>Emu Plains (Lennox Centre).</p> <p>Glenmore Park.</p> <p>South Penrith (Southlands).</p> <p>St Clair Shopping Centre.</p> <p>Werrington Station.</p> <p>Emu Plains Station.</p> <p>Penrith Lakes Precinct Centre.</p> <p>WELL Precinct Centre.</p>	<ul style="list-style-type: none"> Mixed use and shop top housing surrounding core at medium density 50-75 dw/ha Medium density (50dw/ha) within catchment. Residential not promoted in commercial core. 	<p>Cluster of shops for daily shopping with 10-50 shops:</p> <ul style="list-style-type: none"> Small supermarket, Strip of shops, Limited commercial services, and Limited medical services. 	<ul style="list-style-type: none"> Community Hub to enable co - location of community facilities Secondary education services Primary education services Community neighbourhood centre childcare / preschool services Aged care services Library Branch/mobile service 	<p>Bus interchange with 14 hour services and 10-15min frequency.</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>	<p>Local Park (1-4ha).</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>

Centres Hierarchy - Sustainability Checklist - Small Village

	1. Dwelling Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
<p>Small Village <i>400 metre catchment</i></p> <p>Claremont Meadows.</p> <p>Cranebrook.</p> <p>Erskine Park.</p> <p>Werrington County.</p> <p>Cambridge Gardens.</p> <p>St Marys Release Area (Jordan Springs and Central Village Centres)</p> <p>Glenmore Park Stage 2 Precinct Centre.</p> <p>North Penrith Urban Precinct Centre.</p>	<ul style="list-style-type: none"> • Mixed use and shop top housing surrounding core at medium density (50dw/ha). • Low density in peripheral areas within catchment (25dw/ha). 	<p>Small cluster of shops for daily shopping</p> <p>5-30 shops:</p> <ul style="list-style-type: none"> -Convenience store/mixed business, -Limited specialist shops, -Limited commercial services, and -Take away/cafes. 	<ul style="list-style-type: none"> • Community Hub to enable co location of community facilities, • Primary education services, • Child care/ preschool services and • Community/ neighbourhood centre/ hall. 	<p>Bus routes with 14 hour services and 10-15min frequency.</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>	<p>Local Park (1-4ha).</p>	<p>Refer to Sustainability Checklist- All Centres (Table 3.2).</p>

Centres Hierarchy - Sustainability Checklist - Neighbourhood Centre

	1. Dwelling Residential Capacity and Diversity	2. Retail and Commercial	3. Community Facilities and Infrastructure	4. Public Transport	5. Active Transport	6. Environment	7. Open Space and Recreation	8. Affordable Housing
<p>Neighbourhood Centre <i>150 metre catchment</i></p> <p>Cambridge Gardens (Star Court).</p> <p>Cambridge Park.</p> <p>North St Marys.</p> <p>South Penrith (Smith Street).</p>	<ul style="list-style-type: none"> Mixed use and shop top housing surrounding core at medium density (50dw/ha). Low density in peripheral areas within catchment (25dw/ha). 	<p>Convenience shopping needs of 1-5 shops:</p> <ul style="list-style-type: none"> -Convenience store -Milk bar/ mixed business -Petrol station and -Takeaway. 	<ul style="list-style-type: none"> Community/ neighbourhood centre/hall. Childcare /preschool services. 	<ul style="list-style-type: none"> Bus routes 14 hour services. 10-15min frequency. 	Refer to Sustainability Checklist- All Centres (Table 3.2).	Refer to Sustainability Checklist- All Centres (Table 3.2).	Active urban space which facilities formal and informal meeting and gathering spaces.	Refer to Sustainability Checklist- All Centres (Table 3.2).

