



Erskine Park Urban Reinvestment Project Update

Investing in our community

The next stage of the Erskine Park Urban Reinvestment project will be commencing in early 2025.

The Erskine Park Urban Reinvestment Project is an innovative project by Penrith City Council to revitalise public spaces and deliver new residential lots to the suburb. Penrith City Council has combined its experience in urban planning and design to turn underutilised open space reserves into vibrant new residential places to grow the Erskine Park community.

Council identified open space sites in Erskine Park that were underutilised or in need of an upgrade to meet resident's expectations, as part of its Open Space Reinvestment Project.

As a result, six sites have been rezoned for

residential development with the proceeds from the sale of this land going directly into improving targeted open space and public domain areas within Erskine Park.

The six sites will be subdivided into a total of 14 residential lots, in line with the subdivision Development Application approvals.

The next stage of the project includes connecting the six sites to essential services such as sewer, electricity and communications. This will prepare the sites for sale and future home construction.

See the next page for a map of the six sites.



Erskine Park Urban Reinvestment Project sites

Subdivision and civil construction of six residential sites to deliver 14 residential lots:

1. 11 Ashwick Circuit, St Clair (1 lot)
2. 9A Dilga Crescent, Erskine Park (1 lot)
3. 27A Phoenix Crescent, Erskine Park (2 lots)
4. 11A Canopus Close, Erskine Park (2 lots)
5. 25 Chameleon Drive, Erskine Park (4 lots)
6. 73 Swallow Drive, Erskine Park (4 lots)



Forward funded open space improvements

Council has already forward funded \$2.65 million of open space and public domain improvements including:

- a. Skylark Reserve upgrade with a new playground and landscaping
- b. Phoenix Reserve upgrade with a new playground, splashpad area, shelter and landscaping
- c. Chameleon Reserve's new amenity and storage building as well as \$300k in tree planting
- d. Capella Reserve upgrade with a new shelter, landscaping and a unique sculpture
- e. Spica Reserve upgrade with a new playground, shelter and public art
- f. Four kilometres of footpaths along the Swallow and Peppertree loop road
- g. Erskine Park entrance beautification

The remaining funds generated from the sale of the land will be directed towards the delivery of the Chameleon Reserve Masterplan.

Once complete, the project will have injected approx. \$5 million back into Erskine Park and contributed to Penrith City Council's vision for creating more liveable and contemporary communities that are adapting to the future needs of residents.



For more details visit the website.



FAQs

What community consultation has been undertaken?

Penrith City Council worked closely with local residents and key stakeholders from 2015–2018 to shape the future redevelopment of these sites.

Community engagement included:

- Use of pre-engagement focus groups to establish project acceptance
- Consultation with key stakeholder groups including local schools, interest groups, government agencies and surrounding residents and businesses
- Extensive research to determine what sites the community valued
- A series of community and online forums to help shape the open space improvements in the suburb
- A public consultation period for the open space draft masterplan report
- Statutory consultation during the rezoning phase.

In 2022, Development Applications for the subdivision of sites identified as part of the Erskine Park Urban Reinvestment Project were lodged. The community were provided with the opportunity to share their feedback on the Development Applications during the Public Exhibition process, which occurred in early 2022.

What works will be taking place?

Penrith City Council has engaged a contractor, Masport Pty Ltd, to manage the civil construction works. Construction will take a staged approach with each site taking approximately two to four weeks to complete, pending weather.

Civil construction is an essential step to prepare the land for future home construction by connecting services to the site such as sewer, electricity and communications.

Council is working with Subdivision Certifiers Pty Ltd to independently assess the project and ensure that the work completed complies with the development consent conditions and legislative requirements. You may receive further communication from Council as well as our partners Masport Pty Ltd and Subdivision Certifiers Pty Ltd.



Phoenix Reserve upgrade

How many residential lots will be constructed?

The six sites will be subdivided into a total of fourteen residential lots per the subdivision Development Application approvals. This includes:

- 27A Phoenix Crescent: 2 lots
- 9A Dilga Crescent: 1 lot
- 11 Ashwick Circuit: 1 lot
- 25 Chameleon Drive: 4 lots
- 11A Canopus Close: 2 lots
- 73 Swallow Drive: 4 lots

Once the civil works are complete, Council will appoint a Real Estate Agent to sell the land via a competitive sales process, with all proceeds from the sale directly invested into open space improvements in the area.

When will works commence?

Works will commence on 11 Ashwick Circuit, 9A Dilga Crescent and 73 Swallow Drive in early 2025. Works will then follow on 27A Phoenix Crescent, 11A Canopus Close and 25 Chameleon Drive, with completion expected by mid-2025. Works will take place Monday to Friday between 7am and 4pm with some activity expected to take place outside these hours on occasion. Neighbours will be kept informed of the works.

Contact us

If you have any questions or concerns, please do not hesitate to contact Council at:

@ property@penrith.city

☎ 02 4732 7777

🌐 penrith.city/erskinparkreinvestment

