



Housing Position Paper

RIGHT PLACE, RIGHT TIME

We have an existing pipeline of housing

Penrith has a significant pipeline of housing and is undertaking extensive strategic work to inform this growth. Council is keen to ensure this pipeline responds to the need for additional growth in the right locations, at the right time.

This is an infrastructure issue - not a planning issue

Council's own strategies support increased density in close proximity to high amenity areas with good access to public transport, with the intent to boost housing supply, diversity and affordability. We are undertaking a nuanced, evidence and place-based approach to ensure growth occurs that is supported by infrastructure.

Not just housing - jobs too

A key objective of Council's strategic framework is to focus new housing in transit-oriented neighbourhoods within walkable catchments of existing and planned rail stations in order to maximise access to jobs and services. We want to ensure that as much as possible, housing and jobs are inextricably linked in our strategic planning.

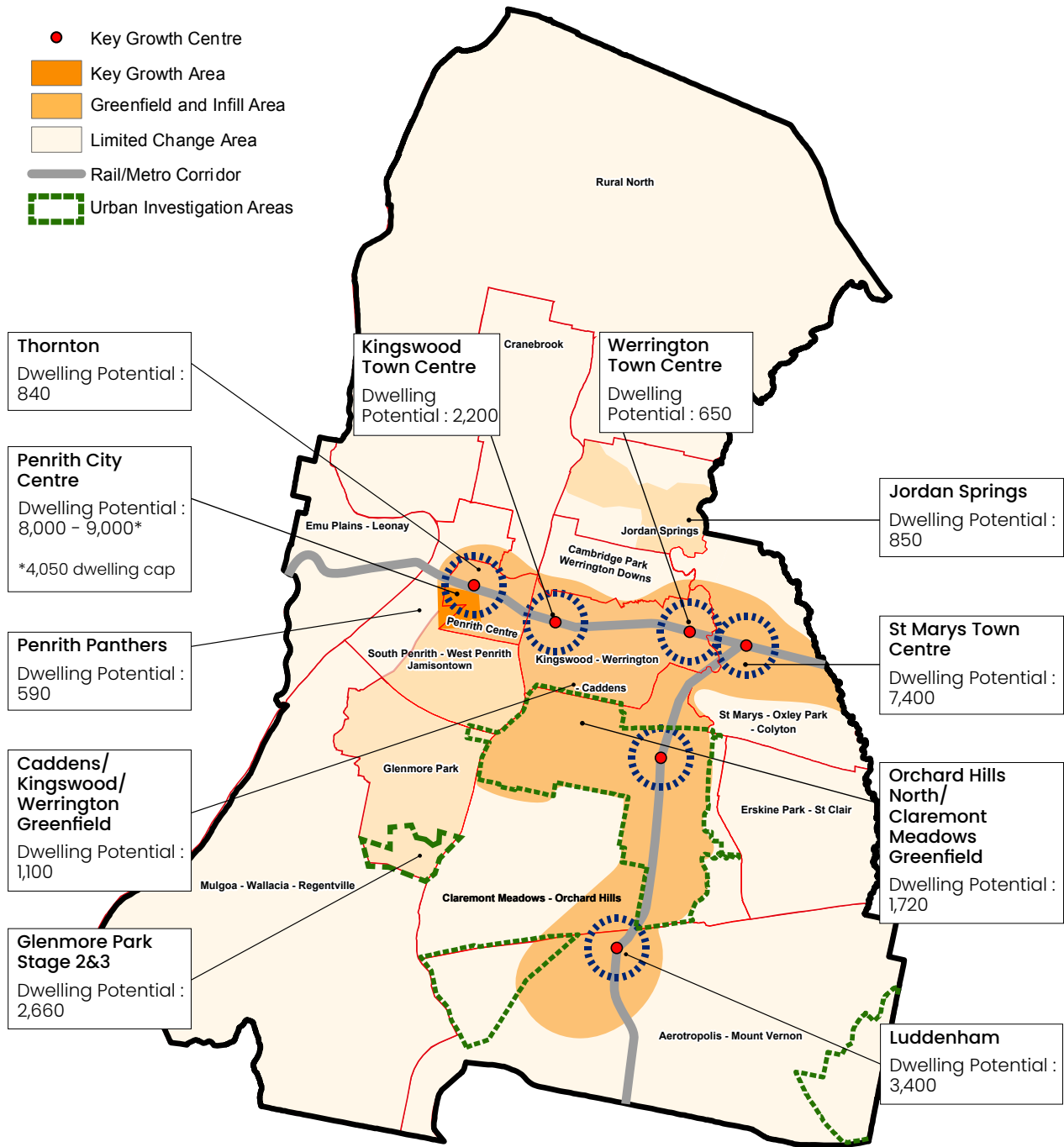
Council's response to the NSW Government Housing Reforms

- Penrith's planning is nuanced to local conditions, founded in evidence. It offers a balanced solution, linking housing provision to increased employment opportunities and infrastructure to support our growing population. There are a number of places that have the potential to accommodate increased growth. Council knows that it requires place-based planning to ensure that the town centres are activated and that there are adequate facilities and amenities provided to support the future population.
- There is a significant existing pipeline of housing supply in Penrith, and it is important to ensure that infrastructure delivery matches growth and existing planned and zoned land is prioritised.
- Council has plans for infrastructure to provide for the anticipated growth but would require time to put in place a development contributions framework for additional new growth.
- St Marys has existing capacity for 11,000 dwellings. Council is undertaking a Master Plan for the Town Centre which is evidence based and founded in stakeholder engagement. The proposed Transport Oriented Development (TOD) Program has the potential to undermine this work and will not accelerate the delivery of housing in this precinct.
- Penrith CBD has additional supply available if a flood evacuation solution was facilitated by government. There is a current cap of 4,050 dwellings in Penrith CBD, imposed by the NSW Government in 2019.
- Flood evacuation needs to be fully considered before any new housing reforms can be implemented that have the potential to significantly increase dwellings. No assessment of the capability of the network in terms of risk to life has been provided.
- Imposing the proposed housing reforms in Penrith is premature.

The Pipeline – Housing supply delivered at right location at the right time

- Our Local Housing Strategy (LHS) demonstrates that there is existing capacity within Penrith's residential and mixed use zonings to accommodate approximately 23,300 to 32,000 dwellings. The LHS sets a total target of between 26,000 to 36,000 dwellings for 2016–2036.
- Council has a proven track record in meeting housing targets set out by the NSW Government. We exceeded the 2016–2021 target of 6,600 dwellings, delivering around 7,500 dwellings.
- The NSW Government issued a further target calling for 7,500 to 10,000 additional dwellings in the period 2021–2026. The LHS projects around 9,400 additional dwellings in that period, so the target is on-track to be met.
- In May 2024, the NSW Government set a new target of 8,400 dwellings for the period 2024–2029. Council is working to meet this latest target.
- Affordability is a critical barrier to obtaining housing in the Penrith LGA. We are acutely aware of the recent increases in housing and daily living costs. Council has demonstrated commitment and leadership on this issue, recently adopting an Affordable Housing Strategy, being the first Council in Western Sydney to establish an Affordable Rental Housing Contribution Scheme, and the first Greater Sydney Council to apply this to urban release areas/greenfield sites.

Current Pipeline All Zoned



Additional Pipeline subject to Master Planning and Infrastructure Provision

- Orchard Hills South (State Led precinct)
- St Marys - Master Planning underway
- Penrith City Centre
- Werrington - Future Master Planning opportunity
- Kingswood - Future Master Planning opportunity
- Mount Vernon Urban Investigation Area

Disclaimer:

The dwelling potential figures shown here are an estimate based on remaining zoned, undeveloped land as at July 2024. The figures do not represent an endorsed development vision or intention by Council, nor should these be treated as a guarantee of development potential or relied upon in development proposals. The number of dwellings delivered in each precinct may be less or more than shown, subject to strategic planning of these precincts and the merit assessment of development proposals.

Next Steps

- We call on the Government to exempt the Penrith LGA from the application of both the Transport Oriented Development Program and Low to Mid Rise Housing SEPP given there is a sufficient pipeline of housing currently zoned.
- Council to continue with the master planning of St Marys Town Centre that is well underway.
- Government to unlock the existing zoned capacity in the Penrith CBD.
- New housing targets to be negotiated with Council, informed by revisions of Council's Local Strategic Planning Statement and Local Housing Strategy, together with co ordinated delivery of jobs and infrastructure.
- Council to explore additional dwelling capacity through evidence and place-based master planning to inform future revisions of the Local Housing Strategy.

