

## CLUSTER 8 - Cranebrook (south), Penrith (north, east of Castlereagh Rd)

| Parks Network       | Number | Area<br>(hectares) | Play -<br>grounds |
|---------------------|--------|--------------------|-------------------|
| Cluster Area        |        | 1248               |                   |
| District Parks      | 0      | 0                  | 0                 |
| Neighbourhood Parks | 2      | 29.2               | 2                 |
| Local Parks         | 11     | 52.0               | 2                 |
| Pocket Parks        | 55     | 13.5               | 7                 |
| Natural Areas       | 0      | 0                  | 0                 |
| Linear Drainage     | 22     | 38.8               | 1                 |
| Totals              | 90     | 133.5              | 12                |



The Cranebrook (south) and Penrith (north and east of Castlereagh Rd.) cluster is situated in the central area of the City. This is an established residential area, with higher density development in the south. This cluster includes the Lakes Environs (Waterside Green), with approximately 700 dwellings proposed for the site.

There are two Neighbourhood Parks, including Parker St Reserve and Greygums Reserve, that provide district athletics and AFL sports facilities.

Demographic analysis indicates an ageing population with significant numbers of youth in the Cranebrook area. The suburb of Penrith has lower than average numbers of people in the 0-19 age group.

There are improvements recommended for the two Neighbourhood Parks, five Local Parks, two Pocket Parks, and two Linear / Drainage Reserves. Five Pocket Parks are recommended for review.



**CLUSTER 9 - Penrith (south), Jamisontown, South Penrith**

| <b>Parks Network</b> | <b>Number</b> | <b>Area<br/>(hectares)</b> | <b>Play -<br/>grounds</b> |
|----------------------|---------------|----------------------------|---------------------------|
| Cluster Area         |               | 1361                       |                           |
| District Parks       | 2             | 54.1                       | 2                         |
| Neighbourhood Parks  | 1             | 5.0                        | 0                         |
| Local Parks          | 10            | 26.1                       | 6                         |
| Pocket Parks         | 43            | 14.8                       | 12                        |
| Natural Areas        | 1             | 0.2                        | 0                         |
| Linear Drainage      | 30            | 35.9                       | 1                         |
| Totals               | 87            | 136.1                      | 21                        |



The Penrith (south of the railway line), Jamisontown and South Penrith cluster is located in the central western area of the City. It is an established residential area, with limited dwelling growth potential. Demographic analysis indicates an ageing population, with significant increases in the over 50 age groups and significant (but declining) numbers in the 0-14 age group, particularly in South Penrith and Jamisontown.

South Penrith (from the City Centre to Jamison Road) is another area of the City that has significant future potential for changes to the current form of housing, from single detached dwellings to medium density multi-unit development. Initial analysis of the potential future social profile for these areas suggests that there will be a minor shift towards more households on lower incomes, and also more private renters.

There is projected to be increases in the number of persons aged 25 – 34, and those over 65 years. The greatest decrease is expected to be in persons aged 45 – 54 years. It is anticipated that there will also be an increase in lone person households and single parent families. These potential social changes have been considered in the development of the City's Open Space Network.

There are improvements recommended to the Jamison Park / Stadium precinct (*further information over page*) and the Neighbourhood Park at Southlands Oval. The development of an additional central Neighbourhood Park is proposed through the City Centres' Review. Improvements are also proposed for four Local Parks and seven Pocket Parks. Nine Pocket Parks are recommended for review.



### ***Jamison Park / Stadium Precinct***

The Jamison Park / Stadium Precinct is located south and west of the Penrith City Centre, and adjacent to higher density residential areas. It includes Jamison Park, Howell Oval, Penrith Stadium, the Showgrounds and the Penrith Swimming Centre. It is a major active recreation and sporting precinct with a wide variety of activities and user groups.

The PLAN Study identified the need to upgrade the Penrith Swimming Centre, and increase the use of the Penrith Stadium by other high grade sporting codes, including soccer, and for community events. Jamison Park provides for a wide variety of sports including netball, soccer, athletics, rugby league and cricket. There are also other recreation facilities, including a local playground and district skate park.

A Master Plan prepared in 1999 for Jamison Park proposed a variety of active sports field uses and the development of quality passive facilities, including a shared perimeter pathway and parking facilities on the northern central area. There is potential for this park to include a Universally Designed playground facility with associated accessible amenities (in the south-eastern section of the Park).



**CLUSTER 10 - Glenmore Park, Regentville**

| <b>Parks Network</b> | <b>Number</b> | <b>Area<br/>(hectares)</b> | <b>Play -<br/>grounds</b> |
|----------------------|---------------|----------------------------|---------------------------|
| Cluster Area         |               | 936                        |                           |
| District Parks       | 0             | 0                          | 0                         |
| Neighbourhood Parks  | 1             | 7.5                        | 0                         |
| Local Parks          | 8             | 50.6                       | 3                         |
| Pocket Parks         | 9             | 3.3                        | 5                         |
| Natural Areas        | 3             | 3.3                        | 0                         |
| Linear Drainage      | 6             | 9.9                        | 2                         |
| <b>Totals</b>        | <b>27</b>     | <b>74.6</b>                | <b>10</b>                 |



The Glenmore Park and Regentville cluster is located in the south western central area of the City. It is a recently developed urban area, with the potential for around 1,200 new dwellings in the Glenmore Park Expansion Area.

The area is characterised by fewer, but high quality, open space areas that are well embellished in comparison to some of the older areas of the City. The PLANS research identified a shortfall in the provision of quality active open space, which has resulted in the inadequate provision of local training facilities to cope with the sporting demands of the local community.

Demographic analysis indicates a higher than average proportion of young families, with significant numbers of young people in the 0-14 age group, and no age groups in decline. Glenmore Park is representative of the population groups moving into the new developing urban areas. Regentville has an ageing population, and also increasing numbers in the 0-14 age groups.

There are improvements recommended to the main Neighbourhood Park at Ched Towns Reserve and two Pocket Parks.



### **CLUSTER 11 - Cambridge Gardens, Werrington Downs, Werrington County, Cambridge Park, Kingswood (north), Werrington (north)**

| <b>Parks Network</b> | <b>Number</b> | <b>Area<br/>(hectares)</b> | <b>Play -<br/>grounds</b> |
|----------------------|---------------|----------------------------|---------------------------|
| Cluster Area         |               | 951                        |                           |
| District Parks       | 1             | 33.2                       | 1                         |
| Neighbourhood Parks  | 1             | 10.4                       | 1                         |
| Local Parks          | 7             | 37.4                       | 6                         |
| Pocket Parks         | 31            | 25.3                       | 4                         |
| Natural Areas        | 1             | 4.9                        | 0                         |
| Linear Drainage      | 7             | 17.6                       | 0                         |
| Totals               | 48            | 128.8                      | 12                        |



The Cambridge Gardens, Werrington Downs, Werrington County, Cambridge Park, Kingswood (north), Werrington (north) cluster is located in the central eastern part of the City. This is an established residential area with limited opportunity for new dwellings, predominantly along the railway corridor.

Demographic analysis indicates an ageing population with significant (but declining) numbers in the 0-14 age groups.

Werrington also has some future potential for changes to the current form of housing, from single detached dwellings to medium density multi-unit development. Changes similar to the social profiles projected in the Oxley Park and South Penrith areas could be anticipated, and have been considered in the development of the City's Open Space Network.

There are improvements recommended for the District Park at Werrington Creek including the potential for this precinct to include a Universally Designed playground facility and to the Neighbourhood Park at Parkes Avenue Reserve. Improvements are also proposed for the Neighbourhood Park, four Local Parks, eight Pocket Parks and one Natural Area. Three Pocket Parks are recommended for review.



## CLUSTER 12 - Kingswood (south), Werrington (south), Orchard Hills (north), Claremont Meadows

| Parks Network       | Number | Area<br>(hectares) | Play –<br>grounds |
|---------------------|--------|--------------------|-------------------|
| Cluster Area        |        | 1409               |                   |
| District Parks      | 2      | 67.7               | 0                 |
| Neighbourhood Parks | 1      | 17.3               | 1                 |
| Local Parks         | 4      | 3.1                | 3                 |
| Pocket Parks        | 21     | 6.7                | 6                 |
| Natural Areas       | 3      | 10.5               | 1                 |
| Linear Drainage     | 13     | 14.0               | 0                 |
| Totals              | 44     | 119.3              | 11                |



The Kingswood (south), Werrington (south), Orchard Hills (north), Claremont Meadows cluster is located in the central eastern section of the City. This is a combination of a recently developed area (Claremont Meadows), established residential area (Kingswood and Werrington) and an urbanised rural area of Orchard Hills, which is characterised by larger lot residential development. There is some potential for additional dwellings, with approximately 500 new dwellings planned in Claremont Meadows Stage 2, and 190 new dwellings proposed in the Werrington Mixed Use site.

The cluster includes the District Parks at the Kingsway playing fields and the Gipps St site, and the Neighbourhood Park at Chapman Gardens.

Demographic analysis indicates an ageing population, with significant increases in the over 50 age groups (between 1991 and 2001). There are also significant and increasing numbers of youth (0-14) for this period, particularly in the Kingswood and Claremont Meadows areas.

Improvements are recommended for the District Parks at the Kingsway playing fields and the Gipps St site (*further information over page*), and the Neighbourhood Park including Chapman Gardens and Kingswood Park. There are also improvements recommended for seven Pocket Parks, two Natural Areas and two Linear Park / Drainage Reserves.



## ***Gipps St Landfill site***

### ***Background***

The Gipps Street landfill site is located in Claremont Meadows. A Recreation Planning Study in 1998 found that the site was appropriate for informal parkland, structured park, bushland, sporting fields or a mixture of those uses. Its unique location adjacent to South Creek creates the potential for its inclusion in an open space corridor between St Clair and Werrington.

### ***Community Views***

Community consultation revealed the following views for this site:

- Many residents were not familiar with the site, or the possible recreational opportunities. Mixed support for the development of this site, with views ranging from complete revegetation to development of a district sporting venue.
- The site is considered a future valuable recreation resource for residents of Claremont Meadows, and surrounding suburbs.

### ***Proposed Directions***

1. Revegetate the site to establish a new open space area, with both passive open space opportunities (walking and cycling paths, picnic and playground areas) and sports fields.
2. Investigate the feasibility of establishing a regional sports facility.
3. Establish off-road connections and 'green' corridors to Kingsway Playing Fields and the South Creek linear bushland corridor.

Soccer was identified in the PLANS Report as one of the key growth sports in the City and the research supports the need to develop quality facilities to meet the growing demands of the community. The PLANS Report also identified the need to provide a district level athletics facility within the Penrith City. There is also the potential for this Precinct to include a Universally Designed playground facility.

The development of a Master Plan for this site is currently underway with the assistance of Clouston Associates Consultants that will consult with a range of stakeholders to determine a preferred plan for the delivery of facilities on this site.

## ***Kingsway Playing Fields***

The playing fields to the west of the existing touch football fields need to be extended to cater for the increased demands for rugby league training fields, and co-location of proposed facilities (rugby league and touch football) will be encouraged. Expansion of the fields will also generate the need for additional car parking and associated amenities, seating and shade.





## Appendix 10

### Council Reports & Minutes



### 3            **Reclassification of Certain Public Land in St Marys Town Centre**

**Compiled by:**            **Matthew Rose, Senior Planner**

**Authorised by:**        **Paul Grimson, City Planning Manager**

|                         |                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Outcome</b>          | <i>We plan for our future growth</i>                                                                                     |
| <b>Strategy</b>         | <i>Protect the City's natural areas, heritage and character</i>                                                          |
| <b>Service Activity</b> | <i>Undertake priority planning projects and statutory processes that contribute to Penrith's role as a Regional City</i> |

**Procedural note:** Section 375A of the Local Government Act 1993 requires that a division be called in relation to this matter.

#### **Executive Summary**

At tonight's meeting the Committee will be considering a report from Council's Property Development Department (Item No. 4) that seeks to change the classification of certain public land in St Marys Town Centre (the Town Centre). Should Council determine to proceed with the reclassification of the identified public land, this paper provides the strategic context for the reclassification, explains the reclassification process, and seeks Council's resolution to commence that process.

The reclassification of the land is required to prepare Council's landholdings to allow it to be able to consider opportunities that implement the adopted *St Marys Town Centre Strategy (2006)* (the Strategy). The Strategy outlines a vision for the Town Centre that identifies directions to deliver a vital, viable and sustainable Town centre.

There is currently interest in development in the Town Centre that generally accords with the Strategy's directions. This makes a strong case to advance the necessary work to make the Town Centre ready for appropriate development. Given the time required to reclassify public land it would be prudent to commence the process as soon as possible to avoid lengthy delays for any emerging development opportunities that require the use of public land and deliver the adopted Strategy. This will place Council in a position to deal with developer interests in an effective and timely manner.

The reclassification process requires the use of the Department of Planning and Environment's local environmental plan making and amending process, known as the "Gateway Process". The reclassification of the identified land requires the amendment of *Penrith Local Environmental Plan 2010* via a Planning Proposal to be prepared by Council's Property Department.

#### **Introduction**

The St Marys Town Centre (the Town Centre) is the second highest order commercial centre within the Penrith Local Government Area after Penrith City Centre, providing approximately 80,000 square metres of retail floor space. This floor space is shared between the traditional "strip" of commercial premises in Queen Street and two enclosed shopping centres, the St Marys Village Shopping Centre and Station Plaza.

Council's adopted *St Marys Town Centre Strategy (2006)* (the Strategy) sets the direction for the revitalisation of the Town Centre outlining a number of key steps:



1. Imagining the future of the Town Centre in partnership with the community.
2. Building community support.
3. Achieving an ecologically sustainable centre.
4. Creating friendly and attractive places and spaces.
5. Creating a cultural/entertainment precinct.
6. Making housing and mixed use developments a priority.
7. Managing parking and improving access.
8. Fostering economic investment.
9. Achieving a quality built environment.
10. Providing the right planning, development and implementation framework.

To implement the above directions, the Strategy and subsequent Masterplan (2007) propose, amongst other things, the:

- creation of a central town square;
- construction of a new east-west road linking Charles Hackett Drive with Queen Street; and
- delivery of distinct, entry gateways from the Western Rail Line and the Great Western Highway.

**The Strategy also recognises the importance of the contribution that the existing shopping centres (Station Plaza and St Marys Village) make to the viability of the Town Centre both now and potentially into the future. It recommends that they are integrated with Queen Street, recognising that this requires the use of public land, specifically those areas between the existing shopping centres and Queen Street. This land currently consists of public open space (Kokoda and Lang Parks) and car parking.**

The directions set by the Strategy are intended to act as a catalyst for new mixed use and high density residential developments in and around the Town Centre by creating attractive, inviting and safe public places and spaces. The mix of uses should attract pedestrians and increase activity in, around and between retail locations to create a lively social environment and improve the overall economic performance of the Town Centre. An increasing population and economic investment in the Town Centre also has significant potential to increase its vitality and viability in the longer term.

### **Current Position**

A number of development proposals in and around the Town Centre have recently been brought to Council. These include mixed use and high density residential developments and the proposed expansion and redevelopment of the two shopping centres.

The current planning controls for the Town Centre were set and adopted by Council and came into effect in 2010 as *Penrith Local Environmental Plan 2010* (LEP 2010) and *Penrith Development Control Plan 2010* (DCP 2010). These documents underpin the Strategy with a mixed use business zone (B4 Mixed Use) applying over all of the Town Centre. They also apply development controls that encourage the integration of land uses over private and public land. The implementation of the Strategy now requires the readying of the Town Centre to accommodate developments which advance its strategic purposes. This requires the reclassification of certain public land from Community Land to Operational Land.

Public land (any land vested in, or under the control of, Council except for roads, Crown Land, or a common) falls into these two categories. Community land is generally open to the



public and includes parks, reserves and sports grounds. Operational land is generally land held as a temporary asset or used by Council to carry out its functions (work depots and garages) or to provide car parking. Community land cannot be sold and cannot be leased or licensed for more than 21 years. This means that Council's ability to trade, lease or use Community Land to implement its adopted Strategy is limited. No such restrictions apply to Operational Land. Operational Land can also continue to be used for community purposes.

Council's Property Development Department has identified that the land set out in Table 1 (and identified in Appendix 1) should be reclassified from Community Land to Operational Land. The land includes Kokoda Park, part of Lang Park, and the area of car parking between the Station Plaza Shopping Centre and Queen Street. It should be noted that Lang Park consists of eight lots, six of which are already Operational Land, and the road reserve that remains from Kokoda Place. This road reserve is currently subject to a road closure application due to be completed by the end of 2014.

| No           | Name                                            | Address(es)          | Property Description(s) | Area (m <sup>2</sup> ) |
|--------------|-------------------------------------------------|----------------------|-------------------------|------------------------|
| 1            | Station Street Car Park<br>(approx. 140 Spaces) | 45 Station Street    | Lot 9 DP 840717         | 5,457                  |
| 2            | Kokoda Park                                     | 23-27 Carinya Avenue | Lot 2 DP 1156169        | 8,406                  |
| 3            | Lang Park                                       | 1a Carinya Avenue    | Lot 5 DP 609430         | 8,191                  |
|              |                                                 | 1 Kokoda Court       | Lot 301 DP 609746       | 1,930                  |
|              |                                                 | Kokoda Place         | Road Reserve            | 1,078                  |
| 4            | Lane                                            | 100A Queen Street    | Lot A DP 164781         | 340                    |
| <b>Total</b> |                                                 |                      |                         | <b>25,402</b>          |

Table 1: Land in St Marys Town Centre identified for Reclassification

### The Reclassification Process

The reclassification process requires the amendment of LEP 2010 via a Planning Proposal. A Planning Proposal is a document that explains the intended effect of and provides justification for the proposed amendment.

The content of the Planning Proposal is guided by a framework of legislation and practice notes published by the Department of Planning and Environment (the Department). In this instance, the Planning Proposal will need to:

- Outline the consistency of the amendment with strategic planning documents;
- Identify community benefits;
- Explain how and why Council came to own the public land;
- Analyse the current use (open space and car parking) of the Community Land and whether these uses need to be replaced or relocated (in either their current or a different form); and
- Outline any financial gain or loss and of the type of benefit that could arise from the reclassification of the public land.

Once the Planning Proposal has been prepared, it needs to be sponsored by Council (acting as the relevant planning authority) before it can be submitted to and progressed through the Department's Gateway Process (the mechanism for making and amending local



environmental plans). This process includes requirements to publicly exhibit the Planning Proposal for at least 28 days and hold an independently chaired public hearing at least 21 days after the close of the exhibition period. Given the nature and extent of the public engagement required for this matter, this process will take a minimum of 12 months.

To streamline the plan making and amending process, the Minister for Planning has delegated certain plan making and amending powers to Council for routine matters such as strategy consistent rezonings, minor map amendments and the reclassification of public land. It is recommended that to reduce the timeframe for the reclassification process, that Council requests the use of its delegated authority when submitting the Planning Proposal to the Gateway Process.

### **Proposed Next Steps**

The submission of the Planning Proposal to the Gateway Process before the end of the year, will likely result in the issue of a Gateway Determination in early 2015. This Gateway Determination will advise Council if it should proceed with the Planning Proposal. The Determination will also set out requirements for Council's consultation exercise and identify any refinements to the Planning Proposal.

A Gateway Determination will potentially allow the consultation with New South Wales Government Agencies and the public exhibition of the Planning Proposal with an independently chaired public hearing to follow. Council will then be presented with the results of the public exhibition and the public hearing to inform its decision on whether or not to proceed with the Planning Proposal.

### **Conclusion**

Apart from the economic benefits that can potentially accrue from the revitalisation of the Town Centre through new developments, there are also many social and environmental benefits. A town centre, which contains a high quality public realm and a range of activities to attract visitors, creates a positive image for the region and engenders a strong sense of community pride. It also provides for a healthy lifestyle enabling people to walk or cycle to a variety of destinations thus reducing car dependency and increasing opportunities for community interaction and hence community 'connectedness'.

There is significant interest in developing sites in and around the Town Centre in accordance with the adopted Strategy. This makes a strong case to advance the necessary work to make the Town Centre ready for appropriate development. Given the time required to reclassify public land it would be prudent to commence the process as soon as possible to avoid lengthy delays for any emerging development opportunities that require the use of public land and deliver the adopted Strategy.

The reclassification of public land does not commit Council to the sale or development of that land, nor does it alienate the land from Council's ownership or prevent the current use of that land from continuing.

### **RECOMMENDATION**

That:

1. The information contained in the report on Reclassification of Certain Public Land in St Marys Town Centre be received.
2. A Planning Proposal reclassifying the public land identified in Appendix 1 from Community Land to Operational Land be sponsored for submission to the Department of Planning and Environment's Gateway Process.



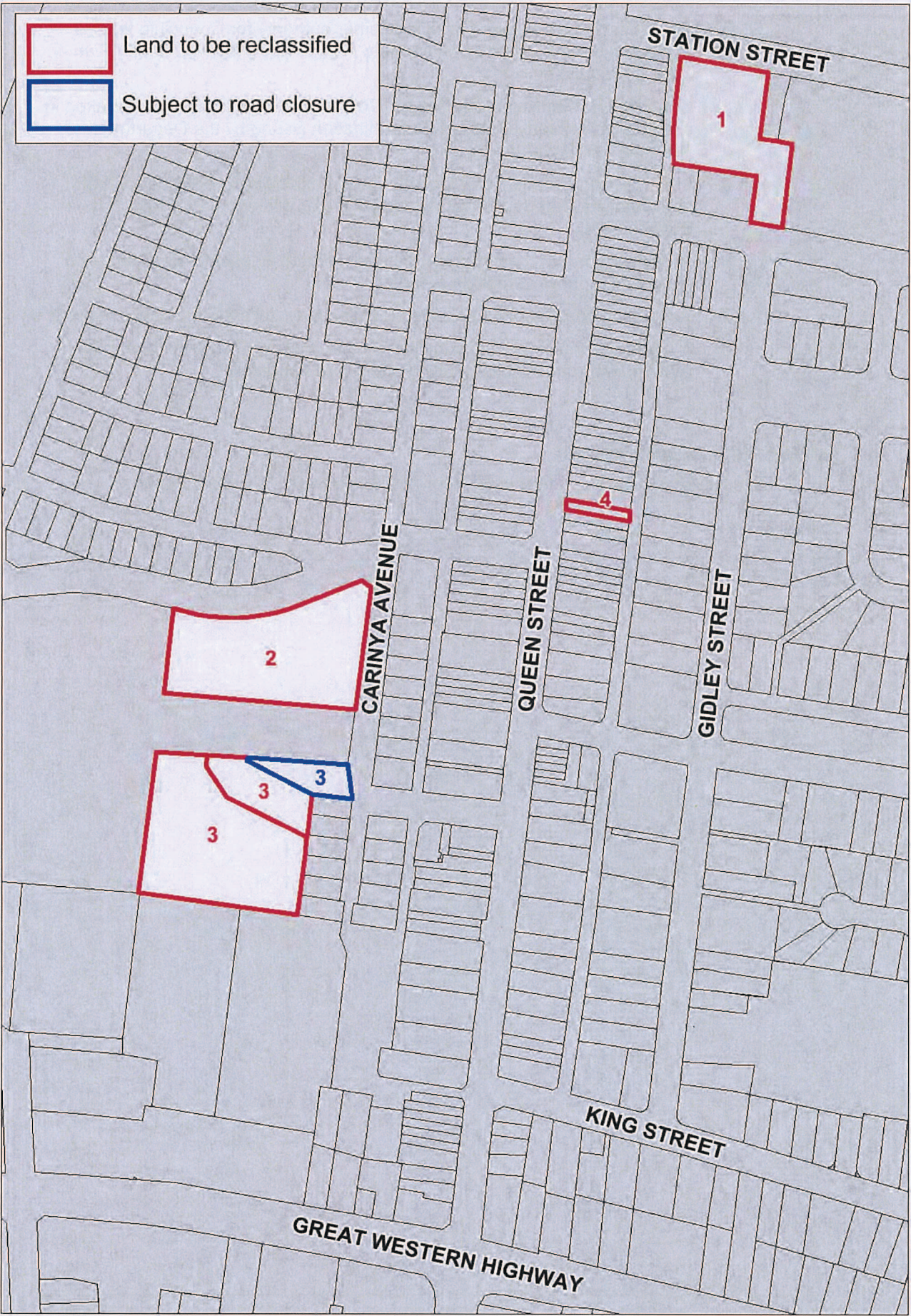
3. The Minister be requested to delegate her authority for Council to finalise and make the proposed amendment to *Penrith Local Environmental Plan 2010* be requested.
4. Consultation with New South Wales Government Agencies be undertaken in accordance with any Gateway Determination issued by the Department of Planning and Environment.
5. The Planning Proposal be placed on public exhibition in accordance with any Gateway Determination issued by the Department of Planning and Environment.
6. An independently chaired public hearing be held at least 21 days after the close of the public exhibition period.
7. A planning consultant be engaged to independently chair the public hearing.
8. A report be presented to Council on the submissions received during the public exhibition and the results of the public hearing.

**ATTACHMENTS/APPENDICES**

1. Land in St Marys Town Centre Identified for Reclassification 1 Page Appendix



Appendix 1: Land to be reclassified in St Marys Town Centre





**CONFIRMED MINUTES  
OF THE POLICY REVIEW COMMITTEE MEETING OF PENRITH CITY COUNCIL HELD  
IN THE PASSADENA ROOM, PENRITH  
ON MONDAY 10 NOVEMBER 2014 AT 8:42PM**

**PRESENT**

His Worship the Mayor, Councillor Ross Fowler OAM and Councillors Bernard Bratusa, Prue Car, Kevin Crameri OAM, Marcus Cornish (arrived 9:05pm), Maurice Giroto, Ben Goldfinch, Jackie Greenow OAM, Tricia Hitchen and Karen McKeown.

**LEAVE OF ABSENCE**

Leave of Absence was previously granted to Councillor Greg Davies for the period 30 October 2014 to 23 November 2014 inclusive.

Leave of Absence was previously granted to Councillor Jim Aitken OAM for the period 10 November 2014 to 15 December 2014 inclusive.

Leave of Absence was previously granted to Councillor John Thain for 10 November 2014.

Leave of Absence was previously granted to Councillor Mark Davies for the period 10 October 2014 to 10 November 2014 inclusive.

Leave of Absence was previously granted to Councillor Michelle Tormey for 10 November 2014.

**APOLOGIES**

There were no apologies.

**CONFIRMATION OF MINUTES - Policy Review Committee Meeting - 13 October 2014**

65 RESOLVED on the MOTION of Councillor Maurice Giroto seconded Councillor Prue Car that the minutes of the Policy Review Committee Meeting of 13 October 2014 be confirmed.

**DECLARATIONS OF INTEREST**

Councillor Kevin Crameri OAM declared a Non-Pecuniary Conflict of Interest – Less than Significant in *Item 1 – Penrith City Children's Services Cooperative Ltd* as his daughter in law works for a child care centre operated by Council.

**DELIVERY PROGRAM REPORTS**

**OUTCOME 1 - WE CAN WORK CLOSE TO HOME**

**1 Penrith City Children's Services Cooperative Ltd**

His Worship the Mayor, Councillor Ross Fowler OAM left the meeting, the time being 8:49pm.

His Worship the Mayor, Councillor Ross Fowler OAM returned to the meeting, the time being 8:50pm.

Acting Children's Services Manager, Jade Bradbury introduced the report and invited Max Friend, Chairperson of Penrith City Children's Services Cooperative Ltd to give a presentation.

PRC 66 RESOLVED on the MOTION of Councillor Jackie Greenow OAM seconded Councillor Ben Goldfinch