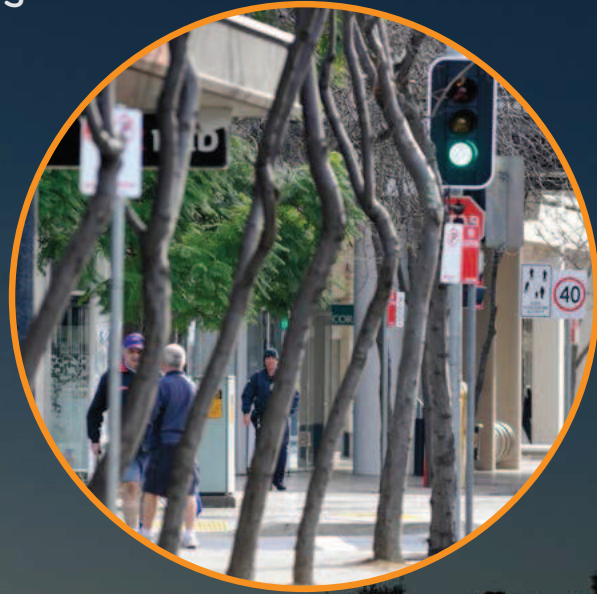




DELIVERY CITY SHAPING ELEMENTS



CITY SHAPING ELEMENTS

The 'City Places' and 'Opportunity Precincts' refer to specific places within the City. Unlike these two layers, the 'City Shaping elements' exist throughout the City Centre. These 'themes', must be addressed to maintain an integrated approach to growth and development in the City Centre, rather than treating City Places and Opportunity Precincts as islands.

The 9 'City Shaping Elements' are:

1. **Creative economy**
2. **Active city**
3. **Smart growth & green buildings**
4. **Bridges, boulevards & gateways**
5. **River activation**
6. **Green grid**
7. **City transit**
8. **Infrastructure**
9. **City economy**



**DELIVERY
CITY SHAPING
ELEMENTS**

01



CREATIVE ECONOMY

Culture plays a key role in stimulating long-term economic and social growth. It is critical to economic success, particularly in the globalised knowledge economy. Creative arts stimulate community participation, and contribute to enhancing our culture.

The creative industries have emerged as one of Australia's strongest performers, with employment growing by a steady 2.8 % a year from 2006 to 2011.

The growth is attributed largely to the digital revolution, and the rising demand for digital and design services across the whole economy.

With Penrith's NBN network expanding, the City Centre can support these new businesses and provide new prospects for knowledge and creative workers.

Penrith's 'dream demographic' are the 15-35 year old, tertiary educated professionals who improve the city's economic vitality as their numbers increase. Attracting and keeping our young 'creatives' requires vibrant urban living and adventure activities.

Attracting, retaining and cultivating talent is an important part of growing prosperity. Opportunities include creative arts, information and graphics, a TV studio and shared broadcast centre.



1.1	Develop a Talent Attraction strategy, and explore approaches to attract and retain the City's 'dream demographic'	short term	PBA, Council, BEC
1.2	Work with education partners to identify and provide for areas of future skills need	short term	PBA, UWS, TAFE, BEC
1.3	Develop a business case for a university presence in the City Centre, and pursue establishment of a university / satellite university campus	short term	PBA
1.4	Explore innovative economic models for new business and diversification models for existing business, through the City Centre's NBN opportunities	short term	Council, PBA
1.5	Advocate to increase the level of funding for cultural arts venues and programs in Penrith	short term	PBA, PP&VA, Council
1.6	Support the investigation of new cultural arts venues in Penrith	short term	PBA, PP&VA, Council
1.7	Support the establishment of local cultural arts programs and educational pathways in Penrith	short term, ongoing	PBA, PP&VA, Council
Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs			

02



ACTIVE CITY

Vibrant cities are active 24/7 with food, entertainment and activities. Active cities attract both young people and empty-nesters, who are looking to down-size their housing and lead a more convenient and stimulating lifestyle.

Vibrant and active cities also bring a sense of safety, with more people walking along the streets, and families out and about.

Our City Centre can reflect our rich community, and our diverse culture.

Our cultural and social places must provide plenty of opportunities to connect, create, learn and share. Our streets and small spaces are potential places of culture, creative energy and activity. Outdoor festivals and events enrich the City Centre experience and celebrate our story.

At the heart of this activity will be skilled and inspiring artists, designers and cultural organisations. Our City Centre will become a cultural incubator, with spaces to encourage artists and organisations to flourish.

2.1	Develop an Evening Economy strategy	short term	Council, PCBDC
2.2	Develop a City Centre Activation and Recreation Strategy	short term	Council, PCBDC
2.3	Retain Urban Growth in the City Centre by identifying the next site for it to develop another City-shaping living village	short term	Council
2.4	Engage with the state government to identify co-investment proposals for cultural infrastructure	short term	Council, state government



2.5	Create 'eat street' sectors along High and Riley Streets, and encourage development of 'eat street' sectors in other Precincts	ongoing	Council, PCBDC, private sector
2.6	Activate the edges of the Nepean River, with restaurants and cafés along Tench Avenue, and events in the riverside parks	medium term	Council, private sector
2.7	Promote high-density development on accessible sites that support sustainable travel options (walk, cycle, public transport)	ongoing	Council
2.8	Grow festivals and events that reflect our identity, diversity and culture, happening in the City Centre and at the River	ongoing	Council, PCBDC
2.9	Build the identity of the City Centre as a liveable and desirable place	ongoing	Council, PCBDC
2.10	'Bring the River' into the City Centre public spaces and buildings (including lighting, design elements, water play, water features etc)	ongoing	Council

Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs

03



SMART GROWTH & GREEN BUILDINGS

Smart growth in the City Centre means a compact, transit-oriented, bicycle-friendly, comfortable and walkable urban centre. Smart growth is about making things better for people.

Penrith is a hot city in summer months, particularly in our City Centre where the density of buildings, hard surfaces and cars exacerbates heat. Smart growth in the City Centre means active cooling through landscape and design, to improve the comfort and desirability of the place as a destination.

Our smart buildings will also be green buildings. Green buildings increase health and happiness for workers and residents.

Demand for smart and green buildings is growing, particularly from commercial tenants. Owners and investors are beginning to recognise the return on investment.

Our green buildings will save on energy and water, and help improve our working and living environments with natural air, trees, gardens and water features to enhance shade and cooling. They will be adaptable, and designed for longevity and Penrith's climate.

It is particularly important, in Penrith's climate, to encourage natural cooling through landscaping, the addition of water features and clever design so as to manage increasing energy costs while delivering cool places for living and working.

Review incentives clauses in the LEP to support increased heights			
3.1	in appropriate City Centre locations, based on community benefit outcomes	short term	Council
Review planning controls for the signature sites to encourage quality sustainable development of a mature Regional City scale			
3.2		short term	Council



3.3	Review the Floor Space Ratio (FSR) to achieve better urban design outcomes and scale of development for the City Centre	short term	Council
3.4	Consider the potential to use inclusionary planning concepts to encourage affordable housing and other good outcomes	medium term	Council
3.5	Work with the Department of Health to determine how the City Centre can address health deficits and enhance well-being (bike paths, pathways, better balance of active transport to cars, green grid, community safety)	medium term	Council, state government
3.6	Research the City Centre's 'movement economy' and use this to improve the connections of spatial accessibility, movement patterns and land uses	medium term	Council
3.7	Encourage new and refurbished buildings to meet a minimum 5 Green Star rating	ongoing	Council
3.8	Encourage new and refurbished buildings to contribute to a landscaped, cooler and more sustainable City Centre through design responses including shade trees, water features, rooftop and vertical gardens	ongoing	Council
3.9	Explore opportunities to provide sustainable, alternative decentralised utilities to build long-term resilience	medium term	Council
Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs			

04



BRIDGES, BOULEVARDS & GATEWAYS

We are a Regional City Centre, with the Nepean River on our doorstep. The river is one of the city's 'gateways'. Defining and enhancing these 'gateways' will bring a sense of arrival, and define the City Centre.

Our gateways can be expressed by unique buildings and spaces, which reflect our culture and identity.

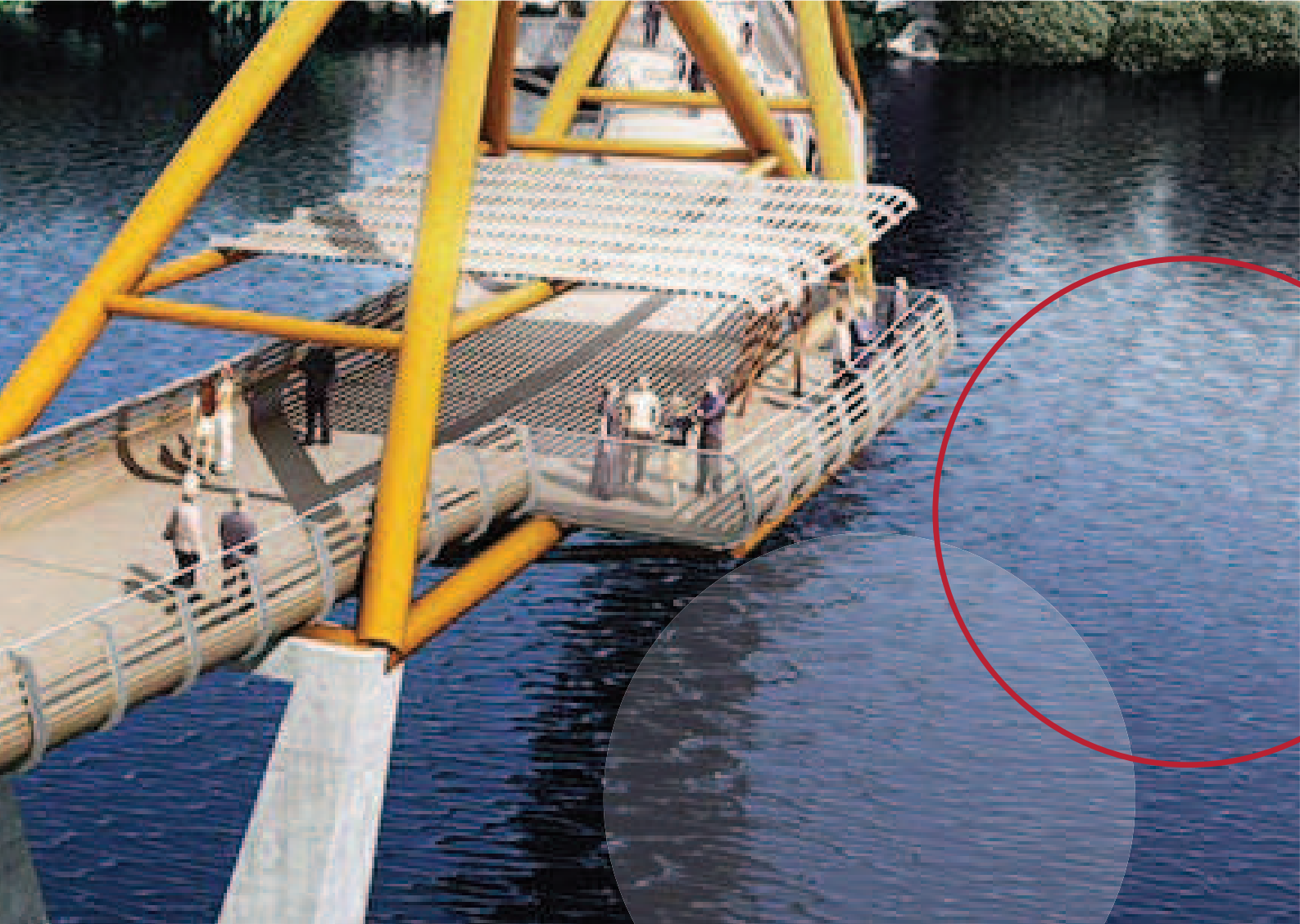
Two bridges for vehicles and pedestrians currently connect our city across the river. The new Nepean River Green Bridge, a bridge for pedestrians and cyclists, starts construction this year. It will become a destination in itself, with active places to visit on each side of the river.

The Green Bridge will connect with the Great River Walk, a pathway along the River to Penrith Lakes. Our 6.9km round trip 'bridge-

to-bridge' section of the Great River Walk attracts thousands of people walking, running and cycling each week.

Bridges across the railway line are also important for future connectivity as the City Centre grows. A new pedestrian bridge will be needed to connect the Health Link Precinct. The existing bridges and underpasses need improving to deliver better bus, car, pedestrian and cyclist access.

Boulevards are 'complete streets' that provide access for all transport options. Walking, cycling and transit services, as well as cars, all have a place on the boulevard. The inviting and shady environment is important for our hot summers, and will attract outdoor eating and events.



4.1	Create a welcoming, safe and cool gateway at Penrith Railway Station with landscaping, pedestrian shelter and sustainable lighting	short term	state government
4.2	'Bookend' the Green Bridge with magnetic development and activities on the eastern and western banks of the River	medium term	Council, state government
4.3	Advocate for a pedestrian / cycle bridge across the railway, to connect the Health Link Precinct between Thornton and the City Centre	medium term	Council & PBA
4.4	Define the City Centre's eastern and western High Street gateways with distinctive and innovative buildings or places	medium term	Council, private sector
4.5	Work with Panthers to redefine the City Centre's gateway at Mulgoa and Jamison Roads with significant buildings or places	medium term	Council, private sector
4.6	Create High and Station Streets as landscaped and cool 'complete streets'	ongoing	Council
Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs			



DELIVERY
CITY SHAPING
ELEMENTS

05



RIVER ACTIVATION

The Nepean River is an important part of our city. It is connected with the City Centre along High Street, and will also be connected in future through the Carpenters site, and south along Peachtree Creek.

Tench Reserve provides an embankment park for walking, leisure, playgrounds and river sports. Power crafts, such as speedboats and jet skis head south beyond the M4 bridge. Canoes and kayaks skim north, between the Rowing Club and the jetty at Tench Reserve.

Tench Avenue will become a destination for people looking for a leisurely day out, with cafés, restaurants, and recreation venues.

The Penrith Weir punctuates the river past the Rowing Club, defining the current end to the active river frontage.

On the western side of the river, Regatta Park provides an area for informal sports, parties and picnics. The Green Bridge will connect with the river embankment at Punt Road, creating space for cafés and future terraced areas.

The Penrith Regional Gallery and The Lewers Bequest sits less than 2km from the Green Bridge landing, along River Road. Its vibrant cafe, impressive exhibitions, heritage gardens, Modernist Research Centre and cultural activities bring a constant stream of visitors.

River activation can include performance, art and design, play, events and festivals, sports and recreation.



5.1	Connect and activate the Great River Walk, and the pathway along High Street, into the City Centre	medium term	Council
5.2	Facilitate public access in the redevelopment of the Log Cabin site through planning controls or other incentives	short term	Council
5.3	Build a terraced area on the western bank of the river	medium term	Council
Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs			



DELIVERY CITY SHAPING ELEMENTS

06



GREEN GRID

Vibrant spaces are balanced by peaceful places, to enrich our City Centre for living, working and visiting. A green grid – as the name suggests – provides a network of green pathways that connect both small and large green spaces throughout the city.

Adding to our existing green spaces of Memory Park, the Mondo and the Pop-Up Park, the proposed City Park, at the corner of Station and Henry Streets, will become a new heart for our City Centre. It will provide spaces for rest and reflection, as well as vibrant places for eating, events and a Cross- Cultural Community Centre.

Our City Centre parks, squares and spaces will be connected by a green grid network of paths and cycleways that also connect the City Centre with the river.

Opportunities to cycle and walk will be supported by access to drinking water, and shady pathways. Tree-lined streets, verandahs and awnings will provide cooling and shelter from the sun. Water play and connections with water will become essential elements of our City Centre.



6.1	Landscape and upgrade public squares, parks and spaces to 'cool down' the City Centre	ongoing	Council
6.2	Strengthen and landscape pathway links between the City Centre's public squares, parks and spaces	ongoing	Council
6.3	Encourage public spaces and permeability in and around new developments	ongoing	Council

Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs

07

CITY TRANSIT

Penrith City Centre is served by the western rail line, which is used by thousands of commuters each day. Most commuters travel into Parramatta and Sydney for work.

We will continue to advocate for fast and frequent train services between Penrith, Parramatta and Sydney.

Revitalising our City Centre will create more local jobs, so residents will not have to commute long distances.

City transit is also about becoming more accessible, with trains or light rail connecting not only the region, but the city and the City Centre. Developing a walkable City Centre in the future will require transit options, such as light rail, moving people around the City Centre and supporting our new living precincts.

Car parking will be managed through locational pricing, with short-stay parking in the City Centre, and longer term parking at the City Centre’s outer edges.

7.1	Plan new roads and pathways to improve legibility and permeability, and strengthen the pedestrian network	short term	Council
7.2	Manage and prioritise central parking to balance the needs of shoppers, workers, and commuters	short term	Council
7.3	Provide real-time parking space signage and way-finding	short term	Council
7.4	Provide and manage car parking through a supply and demand model, and implement a locational pricing structure to manage demand	short term	Council, PCBDC, PVCC



7.5	Review parking requirements for residential, retail and commercial developments in the City Centre and recognise shared use for different times and activities, to support development without creating an oversupply	short term	Council
7.6	Investigate feasibility and develop a business case for sustainable future transport options, such as light rail, for the City Centre	medium term	Council
7.7	Provide short-stay parking in the City Centre, and longer term parking at the City Centre's outer edges	long term	Council
7.8	Improve pathways, public spaces and connections to encourage pedestrians and cyclists in the core of the City Centre	ongoing	Council
7.9	Advocate to improve frequency of the public transport (bus) services from suburbs to the City Centre, and for upgrades to infrastructure, including commuter car parking	ongoing	Council, PBA
7.10	Advocate for enhanced public transport services and access to the City Centre, especially fast and frequent train services between Penrith, Parramatta and Sydney (both ways)	ongoing	Council, PBA
<i>Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs</i>			

DELIVERY
CITY SHAPING
ELEMENTS

08



INFRASTRUCTURE

Revitalising the City Centre requires robust infrastructure systems including roads, pathways, car parking, stormwater channels and drainage pipes.

The City Centre has long blocks of shops and commercial buildings along High and Henry Streets. The many arcades in the centre of High Street contribute to permeability. In other precincts, additional laneways and roads would improve traffic and pedestrian access. A road connecting Belmore Street through to Henry Street would open up access through the western end of the TAFE site.

As the City Centre grows, the construction of multi-level car parking structures will enable redevelopment of land for higher order uses in the City Centre, which brings jobs and activation.

These structures – at locations such as in Belmore Street and Union Road at the City Centre's edges – would reduce the number of cars in the City Centre core and improve amenity.

Works are required to manage existing overland stormwater flows, so that current and new developments will be safe from flooding.



8.1	Build a small multi-level carpark in the vicinity of Allen Place, in conjunction with a mixed use or residential development	short term	Council, private sector
8.2	Undertake stormwater overland flow works in Judges Park and other areas in the City Centre	short term, ongoing	Council
8.3	Work with TAFE to establish a corridor for a new road through the western end of the site, connecting Belmore and Henry Streets	short term	Council, TAFE
8.4	Seek interest for construction of a multi-level carpark at the eastern end of Soper Place, and in other identified City Centre locations	medium term	Council, private sector
8.5	Consider opportunities to underground the high voltage power lines that transect the Carpenter's and Woodriff Gardens	medium term	Council
8.6	Continue to pursue a direct road connection between Castlereagh Road and Victoria Bridge, to assist with flood evacuation	ongoing	Council
<i>Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs</i>			



DELIVERY CITY-SHAPING ELEMENTS

09



CITY ECONOMY

The economic analysis which informs this document applies to the broader city, rather than just the Penrith City Centre.

Growth in the identified 'comparative advantage' sectors will happen across the City. For example, it is likely that new Advanced Engineering, Manufacturing and Construction activities would choose to co-locate with partnering businesses, and that Advanced Logistics businesses would seek locations close to the proposed Western Sydney Airport or in existing or planned employment areas.

The key in this project is to determine which are the appropriate sub-sectors and uses that could be encouraged to establish in the City Centre, but also support growth in the whole city.

Particularly for businesses interested in establishing themselves early, while the airport is still being planned, the attraction of an established City Centre may encourage commercial development for the Advanced Logistics sector. Similarly, the Penrith City Centre may provide a central location for an Advanced Engineering, Manufacturing and Construction base. These are opportunities that can be pursued.

The Penrith Progression process has identified a number of initiatives that are relevant to the broader city, but will foster growth and investment in the Penrith City Centre.

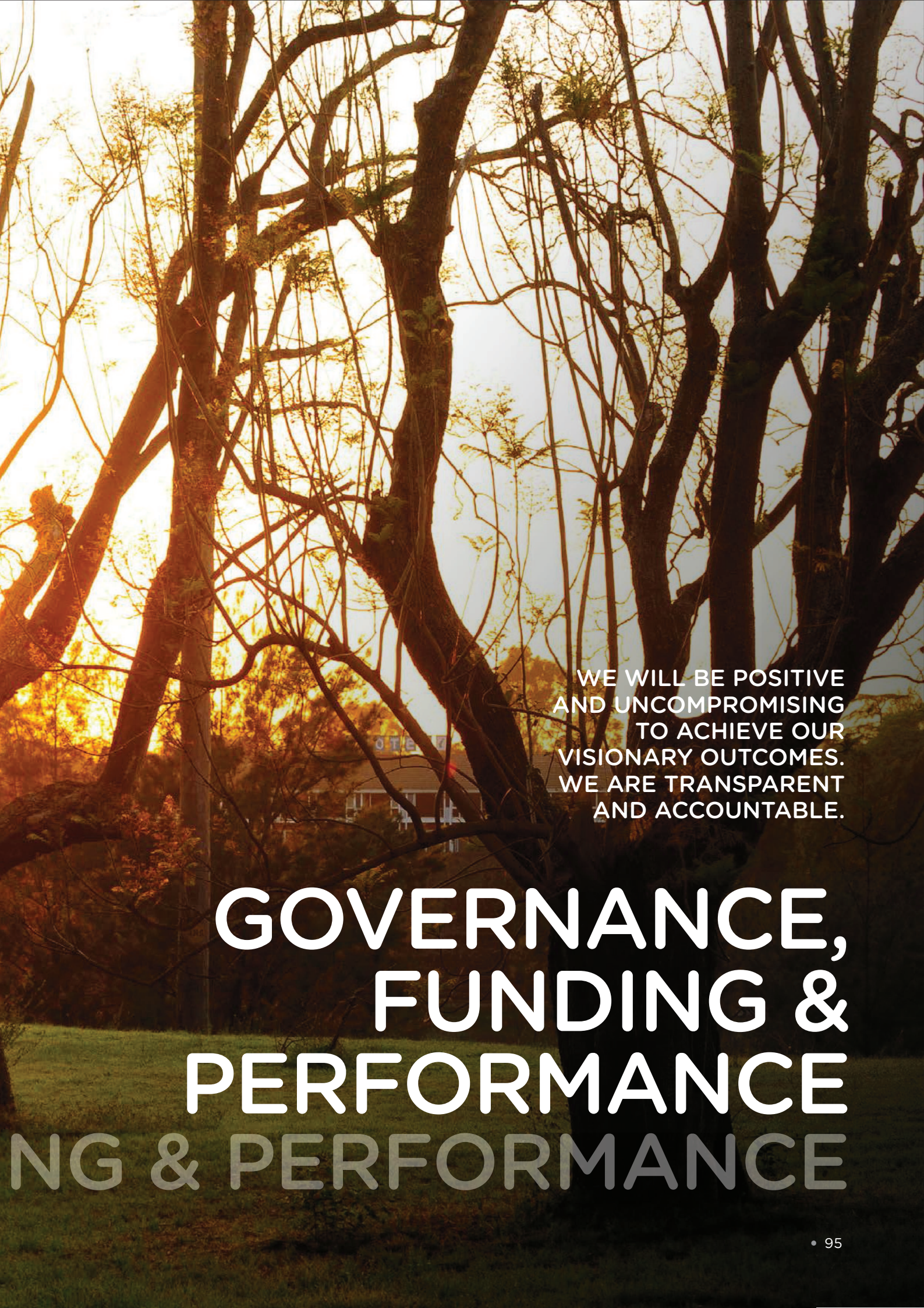


9.1	Advocate for an additional 1,000 government jobs to be located in Penrith City Centre	ongoing	PBA, Council
9.2	Prepare an investment prospectus about the City for overseas markets	short term	PBA
9.3	Advocate for funding for the Western Sydney Stadium at Penrith	short term	Council, PBA
9.4	Advocate for the development and implementation of a Regional City Transport Strategy, including active transport planning and infrastructure	medium term	Council, state government
9.5	Work with the advanced engineering and logistics sector to identify 'sustainable future' business opportunities	medium term	PBA
9.6	Work with the advanced manufacturing sector to identify 'sustainable future' business opportunities	medium term	PBA
9.7	Prepare an Airport Economic Development Strategy which capitalises jobs for the Penrith City Centre	short term	PBA
9.8	Ensure continuing best-practice in policy and assessment and approval of development proposals	ongoing	Council

Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs



GOVERNANCE, FUNDI



WE WILL BE POSITIVE
AND UNCOMPROMISING
TO ACHIEVE OUR
VISIONARY OUTCOMES.
WE ARE TRANSPARENT
AND ACCOUNTABLE.

GOVERNANCE, FUNDING & PERFORMANCE NG & PERFORMANCE

7 SECRETS OF REGIONAL SUCCESS

Greg Clark is an advisor, advocate, and mentor on cities and businesses. He works with leadership teams in global cities, global firms, global institutions, and at global gatherings. Greg's 7 Secrets of Regional Success offer a set of guiding principles for the future of our City Centre, and inform the way in which we deliver this Action Plan.

SEE
THE BIG
GLOBAL
TRENDS

GET NATIONAL
GOVERNMENT
ON SIDE

CLEAR MECHANISMS
OF AFFILIATION
FOR ALL

FOCUS ON REAL
COMPETITION,
NOT THE
NEIGHBOURS

MANAGE
AND SHAPE
GROWTH
ACTIVELY

A LEADERSHIP ROLE
FOR ALL LEADERS
(ESPECIALLY
BUSINESS)

THINK AND ACT
FOR THE LONG
TERM, WITH
BIG IMPACT
INTERVENTIONS

DELIVERY
GOVERNANCE, FUNDING
& PERFORMANCE

DELIVERY FRAMEWORK

The Penrith Progression Action Plan is a living document – flexible and responsive over time. Recognising that the specific timing, responsibilities and funding for each action can be difficult to forecast, the Action Plan outlines the broad direction and priorities to guide future development and investment.

In this context, the Delivery Framework identifies:

- city-shaping elements to guide decision-making and identify key projects
- catalyst projects as priorities for investment
- high-level guidance on timeframes, responsibilities and actions.

The Action Plan will be regularly monitored and reviewed to ensure future opportunities can be captured and built in to the delivery process.

For Council, there are four important elements to realise successful implementation – governance, funding, planning and projects.

GOVERNANCE

Effective governance arrangements are essential for the successful implementation of this Action Plan. Implementation requires strong leadership, collaboration with stakeholders and a robust approach to decision-making.

A strong governance structure is also essential to ensure that risks are mitigated and community interests are protected.

Delivering the agreed priorities will require significant expertise and experience beyond that currently available in Council. Council commissioned Urbis to investigate a range of options and case studies to inform the structure of the governance and funding models. Straightforward projects may be managed through Council's existing services, while more complex projects may require a new approach.

The governance framework in Penrith City Council will foster leadership and collaboration, ensuring planning guidance, development facilitation, infrastructure planning, project delivery and place management functions are coordinated.

Council will continue to work collaboratively with the community, business and the state government to fulfil our City Centre's potential. This governance structure can adapt and evolve over time in response to new challenges and directions, and to optimise outcomes.



**PENRITH
PROGRESSION
MANAGEMENT AND
DELIVERY TEAMS**

**PENRITH
CITY COUNCIL**

IDEAS AND EXPERTISE
STATE / FEDERAL
GOVERNMENT
PARTNERS
INDUSTRY EXPERTS
COMMUNITY

**PROPERTY
ADVISORY PANEL**
EXTERNAL AND
INDEPENDENT

**PENRITH
PROGRESSION
EXECUTIVE
STEERING GROUP**

**PROPERTY
STRATEGY
GROUP**

**DELIVERY
PARTNERS**
BEC
PBA
PCBDC
PP&VA
PVCC
TAFE
UWS

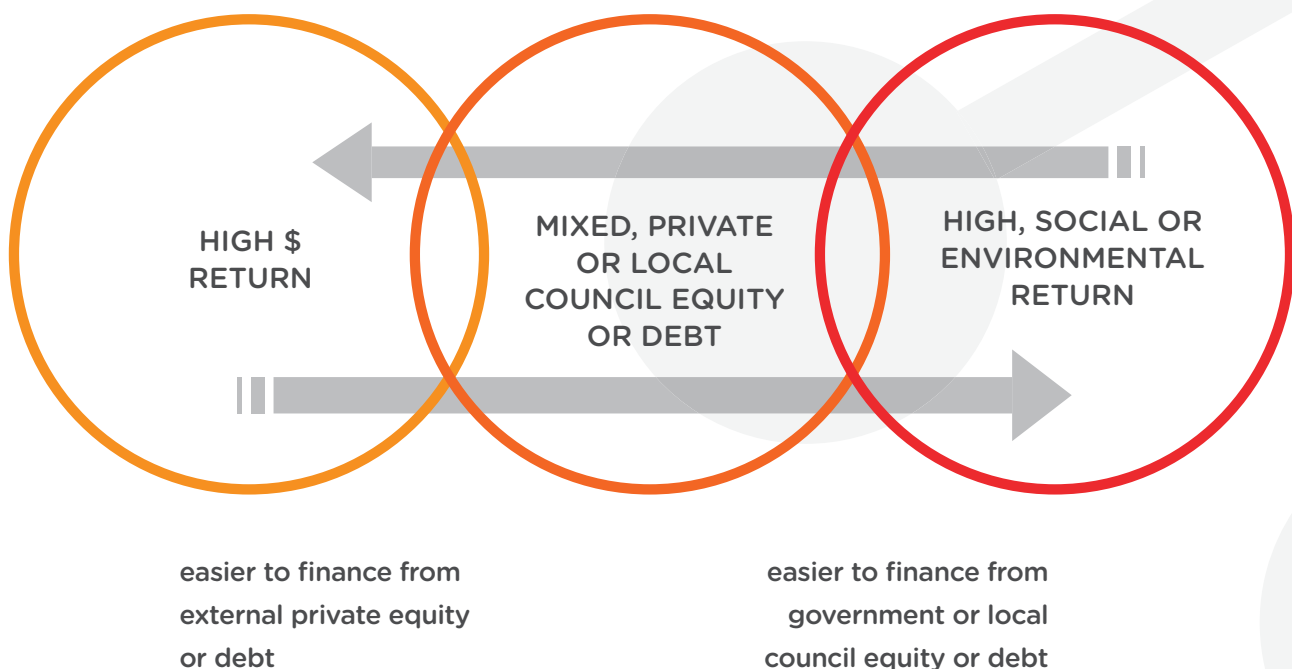
DELIVERY
GOVERNANCE, FUNDING
& PERFORMANCE

FUNDING

Ensuring that the goals in this Action Plan are realised may require a move from traditional delivery models to something more commercial, or of a more contemporary and innovative nature.

Delivery will bring challenges for Council and the city, which may require consideration of alternate financing options, including third party equity investors, bond raising, underwriting and guaranteeing, land swaps, grants, co-location, partnerships, joint venture profit and risk sharing and other models not previously used by this Council.

The potential for a Tax Increment Financing model has been floated with NSW Treasury and further discussions on this option are being pursued. Opportunities for a financing model similar to the UK City Deals are also being pursued with the state government.



*(Source: Northern Horizons)

PLANNING FOR DEVELOPMENT

Private development and investment will play a major role in the City Centre's economy and the lifestyle it offers. With many new buildings projected over the next 20 years, the private sector will also drive significant changes in our built form, public realm and infrastructure.

An effective planning framework can harness and guide this development to optimise community benefit and help deliver our vision for the City Centre. The Action Plan calls for a review of the City Centre's planning controls, to ensure that high-quality and sustainable buildings are delivered.

Council will ensure that a dedicated team will support proponents for development in the City Centre through the process from concept to occupation. A Place Management and Precinct Activation team, system and culture will fully support the vision and Action Plan.

In the big picture, cities can be more productive as they get bigger, providing the benefits outweigh the costs (such as congestion, low jobs self-sufficiency, lack of public transport across regions with long commute times).

It is important to continue research and analysis into how the City Centre can continue to increase productivity. Potential areas for investigation and research include:

- ensuring infill in the city is as financially attractive as greenfield development
- exploring broader funding opportunities, such as value capture across the city, to contribute towards transport infrastructure
- reducing the heavy reliance on transport – walk or cycle to services, mixed use zones, less distance to work
- enhancing public transport, including mode shift, and
- higher quality public space in the core, with less area allocated for cars.



DELIVERY
GOVERNANCE, FUNDING
& PERFORMANCE

PRIORITY PROJECTS & INITIATIVES

To attract development, harness growth and realise our potential as the New West, a regional city, we must invest in our public realm and transport systems, our cultural assets and technology. Council will work closely with the state government and the private sector to deliver these important projects and initiatives.

The Delivery section of this Action Plan outlines the priority projects over the next 20 years, which will transform our City Centre. These include:

- specific land uses and activities in the 6 Opportunity Precincts, with the Central Park Village and Living Well Precincts being the first priorities
- public domain improvements that are vital to attracting private sector investment and improving our lifestyle
- programs to encourage community engagement, activation and cultural expression
- important infrastructure investment and projects needed to keep our City Centre functioning as it grows
- advocacy for essential state government infrastructure and services, such as improved public transport
- studies to investigate new initiatives and prepare for the delivery of projects.

1	Advocate for a Regional City Investment Fund of at least \$100 million each for the outer-western regional city centres identified in the 2014 'Plan for Growing Sydney'	short term	Council, PBA
2	Promote the City Centre through a marketing strategy, including a focus on the Opportunity Precincts and targeting the key economic sectors	short term	Council
3	Establish a dedicated team to support proponents for development in the City Centre through the process from concept to occupation	short term	Council
4	Consolidate a Place Management and Precinct Activation team, and build on our culture to support the vision and Plan for Action	short term	Council
5	Encourage the City's universities and others to research how the policy framework for the City Centre can boost productivity by increasing benefits and reducing costs of agglomeration	medium term	Council, UWS
6	Maintain our knowledge of global trends about the future of cities, and consider engaging a 'futurist in residence'	short term	Council
7	Through advocacy, research and case studies, develop a compelling proposition for the federal government to involve itself in aspects of the City that are of national significance	ongoing	Council
8	Increase scale through partnership and regional integration	ongoing	Council
9	Research smart ways to finance City Centre infrastructure (eg UK City Deals, tax increment financing, ACT metropolitan taxation, Metro Greenspace)	ongoing	Council
10	Advocate for autonomous Council revenue raising, and the removal of rate pegging	ongoing	Council

Short term 0-4yrs, medium term 4-8yrs and long term 8+yrs

MEASURING PROGRESS

An important part of the Penrith Progression Plan for Action is measuring outcomes and performance. The key performance indicators that follow are intended to track our performance against the outcomes. These outcomes provide a broad picture of what the Action Plan is aiming to achieve.

Measuring against outcomes allows for flexibility as different and better ways of doing things, that were not envisioned when this Action Plan was developed, emerge.

The actions may change over time, as new opportunities or options arise, though the outcomes to be achieved will not. Council's performance, and that of our delivery partners, will be measured by the implementation of the actions relevant at the time, and within the agreed timeframes.

A reporting framework, together with the story behind each of the performance indicators and baseline data, will be developed over the next year. Should we find that a performance indicator cannot be measured effectively, that information will be noted and the indicator will not be used.



OUTCOMES

ECONOMIC LIMITLESS OPPORTUNITIES

CITY CENTRE KEY PERFORMANCE INDICATORS

jobs (primary)

\$ local spend

jobs in the target sectors

educational attainment (working age pop)

\$ Gross Regional Product (GRP)

OUTCOMES

CITY CENTRE

KEY PERFORMANCE INDICATORS

GREEN SPACES OPEN CITY LIFESTYLE

pedestrians in the City Centre

people activities (sit, dine, meet, etc)

cultural / art activities and events

shade trees along main walking routes

high level of satisfaction – public spaces / domain

SOCIAL & CULTURAL A VIBRANT COLOURFUL LIFE

residents

'dream' demographics (15-35 yrs)

restaurants, cafés and entertainment venues

businesses open after 5pm

residents that go to the City Centre for entertainment or socialising

BUILT FORM SMART GROWTH

accredited Green Star buildings or equivalent

buildings with a green roof and/or walls

dwellings within 400m to public transport

residential buildings with car share schemes

residents employed in target sectors / locally

TRANSPORT CONNECTING PEOPLE AND PLACES

public car parking spaces

people using public transport

extent of connected grids of movement

ratio of parking spaces to dwellings

people using the Great River Walk

GLOSSARY

BEC	Penrith Valley Business Enterprise Centre
GRP	Gross Regional Product
NBN	National Broadband Network
PBA	Penrith Business Alliance
PCBDC	Penrith Central Business District Corporation
PHEP	Penrith Health and Education Precinct
PP&VA	Penrith Performing and Visual Arts
PVCC	Penrith Valley Chamber of Commerce
TAFE NSW	Technical and Further Education NSW
UWS	University of Western Sydney
WSI-TAFE	Western Sydney Institute, Technical and Further Education NSW

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SOURCE DOCUMENTS

Brisbane City Centre Master Plan 2014
Northern Horizons
50 Year Infrastructure Strategy for North Melbourne
'The Future of Penrith, Penrith of the Future'

Brisbane City Council
NORTH Link
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NEW WEST

INNOVATIVE
TRANSFORMATIVE
URBAN RENEWAL
BOLD



FINAL REPORT

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Revision Letter	Date	Reason for Issue
A	26/11/2014	Draft Introduction, Contextual Analysis Chapters
B	09/01/2015	Draft Benchmarking Chapter
C	25/02/2015	Draft City Park Concepts and Testing
D	02/04/2015	Final Draft
E	23/04/15	Final

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Penrith Progression

Penrith City Park Review
April 2015

INTRODUCTION

01

INTRODUCTION

01 Introduction

The Penrith City Park Review establishes a context for development of a new urban city space that will enhance the quality of life and public realm of the Penrith City Centre and complement its built environment. It supports the larger Penrith Progression strategy to confirm Penrith as a Regional City Centre within the Sydney metropolitan planning strategy.

Penrith is evolving as a Regional City Centre in accordance with the NSW Government's A Plan for Growing Sydney. As a Regional City Centre, it is anticipated that Penrith will need to accommodate an additional 10,000 new dwellings and 12,000 new jobs in its City Centre by 2031. This significant growth in residents and employees requires strategic consideration of the public open space network in order to achieve a liveable and vibrant urban core worthy of a Regional City Centre.

A civic destination has long been discussed as a proposition for Penrith City Centre. Penrith City Council has undertaken land acquisitions in the City Centre to assist in the future implementation of this place. This project will test the location, scale, shape, function, nature, types of recreation, entertainment, economic use, and the place's feasibility and capacity as a driver of change.

It is well known that high quality public open space has a significant impact on the economic life of urban centres. As cities increasingly compete with one another to attract investment, the presence of good civic spaces and public parks becomes a vital economic lever to first attract and then retain new businesses. The Penrith Business Alliance has experienced this first hand through developer interest in sites adjacent to the proposed location of the Penrith City Park that will inherently benefit from increased amenity. Attractive open space offers very clear benefits to the local economy in terms of stimulating increased commercial rents and residential prices since occupants are will to pay a premium to be near open space.

The practical intent of the Penrith City Park is to enhance the environmental, social and economic performance of Penrith. It offers an opportunity as a catalyst project for the Penrith Progression to transition Penrith as a Regional City Centre with a flexible civic space that meets the daily needs of workers, residents and visitors.



FUTURE CITY PARK LOCATION

The Penrith City Park location has been identified by Council at the intersection of Henry Street and Station Street. The Investigation Site for the Penrith City Park is approximately 14,000sqm in size measuring 80m in depth and between 170m and 190m in length.

A City Park Precinct surrounding the park will guide uses and public realm improvements that contribute to the identity of the park itself.

CITY PARK OBJECTIVES

The vision for the Penrith City Park is one grounded in the idea that Penrith needs a central civic gathering place that represents Penrith's greater identity. This place is envisaged as becoming the location of daily community events, weekly activities and annual festivals. Supporting this place is an existing network of parks and places already providing a range of urban environment experiences.

Outlined below are a series of objectives for the City Park as stated in the project brief:

- + To be a unique place with a strong identity that signifies Penrith as a Regional City Centre.
- + To provide a range of spaces as settings for activities throughout the year.
- + To incorporate flexibility into all spaces for a range of activities during the day and evening.
- + To be an economic growth catalyst across Penrith City Centre as well as the development of adjoining and adjacent sites.
- + To provide a safe, accessible, high quality public amenity for Penrith City Centre residents, workers and visitors.
- + To be a complementary environment to the surrounding urban environment.
- + To be activated by appropriate adjacent land uses.

RESEARCH AND ANALYSIS

02

RESEARCH AND ANALYSIS

02 Research and Analysis

Great cities have great places. To match Penrith's new status as a Regional City Centre in metropolitan Sydney, the Penrith City Park aspires to be a great place, a civic gathering square that captures the identity and essence of who Penrith is in the 21st century. This section provides a research and analysis framework to describe the practical intent of the new Penrith City Park.

EVOLUTION OF THE 21ST CENTURY CITY PARK TYPOLOGY

Open spaces of the 21st century don't take on the same characteristics as they did 200, or even 100 years ago. What once were seen as informal, large tracts of land on the outskirts of towns, city planners soon placed city parks within the urban context. These places were seen as respite from the urban city around them; their boundaries were rigidly defined that acted as a 'fence' to keep out urban activity. Today, city parks have once again evolved, with current exemplars featuring increasingly blurred boundaries where pieces of the urban environment are featured within the open space itself. Today, the best city parks are multi-use destinations and catalysts for community development.

As Penrith looks to develop the new Penrith City Park, 21st century precedents provide a foundation for the project. It is important to look to the past to understand the evolution of civic spaces in urban areas to learn from the past, understand the new demands of a city park in an urban context, and prepare a space for the future.



19TH CENTURY PHILOSOPHY: **SEPARATION MODEL**

- + Initially cemeteries acted as open space respite.
- + Set on the outskirts of the city, away from the hustle and bustle of daily life.
- + Large scale tracts of land were set aside and acted as nature sanctuaries.



20TH CENTURY PHILOSOPHY: **GATED MODEL**

- + Propelled by the City Beautiful movement, urban areas were cleared and green space created within cities.
- + Approach kept open spaces separate from the urban fabric.



21ST CENTURY PHILOSOPHY: **INTEGRATED MODEL**

- + Open space now seen as an integral part of urban fabric and includes mix of hard and softscapes.
- + Urban elements are placed within the park to provide activation and increase safety.
- + Park borders are activated with diverse uses to ensure park's vibrancy during the day and night.



EVOLUTION OF THE CITY PARK CONCEPT IN PENRITH

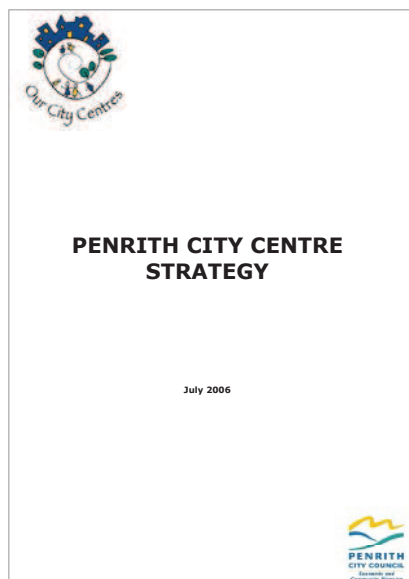
The Penrith City Park is intended to improve Penrith City Centre's identity and public realm. The idea for a new civic 'heart' has arisen from planning investigations which have found that Penrith did not have a central civic space. Since then, the idea for the new Penrith City Park has arisen at the corner of Henry Street and Station Street. City Council has since moved forward with property acquisition in preparation for its realisation.

Ideas on what type of open space the new Penrith City Park will become and how the city will use the land have evolved. The development of the Penrith City Park has been a central part of Penrith's public domain aspirations since it was first identified in the Penrith City Strategy in 2006.

This idea was then incorporated and expanded by the NSW Cities Taskforce in the Penrith City Centre Vision (2007) which found that "Penrith City Centre lacks a cohesive system of civic spaces, those spaces which are highly urban in character and cater for intensive use such as festivals and cultural celebrations."

The size and shape has changed over the years, more recently taking on a formal rectangular shape. This is reflected in zoning changes to the new Penrith City Park land in the Draft Local Environmental Plan and has been supported as a recommendation through the Penrith Progression process.

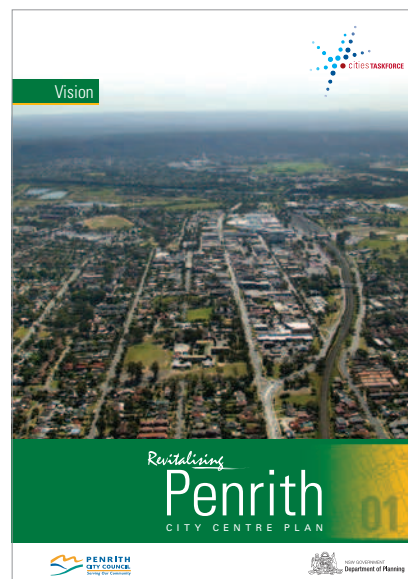
Outlined on the following pages are relevant vision and planning documents that tell the story of the evolution of the Penrith City Park concept from initial ideas to where we are today. These documents provide the foundation for the work undertaken in this report.



PENRITH CITY CENTRE STRATEGY (2006)

The Strategy aims to guide future planning directions and to establish a set of principles for the development of revised planning controls for the Penrith City Centre. One of the demonstration projects recommended to improve the city's public domain is for the development of a Penrith City Park.

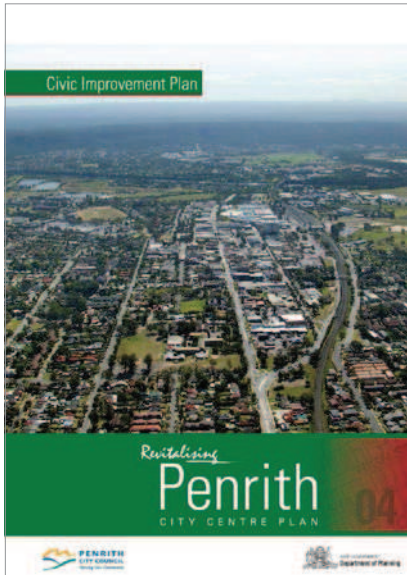
According to the Strategy, Council should "provide an accessible central City Park (possibly in Allen Place) around which a range of activities such as cafés, restaurants, shops, bars and the like can be located." This is the first mention and identification of the need for a central City Park focused on the Allen Place car park.



PENRITH CITY CENTRE VISION (2007)

A Penrith City Park is a central part of the Penrith City Centre Vision and is included as the centrepiece of the city's civic and cultural precinct. The Vision was prepared by the NSW Cities Taskforce and was endorsed by Council. It supported the Penrith City Centre Strategy action for a City Park.

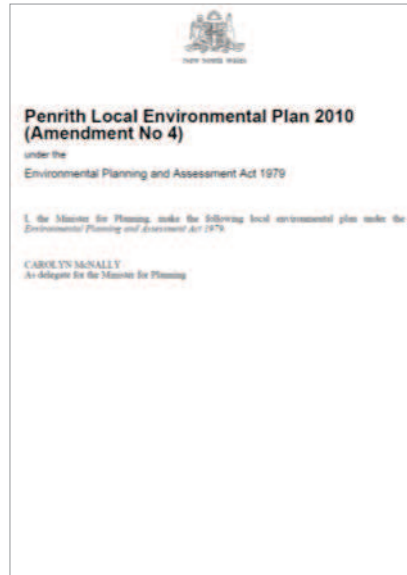
The location of a Penrith City Park is shown to be on the Allen Place car park surrounded by active building uses in the City Centre. This promises to contain green public spaces to enliven the precinct, making it attractive and vibrant after hours.



PENRITH CIVIC IMPROVEMENT PLAN (2008)

The Penrith Civic Improvement Plan was prepared by the NSW Cities Taskforce and was endorsed by City Council. It is one of a suite of plans produced to implement the Penrith City Vision (2007).

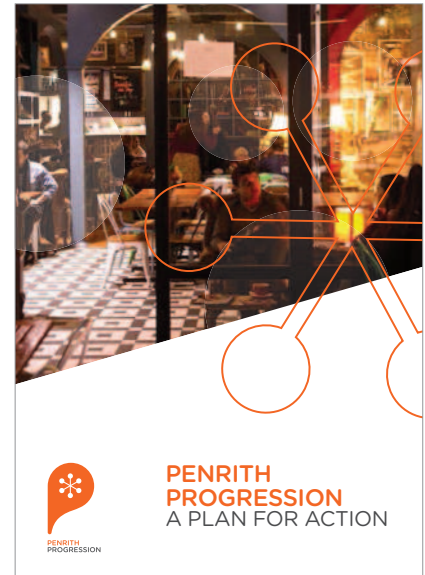
A Penrith City Park is an integral part of the plan to improve these conditions, estimating its implementation cost to be \$15 million (estimate is a 2008 dollar value). The new park and square are proposed at Allen Place to provide improved amenity in the City Centre. Its boundaries are confined to the existing surface car park in the interior of the block bounded by Henry Street to the north, Station Street to the west, High Street to the south and Lawson Street to the east.



PENRITH LEP 2010 AMENDMENT 4 (2010)

The Penrith Local Environment Plan 2010 Amendment 4 is relevant to the City Park because it provides a planning framework for Penrith to fulfil its role as a regional city. In 2008 the Local Environmental Plan (LEP) zoned the Allen Place Car Park RE1 Public Recreation but did not include any recreation zoning on land fronting High and Henry Streets.

After consulting with urban design experts on the size and scale of the City Park it was determined the park should exhibit a square form. The LEP amendment changed the zone at the corner of Henry and Station Streets to RE1 Recreation, and included an acquisition clause. The amendment also changed the zoning of the eastern end of the Allen Place Car Park from RE1 to B3 Mixed Use, to recognise future incorporation of Council's buildings along Henry Street into the park area. Other land along Henry Street is proposed to be rezoned to RE1 Recreation in the future to reflect the preference of a more compact and regular shaped park. The current B3 zoning, however, does not prevent development of this Council owned land as a park.



PENRITH PROGRESSION (2014)

The Penrith Progression process has confirmed the desire from the community, including businesses, to enhance the City Centre through the development of a green and connected City Park. To implement this vision, a significant recommendation of the Penrith Progression is the implementation of place shaping projects, including the Penrith City Park.

The Penrith Progression identifies the location of existing regional and neighbourhood scaled parks, but notes the absence of a city scaled park in the open space hierarchy. As such, a Penrith City Park is identified as the first action for Council to implement in order to achieve the Progression vision. This document locates the Penrith City Park as the central civic place of Penrith linked to the city's new identity as a regional centre. In order for it to succeed, the Penrith City Park must be grounded by economic drivers in and around the park to ensure its long term success as a true place within the Penrith CBD.

CONTEXTUAL SITE ANALYSIS

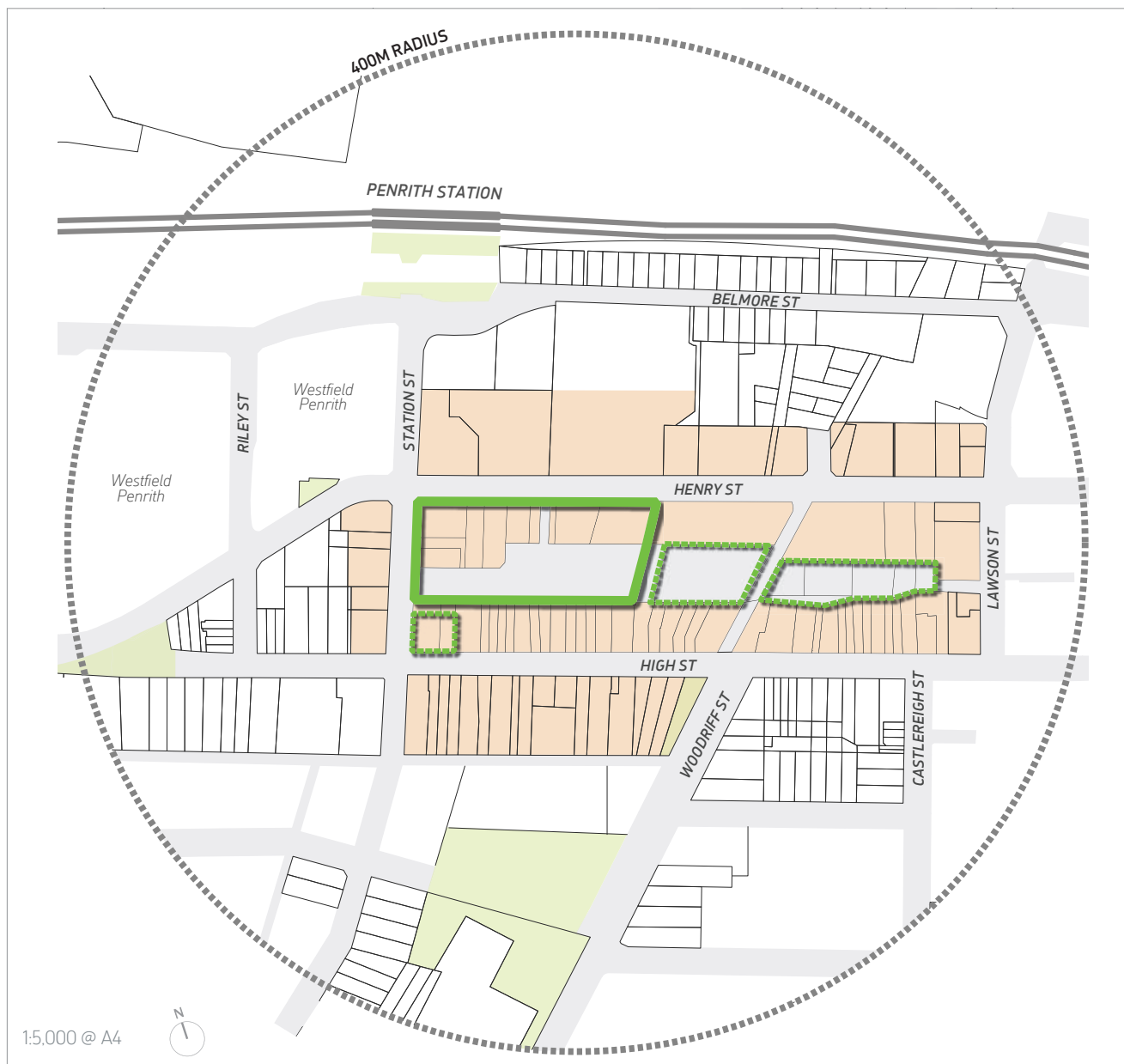
An understanding of the physical site characteristics is necessary to develop concepts for how the place might respond to its context.

The following section looks at existing nearby parks, public spaces, landmarks, environmental conditions, drainage and other utility challenges and easements that could affect the future functionality. Analysis is conducted both within the space's precinct and at a more specific site level. Findings enable future recommendations to respond at a corresponding precinct and site specific scale.

Key findings are summarised at the end of this section that outline potential opportunities from this phase of work and will be utilised in the development of concept scenarios for the site.

ANALYSIS DIAGRAM OVERVIEW

- + **Base Map** - Defines the City Park site and precinct periphery.
- + **Existing Surrounding Park System** - Places the Penrith City Park within a hierarchy of open spaces in the Penrith City Centre.
- + **Ownership and Landmarks** - Identifies Council controlled land and major land use landmarks adjacent to the City Park site.
- + **Active Transport** - Studies movement of pedestrians around the Penrith City Park site and identifies planned corridors to improve streetscape and pedestrian attractors and facilities.
- + **Easements and Road Infrastructure** - Identifies right of way and drainage easements, planned laneway improvements and planned road upgrades that may affect the Penrith City Park site configuration.
- + **Services Infrastructure** - Outlines the locations for sewer and water pipes on and around the Penrith City Park site.
- + **Tree Study** - Specifies the size and location of existing trees on the site.
- + **Environment** - Summarises topographic, sun and wind conditions of the Penrith City Park site.



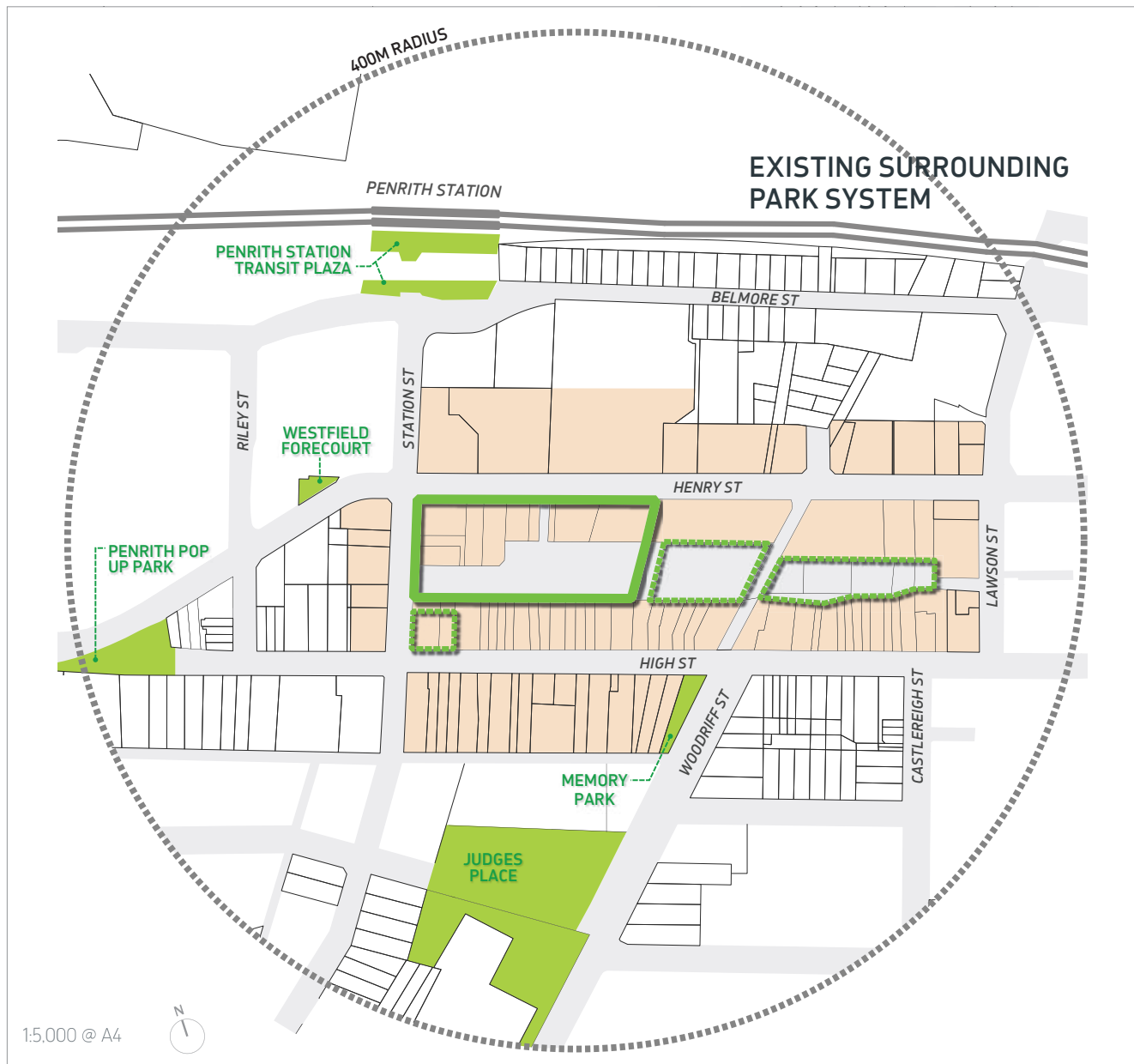
FACTS AND FINDINGS

- + Area of City Park Investigation Site: **14,000sqm.**
- + Extension Investigation Sites Area: **9,200sqm.**
- + Extension Investigation Sites Definition: Short or long term considerations for either extending the civic space footprint or encouraging appropriate adjacent development.
- + The City Park periphery, including new development which will benefit from the City Park and in turn activate it, contributes identity for the streets and buildings surrounding the new civic space.
- + The Penrith City Park is within walking distance of Penrith Station and High Street and link the two destinations.

KEY

- CITY PARK INVESTIGATION SITE
- EXTENSION INVESTIGATION SITES
- CITY PARK PERIPHERY
- EXISTING OPEN SPACE

EXISTING SURROUNDING PARK SYSTEM



FACTS AND FINDINGS

- + The Penrith City Park is planned to be the centrepiece of Penrith to enhance the public realm of the City Centre.
- + The Penrith Pop Up Park and Memory Park are used for small programmed events while the Penrith City Park is envisioned as being capable of hosting larger scale events.

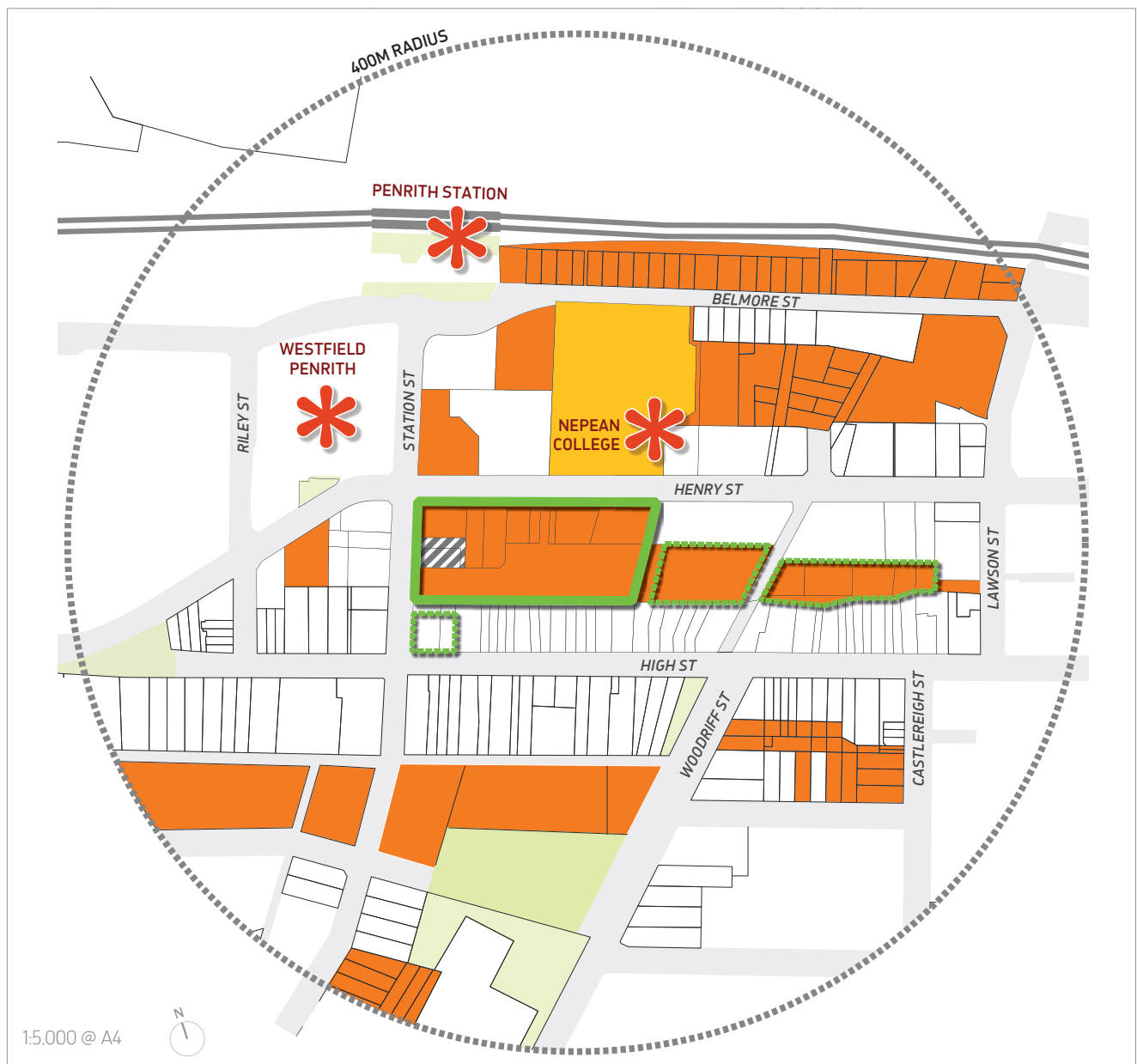
KEY

CITY PARK INVESTIGATION SITE

EXTENSION INVESTIGATION SITES

EXISTING OPEN SPACE

CITY PARK PRECINCT



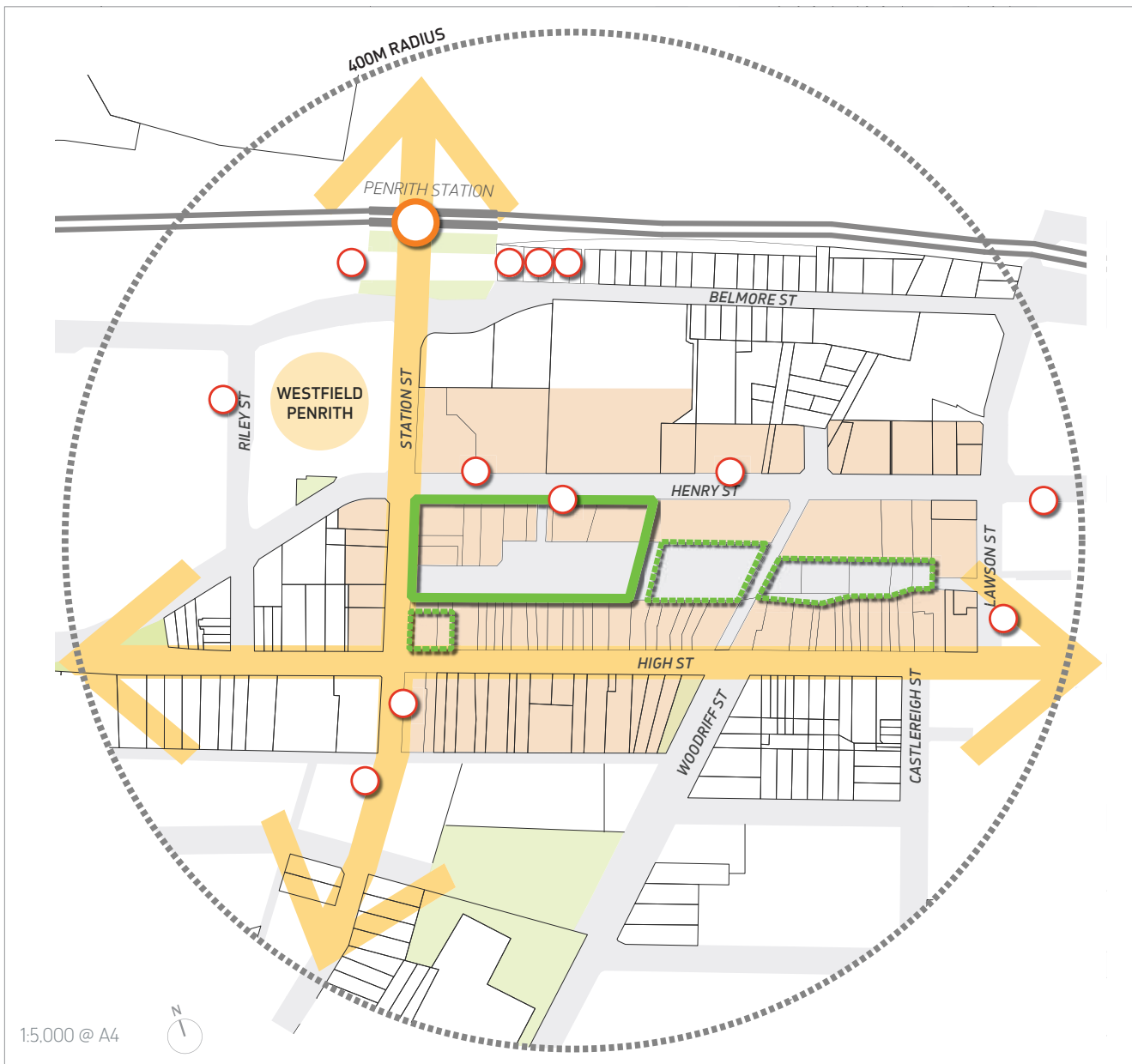
FACTS AND FINDINGS

- + Council currently owns numerous parcels in the City Park precinct, including 8 of the 10 parcels on the City Park Investigation Site.
- + The Penrith City Park is located one block south of Penrith Station, one block north of High Street, and one block east of Westfield Penrith, with adjacent proximity to Nepean College.
- + The landmarks are destinations and sources of users for the Penrith City Park.

KEY

	CITY PARK INVESTIGATION SITE
	EXTENSION INVESTIGATION SITES
	CITY COUNCIL OWNED LAND
	GOVERNMENT OWNED LAND
	EXISTING OPEN SPACE
	LANDMARK SITE
	POTENTIAL LAND TO BE ACQUIRED

ACTIVE TRANSPORT

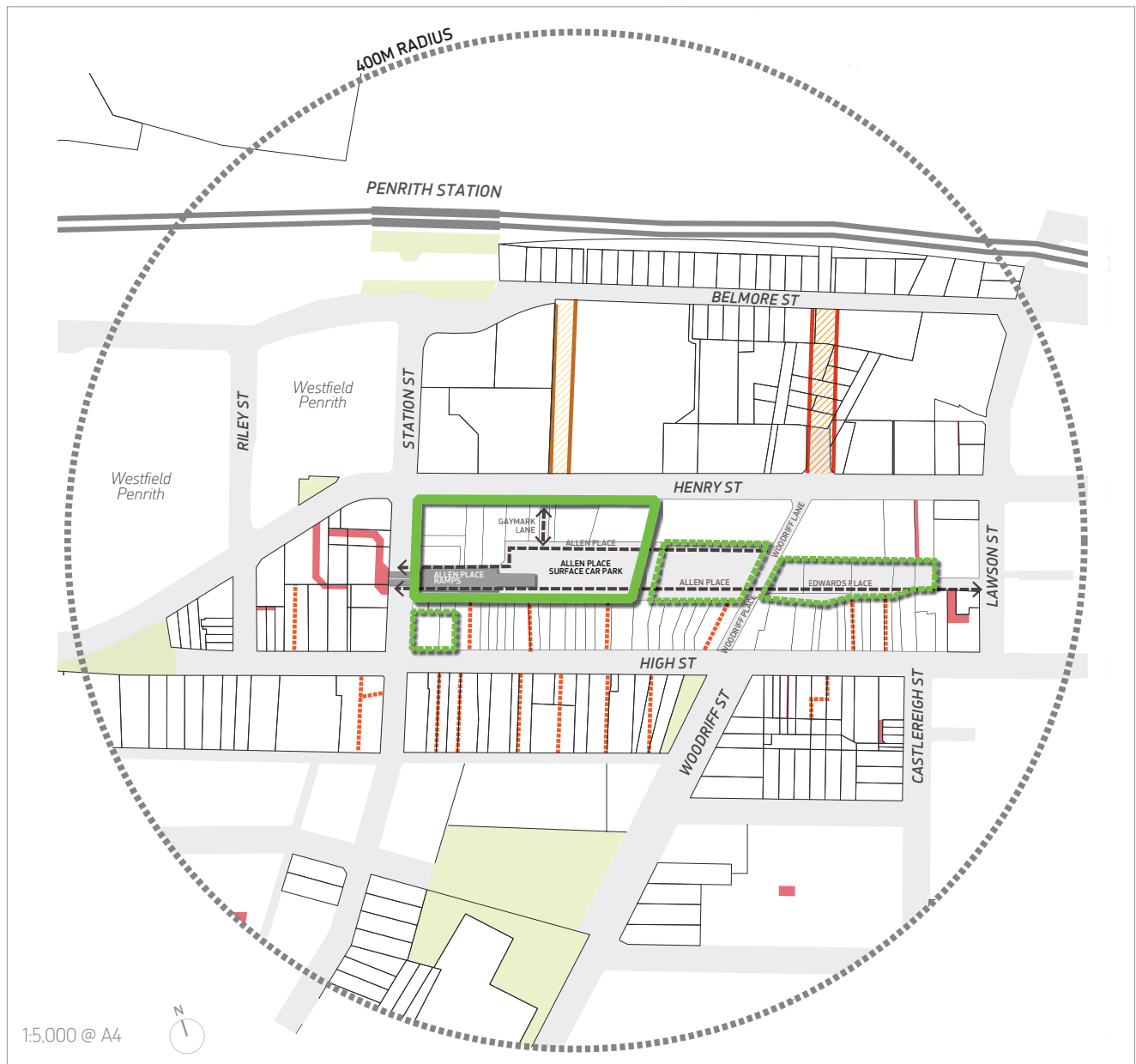


FACTS AND FINDINGS

- + The majority of foot traffic in the Penrith City Centre occurs at Westfield Penrith and High Street.
- + The Penrith City Park will be highly visible to pedestrians, bus stops, and Penrith Station, and thus attract pedestrians who may want to utilise the park's amenity.
- + The Penrith Progression development framework recommends the development of a complete street (corridors designed for all users, including pedestrians, bicyclists, motorists, and transit riders) crossroads in the Penrith City Centre, along Station Street and High Street. The complete street crossroads occurs directly south of the Penrith City Park site.

KEY

- CITY PARK INVESTIGATION SITE
- EXTENSION INVESTIGATION SITES
- CITY PARK PERIPHERY
- EXISTING OPEN SPACE
- BUS STOPS
- TRAIN STATION
- PLANNED COMPLETE STREET



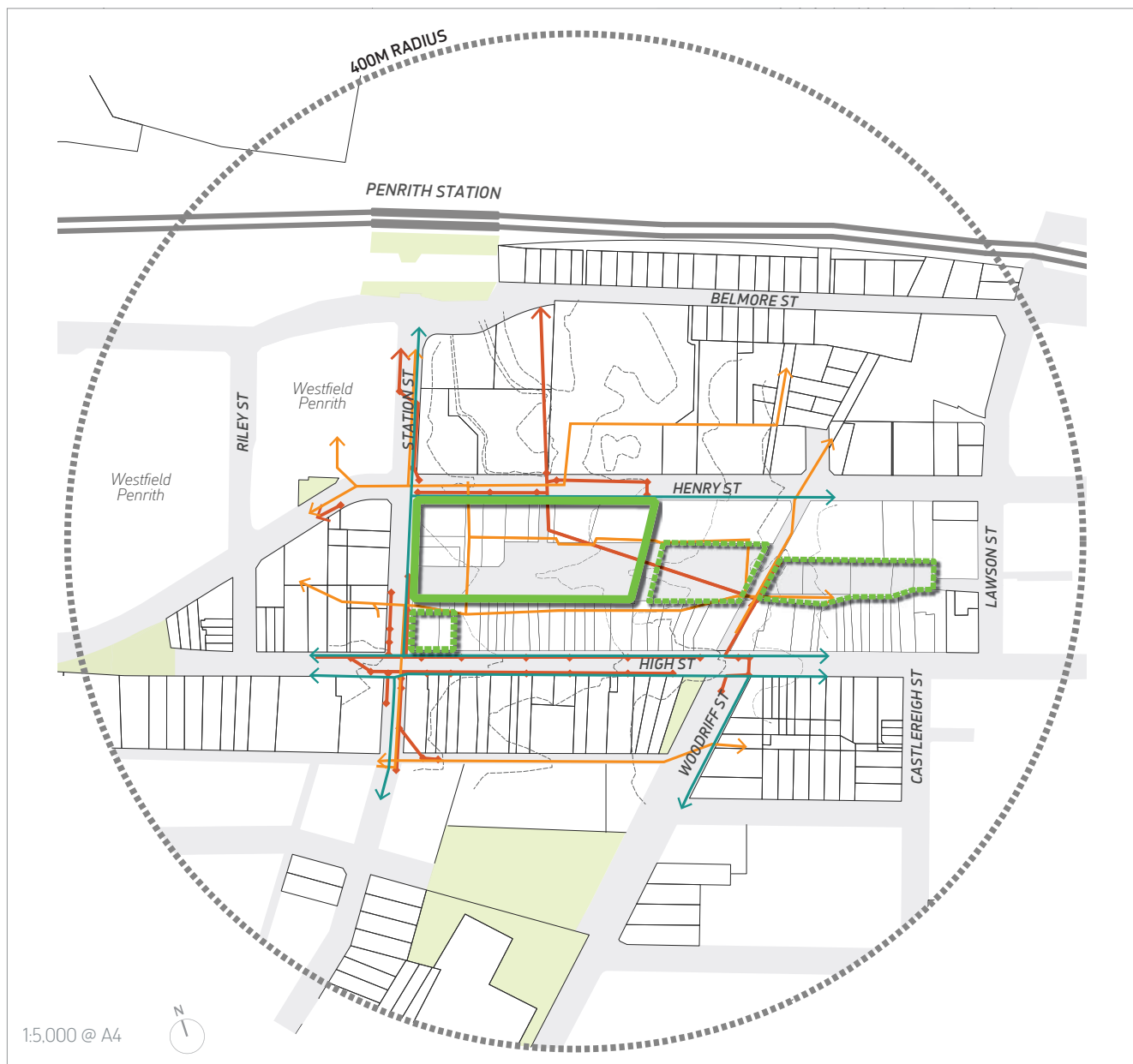
FACTS AND FINDINGS

- + Pedestrian access exists to the south and west of the Penrith City Park site, providing opportunities to improve pedestrian connections to High Street and Westfield Penrith, two major destinations of the Penrith CBD.
- + A new laneway is proposed by Penrith City Council north of the Penrith City Park site across Henry Street, bringing an opportunity to increase accessibility to the park site.
- + The Allen Place ramps are located on site and are of limited structural integrity.

KEY

- CITY PARK INVESTIGATION SITE
- EXTENSION INVESTIGATION SITES
- EXISTING OPEN SPACE
- PUBLIC ACCESS EASEMENTS
- EXISTING ARCADES
- PLANNED NEW LANEWAY
- PLANNED NEW ROAD

SERVICES INFRASTRUCTURE

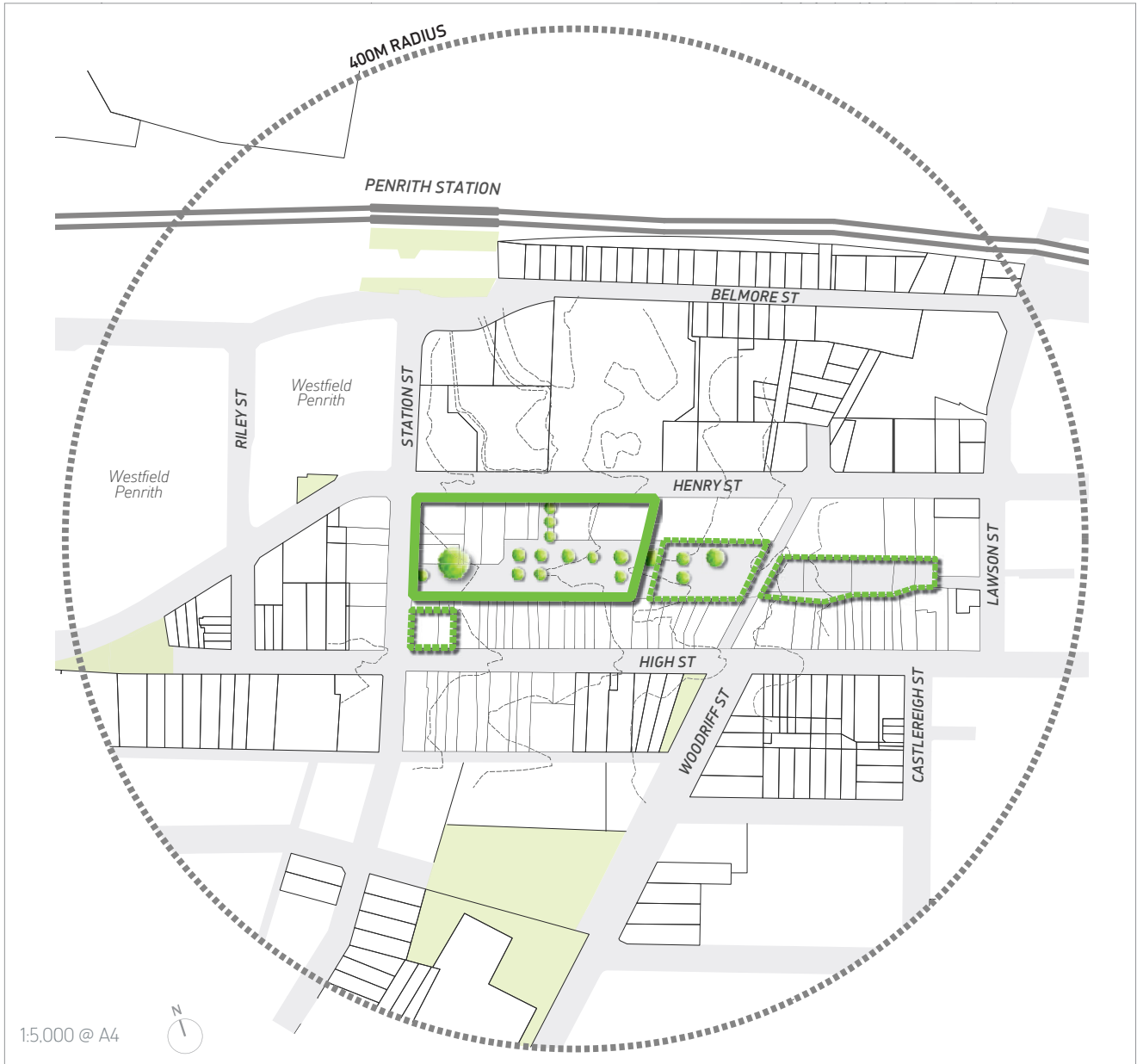


FACTS AND FINDINGS

- + A number of sewers and drainage pipes bisect the planned City Park site, while more, including water mains, are located on the park's perimeter. Utilities are located along High Street south of the City Park site.
- + Rear shops address the City Park site and are traversed by a sewer line. Technical investigations would need to be conducted to see if this poses a challenge to the future redevelopment of these properties.

KEY

- CITY PARK INVESTIGATION SITE
- EXTENSION INVESTIGATION SITES
- EXISTING OPEN SPACE
- .5M CONTOURS
- DRAINAGE PITS + PIPES
- SEWERS
- WATER MAINS



FACTS AND FINDINGS

- + 17 trees of various maturities are currently on the City Park Investigation and Extension Sites.
- + The Penrith Progression development framework recommends the development of complete streets in the Penrith City Centre, along Station Street and High Street. In addition to improving mobility, this designation will create a green identity along these streets and draw people past the City Park. The park's trees and softscape attributes will compliment these streets.

KEY

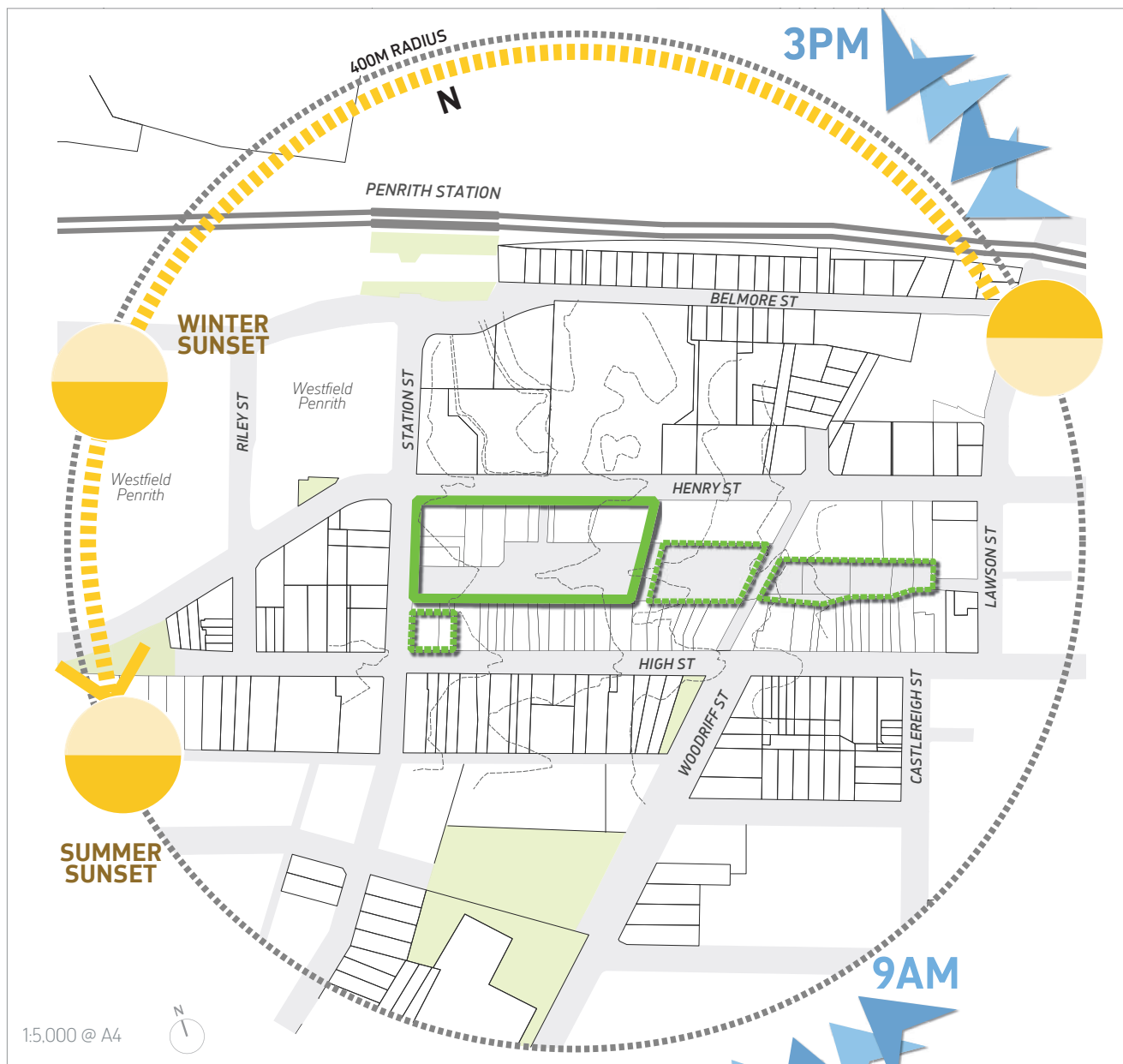
CITY PARK
INVESTIGATION SITE

EXTENSION
INVESTIGATION SITES

EXISTING OPEN SPACE

.5M CONTOURS

EXISTING
TREES ON SITE



FACTS AND FINDINGS

- + According to the Bureau of Meteorology, yearly averages of prevailing winds come from the south in the mornings and tend to come from the northeast in the afternoon during summer days. Park designs should consider prevailing winds during summer time to keep the space cool and comfortable.
- + Through the implementation of design guidelines for neighbouring new development, the City Park site could receive sunlight in the northern sky from dusk until dawn. A comprehensive shadow study in relation to proposed building heights surrounding the park would need to be conducted to further evaluate sun light effects on the City Park.
- + The Penrith City Park site is flat with little contour variation. A 1.5–2.0 metre elevation change occurs across the site running east to west (280m in length).

KEY

CITY PARK INVESTIGATION SITE

EXTENSION INVESTIGATION SITES

EXISTING OPEN SPACE

SUN PATH IN NORTHERN SKY

5M CONTOURS

PREVAILING WINDS



KEY OPPORTUNITIES FOR PENRITH

- + The Penrith City Park will be a centrepiece to enhance the overall public realm in the Penrith City Centre. The opportunity exists to create a centralised public space of a scale to accommodate civic events, incorporate active uses, and improve pedestrian linkages within the urban core.
- + Penrith City Council owns a large portion of land in the Penrith City Centre, including numerous parcels around the Penrith City Park. In total, City Council owns 8 out of 10 parcels on the City Park Investigation Site, providing sufficient land to immediately develop a large portion of the site.
- + The Allen Place ramps are nearing the end of its design life, and presents an opportunity to develop an uncompromising and holistic City Park.
- + The park's adjacency to Westfield Penrith, Penrith Station and numerous bus stops presents opportunities to capture pedestrian foot traffic. Co-locating transit nodes with the Penrith City Park will ensure a constant flow of activity in and around the park. Also, the location of the park will attract users and provide increased users for surrounding retail and commercial businesses.
- + A new laneway is proposed by Penrith City Council north of the Penrith City Park Investigation Site. The laneway aligns with an arcade that connects the existing Allen Place car park to High Street. This brings an opportunity to extend the laneway into the park site via a mid-block connection and further south to the arcade to connect to existing lanes and improve pedestrian connectivity and active transport.
- + Sewer and drainage pipes, in particular, may present development constraints for future development. An opportunity exists to develop an initiative to reduce the impact of or incorporate service infrastructure on the site through a stormwater demonstration feature, rain garden amenities, etc.
- + There are opportunities to enhance the City Park's identity as an important green space along the complete street corridor of Station Street, an important artery for Penrith, and support the heart of the City Centre.
- + Council can retain existing mature trees on the site to establish a green identity for the place.
- + The Penrith City Park site is flat with little contour variation. A 1.5–2.0 metre elevation change occurs across the site running east to west (280m in length). This 'canvas' is ideal for a wide variety of park design responses, including water features and flexible space for programmed events.
- + An opportunity exists to introduce building height design guidelines along the northern edge of the City Park Investigation Site to maintain significant amounts of sun light to shine on the park throughout the year.

BENCHMARKING

03

BENCHMARKING

03 Benchmarking

The Penrith City Park is benchmarked against national and international exemplars of urban civic squares following consultation and agreement of type with Penrith City Council. In this report, benchmark examples are analysed by their role as a catalyst for change and improved quality of life, size, scale, relationship to surrounding environment and key activation features.

The exemplars inform concept development for Penrith's City Park and assist to define principles for the look, feel, activation, and scale of the future civic space.

21ST CENTURY URBAN OPEN SPACE BENCHMARKS

The following six exemplar civic squares were chosen because of their unique attributes, widely viewed success as a civic square in an urban setting and applicability to Penrith from which lessons can be drawn for the Penrith City Park. Each public space has recently been redeveloped or built and exhibit characteristics common in 21st century parks. Principally, 21st century parks include urban elements within them and around them to ensure their activation throughout the day and evening hours. Below are the six exemplar projects, three of which are from Australia and three from international locales.



AUSTRALIAN EXAMPLES

- 01** **Rouse Hill Town Square**
Rouse Hill, NSW
- 02** **City Square on Swanston Street**
Melbourne, VIC
- 03** **Centenary Square**
Parramatta, NSW

INTERNATIONAL EXAMPLES

- 04** **Pioneer Courthouse Square**
Portland, USA
- 05** **Civic Space Park**
Phoenix, USA
- 06** **Citygarden**
St Louis, USA



BENCHMARK 01 ROUSE HILL TOWN SQUARE ROUSE HILL, NSW



DESCRIPTION

The Rouse Hill Town Centre is a new town centre made of up four distinct quarters which meet at the Town Square. The Town Square serves as the identity maker for Rouse Hill and includes capacity for civic events and celebrations.

SIZE AND SHAPE

Traditional square
900 sqm

ELEMENTS

Hardscape, water features, various seating elements, shade structures, unique lighting fixtures

CONTEXT

Surrounded by retail spilling onto the square, the adjacent streets are narrow to ensure surrounding connections are maintained. It is the location of primary entrances to the retail centre, library, and community rooms and provides address for the centre's first residential development.

- + The Town Square's scale reflects Rouse Hill's status as a town centre, not a regional centre. Penrith's civic space should be commensurate with a regional centre.
- + To provide flexibility for larger events the town centre closes down adjacent streets to be utilised for additional event space capacity, without compromising traffic and access to car parking and services.
- + The Town Square's small size (900sqm) demonstrates that a relatively small civic square can create an identifiable place for a much larger precinct.
- + The number of urban elements (seating types, water feature, shade structures, etc.) within the space limit its flexibility for events.

BENCHMARK 02 CITY SQUARE ON SWANSTON STREET MELBOURNE, VIC



DESCRIPTION

Bound by Swanston Street, Collins Street and Flinders Lane, the City Square plaza is activated by prominent landmarks, the civic address of Swanston Street and includes activation uses within the park including cafés and restaurants.

SIZE AND SHAPE

Rectangular plaza
3,000 sqm

ELEMENTS

A mix of hard- and softscape, various seating options, cafés, large canopy trees, shade structures, public art

CONTEXT

Adjacent to the transit and pedestrian thoroughfare Swanston Street, surrounded by urban retailing, store fronts and cafés spilling out onto the space. It is located within the commercial centre of Melbourne's CBD.

- + The city square is both a forecourt to the landmark Regent Theatre and Westin Hotel as well as a civic scaled plaza. For Penrith this demonstrates the opportunity to link public and private uses.
- + City Square is one of three main open spaces along Swanston Street, with nearby Federation Square providing events capacity and identity shaping for the CBD. For Penrith, locating the civic place within a hierarchy of open space is essential.
- + The plaza's on site cafés and restaurants adds additional activation to enhance the space's vibrancy, safety and general appeal. Moreover, the scale of adjacent development provides a population that ensures these facilities are sustainable.

BENCHMARK 03 CENTENARY SQUARE PARRAMATTA, NSW



DESCRIPTION

Parramatta's most recognised public space, the space is a true transit oriented civic plaza located adjacent to Parramatta Station. The square was recently redesigned and upgraded to reflect Parramatta's status as Sydney's second city.

SIZE AND SHAPE

Traditional square with an elongation
4,100 sqm

ELEMENTS

Hardscape, modern seating, illuminated fountain, alfresco dining, stage, shade structures, public art

CONTEXT

The former Church Street Mall has been transformed into a formalised square and links to Parramatta Station. Parramatta Town Hall and St. John's Church are landmarks that provide regular foot thoroughfare to retail, commercial and Church Street restaurant precinct.

- + The square's recent upgrade includes the installation of cafés within the park itself. These are supported and made sustainable by the significant adjacent landmarks and identity of the place as a regional destination.
- + The 40,000 people that travel through the square everyday due to its proximity to Parramatta Station provides a constant flow of pedestrians and source of vibrancy. These people are residents, workers, and tourists.
- + The park's relationship with nearby transit is critical to activating the space both for daytime and night time activity.

BENCHMARK 04 PIONEER COURTHOUSE SQUARE PORTLAND, USA



DESCRIPTION

Located in downtown Portland, Pioneer Courthouse Square is an iconic open space utilised as the city's 'living room.' Bound on all sides by Portland's famous narrow streets, the space is highly accessible to its surroundings.

SIZE AND SHAPE

Traditional square
5,700 sqm

ELEMENTS

Hardscape, large tree canopy, cafe, various seating options, unique signage, stage, water feature

CONTEXT

As the name suggests, the open space sits next to the landmark Pioneer Courthouse. A large shopping precinct borders the site to the west and light rail stops to the north and south.

- + 300 separate events each year are programmed and managed by a non-profit organisation to ensure daily and weekly activity and during different seasons. Similar event programming management is appropriate for Penrith.
- + Civic institutions and nearby shopping precincts activate the square throughout the day and into the evening. This is enabled by high quality pedestrian and transit connections.
- + The square's relatively large scale (an entire city block) is commensurate with the neighbouring building heights and appropriate to its role as "Portland's Living Room," a central civic space for the city.

BENCHMARK 05 CIVIC SPACE PARK PHOENIX, USA



DESCRIPTION

Opened in 2009, the park is Phoenix's premier civic park where "space becomes a place." The park has become the civic gathering space for downtown Phoenix and is a model of sustainable park design in the Sonoran Desert.

SIZE AND SHAPE

Large traditional rectangle
15,000 sqm

ELEMENTS

Splash pad, events space, hard and softscapes, cafe, gallery, LED animations, shade structures

CONTEXT

The park is located adjacent to the Arizona State University (ASU) in downtown Phoenix and connects directly to their campus. The park also has immediate access to light rail and bus stations.

- + Due to Phoenix's dry climate conditions, the park includes sustainable materials, porous concretes, and operational features to generate power and rain water capturing to keep the park cool and green. The civic space at Penrith can demonstrate environmental and other initiatives to reinforce the city's identity.
- + When mature, the park's trees will provide shade to 70% of the park's surface area.
- + The park features both a cafe and a gallery where ASU classes and gallery openings are held.
- + Adjacency to education institutions provides an exemplar for Penrith. The civic space in Penrith can leverage the adjacent TAFE site and potential accommodation initiatives.

BENCHMARK 06 CITYGARDEN ST LOUIS, USA



DESCRIPTION

Opened in 2010, Citygarden is a sculpture garden and events space. Located on the Gateway Mall of downtown St. Louis, the park is at the centre of the city's retail core.

SIZE AND SHAPE

Traditional rectangle bisected by street
16,000 sqm

ELEMENTS

Sculpture garden, outdoor video wall, rain gardens, cafe, green roof, events space, art installations

CONTEXT

The Citygarden lies adjacent to many of St. Louis's largest buildings, giving a grand frame to the park's grand scale. The park lies along the Gateway Mall connecting it to the iconic Gateway Arch.

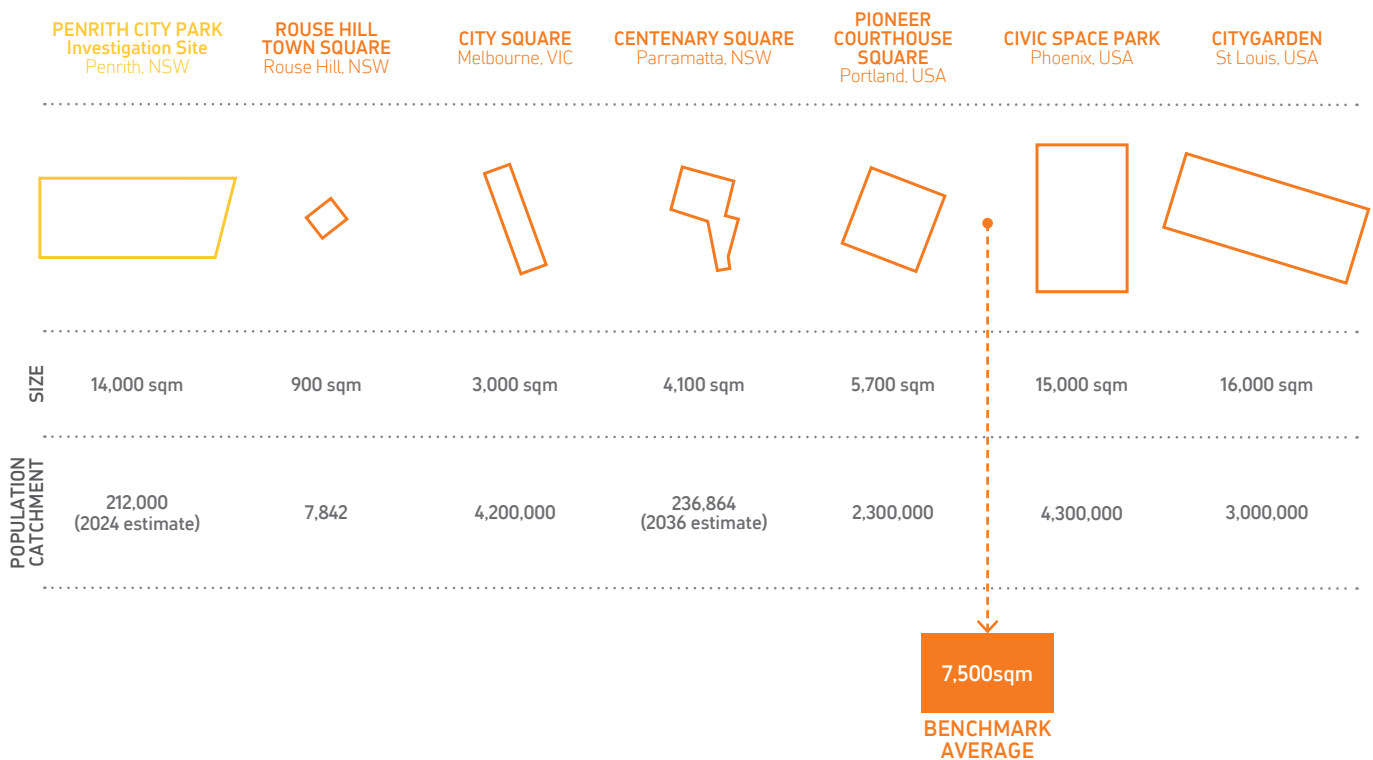
- + The park's grand scale is matched by its context both along the Gateway Mall and amongst St. Louis's tallest buildings. The height of surrounding buildings is in the order of >30 storeys. Planned building heights around Penrith's City Park range between 7 and 11 storeys.
- + The park features events space to allow flexibility for programming. Park elements fulfil a specialty service that is art oriented and active engagement driven. Penrith could identify a theme to be showcased at the civic place that reinforces the city's identity.
- + The park is a true reflection of a 21st Century park, going beyond a traditional rectangle with green space to include numerous activated uses to attract visitors and make them want to linger.



SUMMARY OF SCALE COMPARISONS

FACTS AND FINDINGS

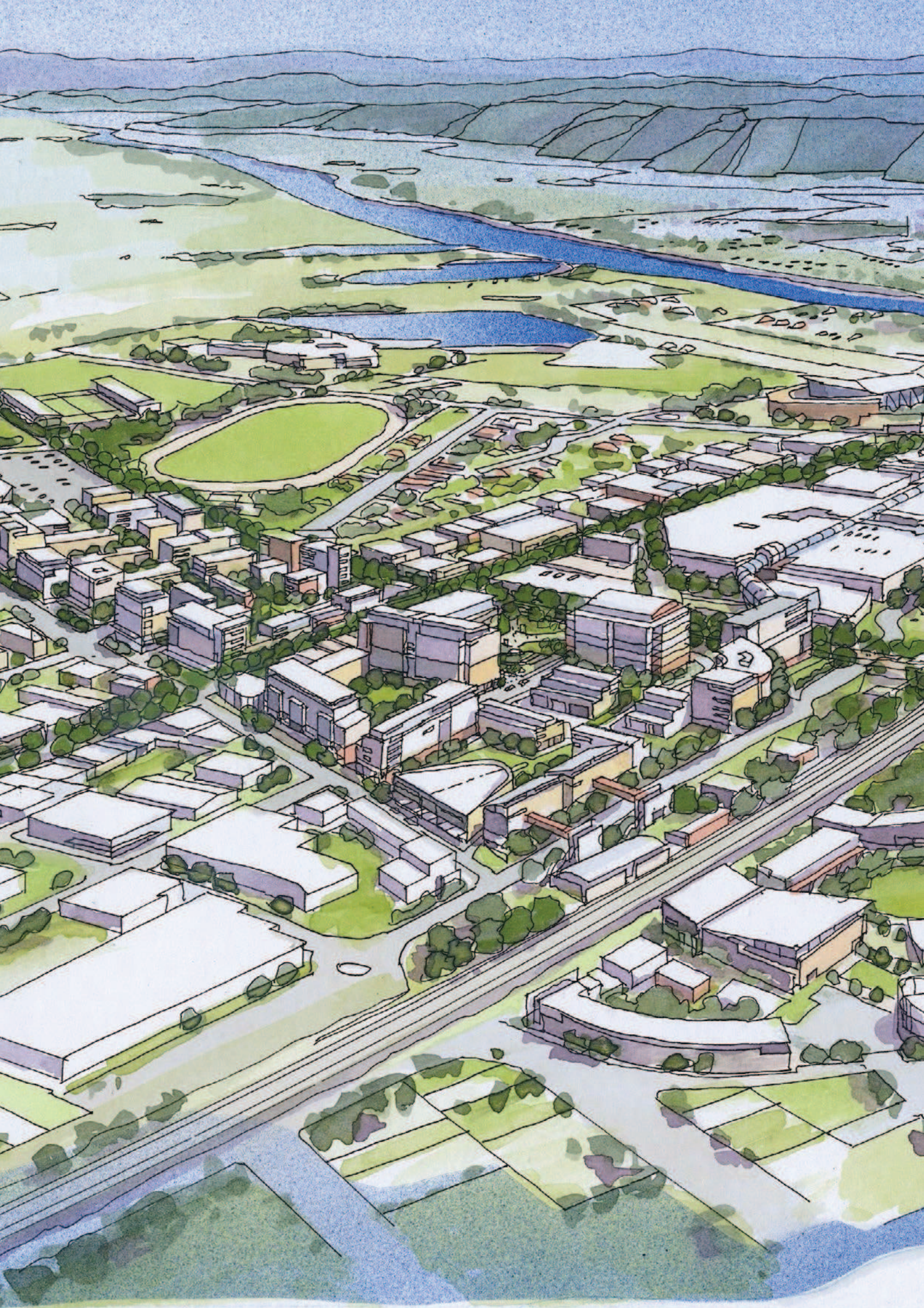
- + If the whole Investigation Site was transitioned to open space, the Penrith City Park would be significantly larger than a majority of benchmarking examples, even open spaces in places like St. Louis and Phoenix which serves substantially larger population catchments.
- + The average size of the benchmarked civic space examples is 7,500sqm, five out of six of which are traditionally square or rectilinear shaped.
- + The key finding from the scale comparison exercise is that a 14,000sqm would be overscaled for Penrith's projected population as a Regional City Centre. Instead, a city park similar in scale to Centenary Square (4,100sqm) or Pioneer Courthouse Square (5,700sqm) would be more appropriate for Penrith.



KEY FINDINGS FOR PENRITH

The following summarises the key findings of the benchmarking process with regard to the Penrith City Park:

- + The City Park Investigation Site area being considered is larger than all benchmarked open spaces. At 14,000 sqm it is close in size to the largest benchmark (Citygarden) and over twice as large as the benchmark average (7,500sqm). Comparing each exemplar's population catchment reveals the Penrith City Park could be well suited to be 4,000sqm. The open space of the Penrith City Park could be developed between 4,000sqm to 5,000sqm to match a more aspirational population and development increases for Penrith.
- + For flexibility, the proportion of the Penrith City Park should be a regular square or rectangle.
- + For environmental and identity reasons, the Penrith City Park should address and be open to Station Street and Henry Street.
- + The benchmarked parks work with their surrounding environment for activation. Neighbouring landmark civic buildings such as Parramatta Town Hall on Centenary Square, or Pioneer Courthouse on Pioneer Courthouse Square attract people. Others are activated by transit nodes, perimeter shops, cafés and restaurants while others are connected along a larger open space corridor such as City Square on Melbourne's Swanston Street. The Penrith City Park must have adequate activation from adjacent and adjoining land uses.
- + The six benchmarks showcase many characteristics of 21st century parks, notably urban elements such as cafés, alfresco dining areas, galleries, art installations, programmed events and active recreation including water play. The urban elements don't, by themselves, activate the spaces; each benchmark is surrounded by activated adjacent uses that complement one another and the civic space to increase vibrancy.
- + Appropriate functions and events within the park may include weekly farmers markets, monthly music and film events, as well as annual civic receptions and regional festivals.
- + A mix of hard and softscapes is a common feature of exemplar open spaces. Hardscapes are flexible shared spaces utilised for events programming while softscapes are meant for leisure recreation. Care needs to be taken to ensure flexibility of space by uniting urban elements in designated areas.
- + Access to transport is key to the Penrith City Park's success. In Parramatta Centenary Square benefits from the busy Parramatta Station which feeds a large proportion of the 40,000 visitors to the square. Civic Space Park and Pioneer Courthouse Square are adjacent to major light rail lines and bus transport hubs.
- + Integration into the urban fabric is an important factor to the exemplar open space's success. The park attracts users who come to the park to enjoy amenity and respite as well as pedestrians who are on their way to another destination. The open space's pedestrian systems are strongly connected with surrounding footpaths and pedestrian amenities to ensure foot traffic in these areas compliment and contribute to the open space's pedestrian activity.
- + The benchmarked parks incorporate sustainability elements such as shading, water harvesting and conservation, reduced energy use and recycled materials. The Penrith City Park should utilise these ideas when determining quality of design.



URBAN DESIGN PRINCIPLES

04

URBAN DESIGN PRINCIPLES

04 Urban Design Principles

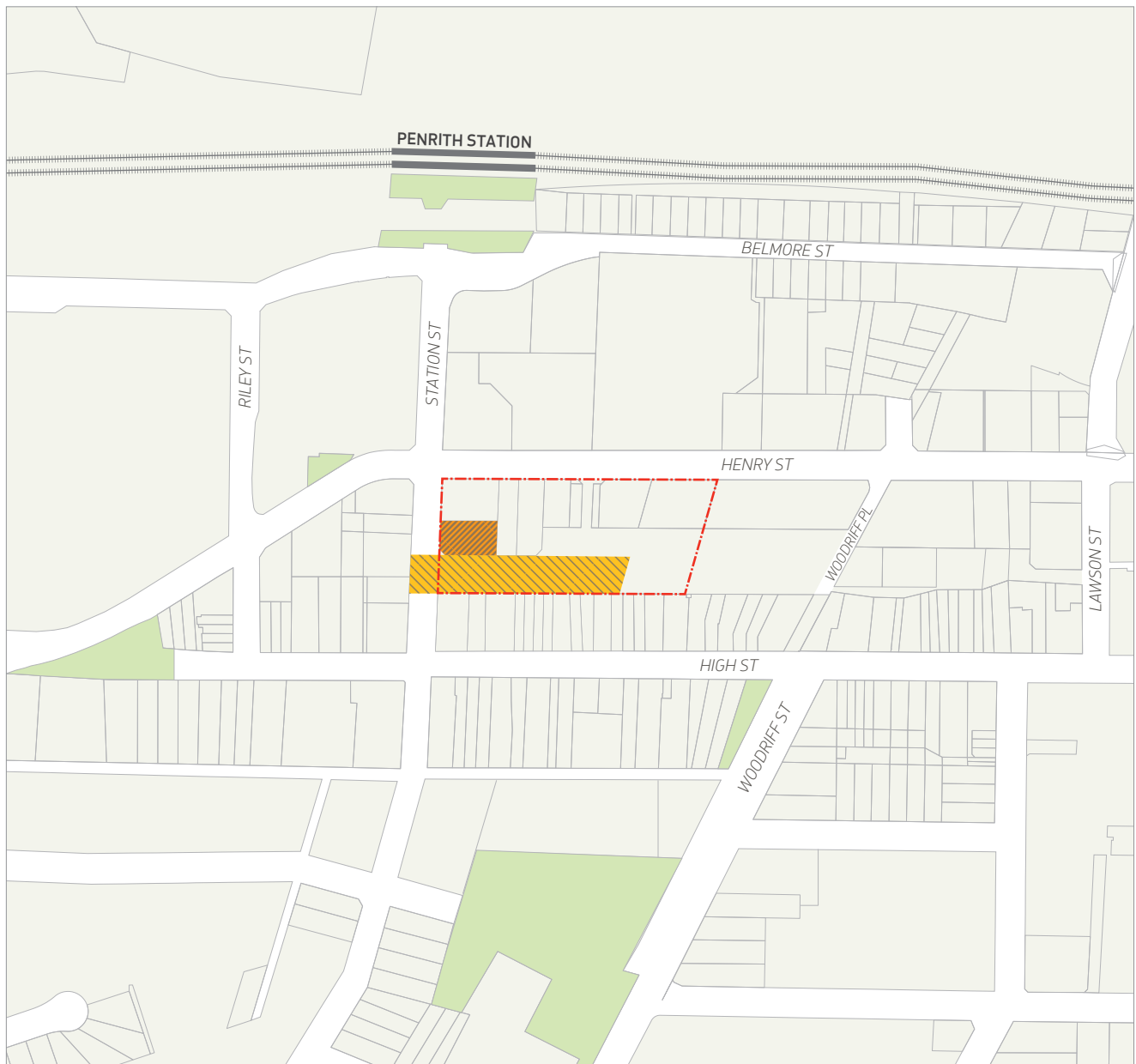
The following principles have been identified in order to transition the City Park Investigation Site to an iconic, civic destination for the Penrith City Centre. These principles are to underpin the process towards establishing a preferred concept for the City Park site and to enable the consideration of development catalyst projects for both within the Investigation Site and surrounding the new park.

The principles presented are intended to provide a flexible but robust approach to place shaping for the City Park. The principles establish a platform for change enabling multiple initiatives that will relate to time and market opportunities. They propose values and intentions that are considered essential to the future of the Penrith City Park.

The principles are informed by the literature review, site analysis, the benchmarking study, as well as the client brief and vision for the park's future. They are both aspirational in tone while grounded in an on the ground understanding of the site's existing conditions. Development of the principles are the next step in the process towards establishing a City Park Framework and future concept scenarios. Design concepts may be tested against the Development Framework over time.

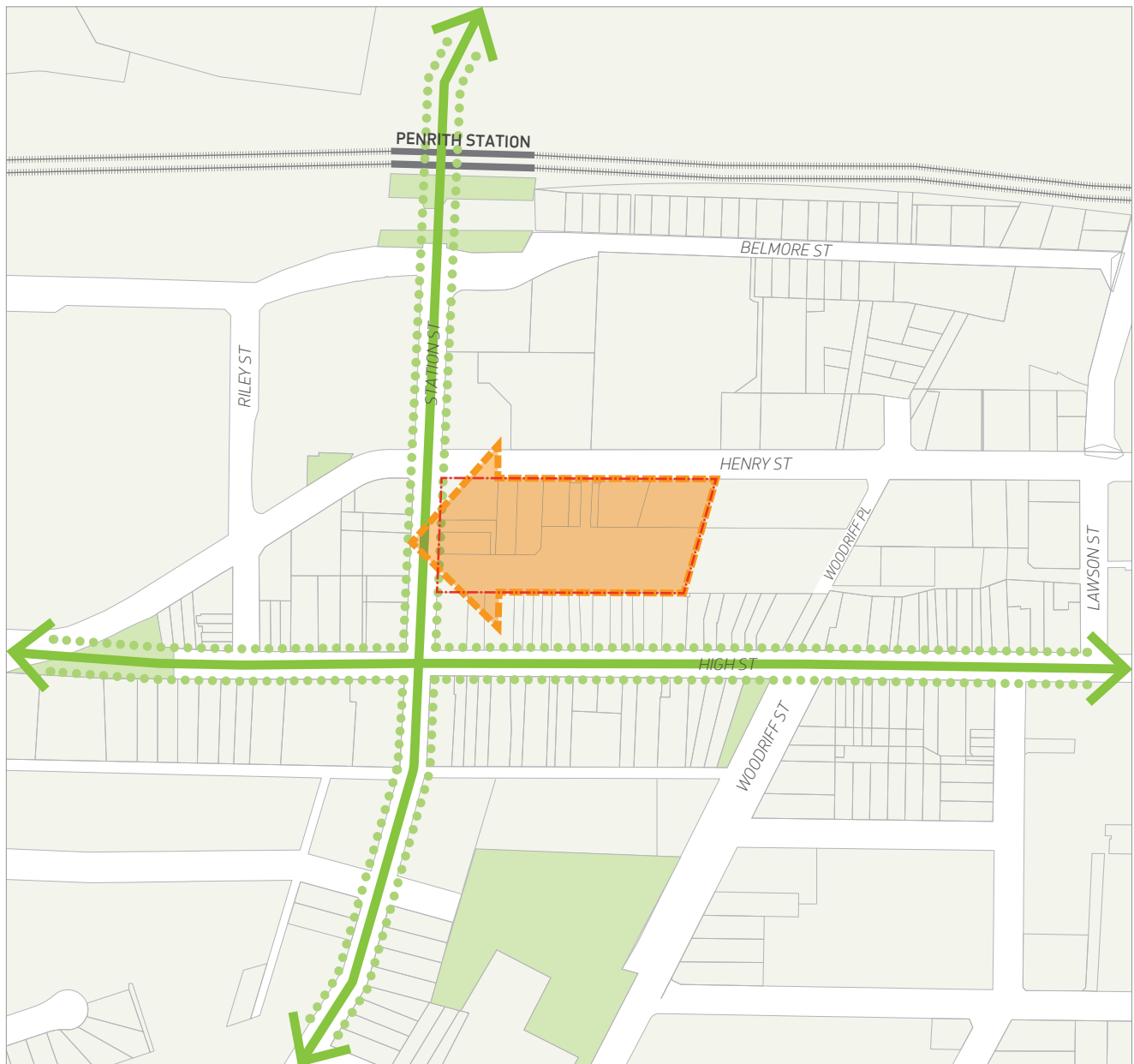
Following on from the outcomes of the benchmarking exercise, the urban design principles and subsequent City Park concepts assume 7,000sqm of land is appropriate for the City Park itself; 7,000sqm of land is therefore available within the investigation site for possible future development; and the Allen Place ramps are removed.

Not all principles must be delivered in order to commence the City Park project. Rather, a design for the Penrith City Park will likely embody a combination of the following principles.



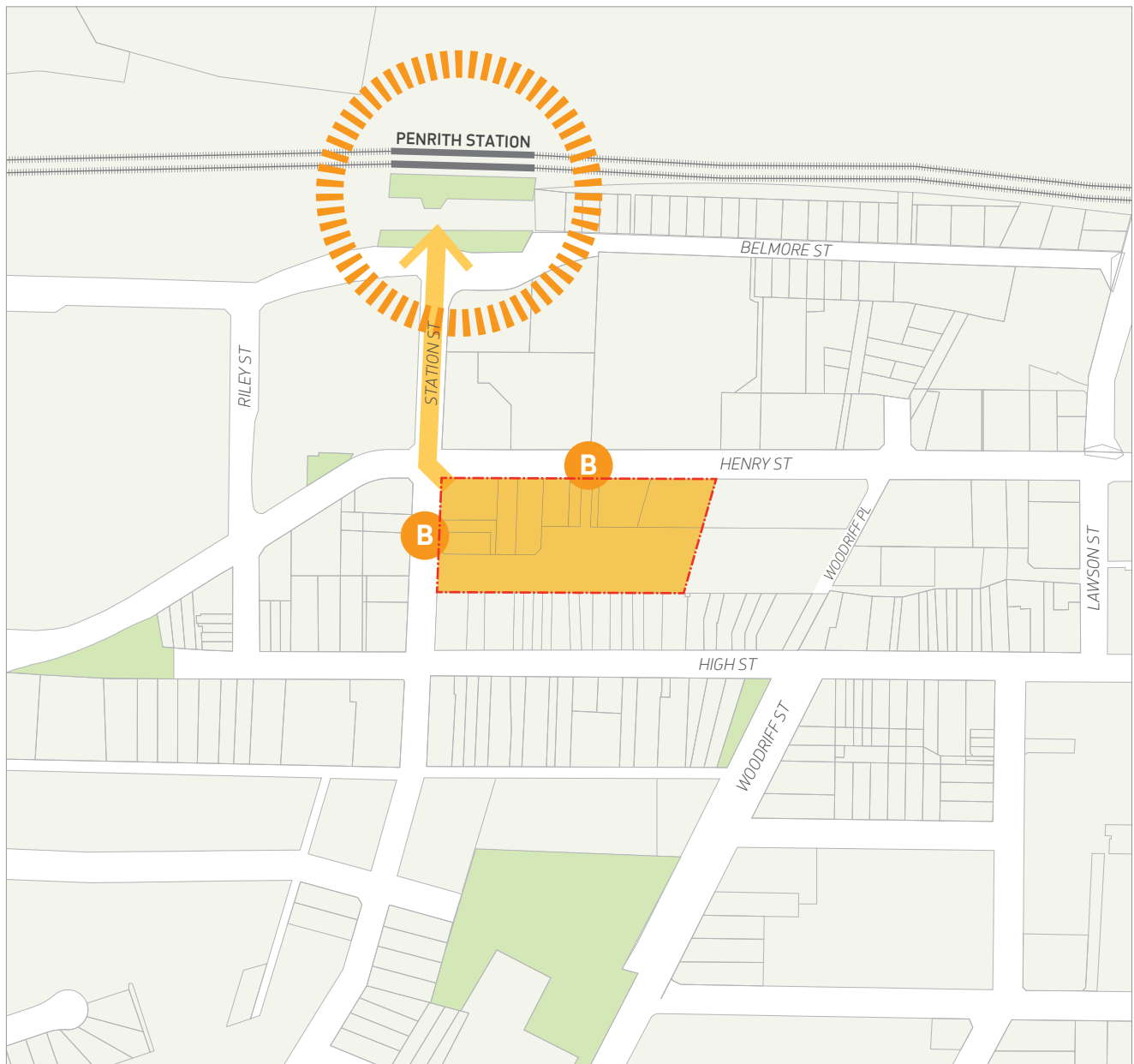
- + Acquire remaining land parcels.
- + Demolish the Allen Place ramps.

PRINCIPLE 02
CONNECT TO STATION STREET



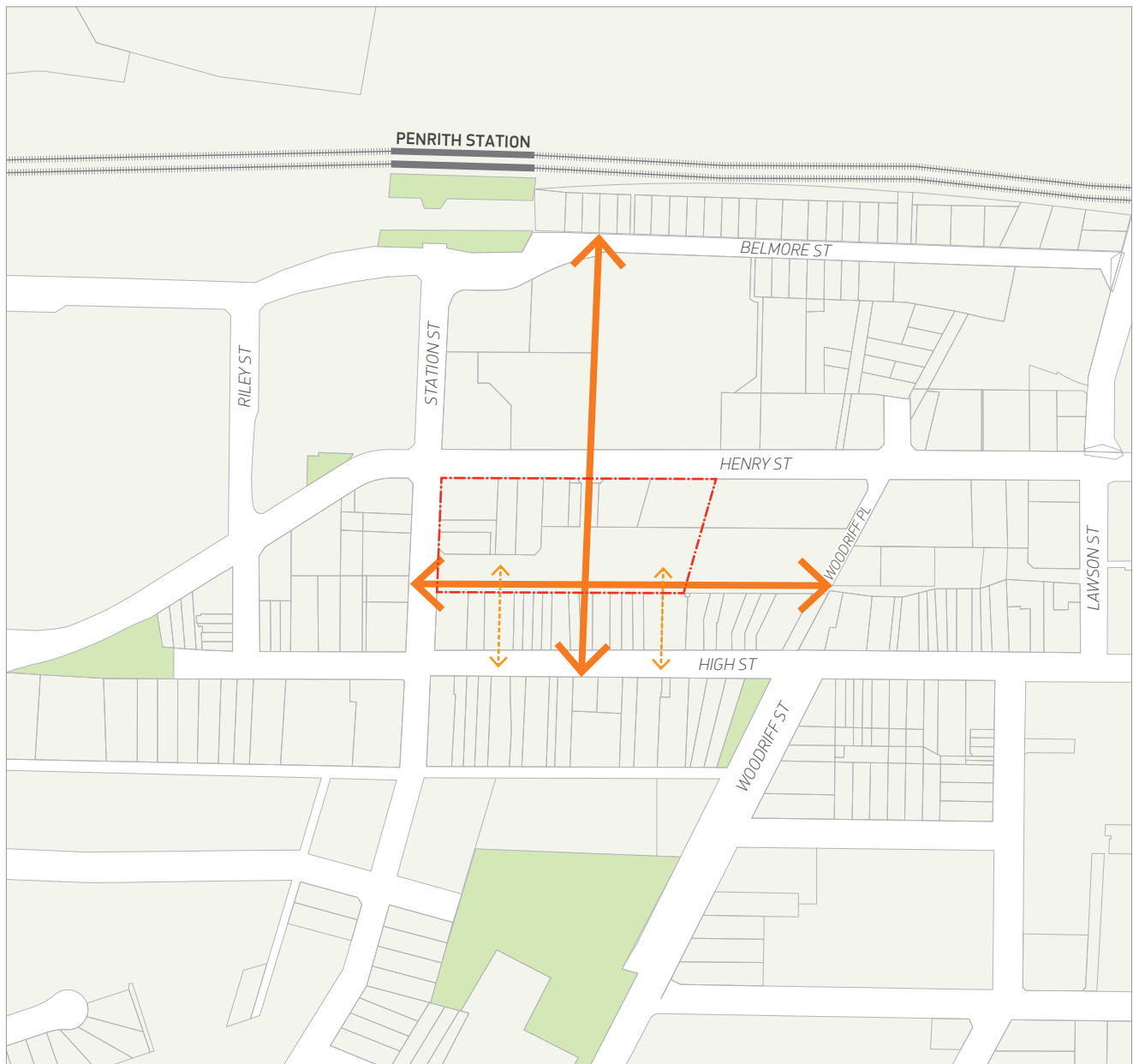
- + Reinforce the “complete streets” of the Penrith Progression.
- + Connect the City Park to High Street through an improved pedestrian realm along Station Street.

PRINCIPLE 03
CONNECT TO THE TRANSPORT HUB AND NETWORK

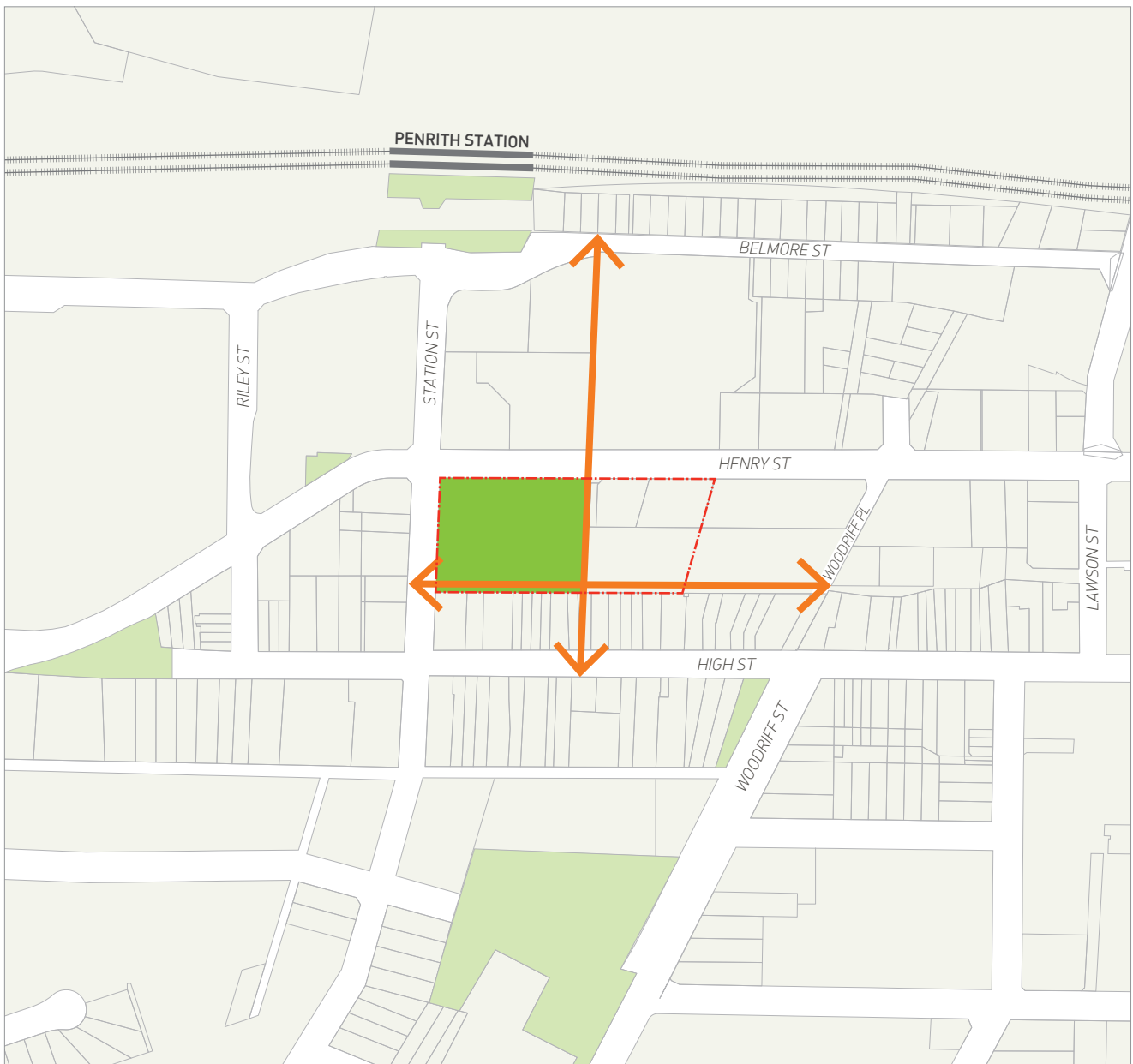


- + Connect to Penrith train and bus interchange.
- + Provide accessible bus stops on Station Street and Henry Street.
- + Reinforce Penrith's pedestrian core.

PRINCIPLE 04
INTRODUCE NEW CONNECTIONS

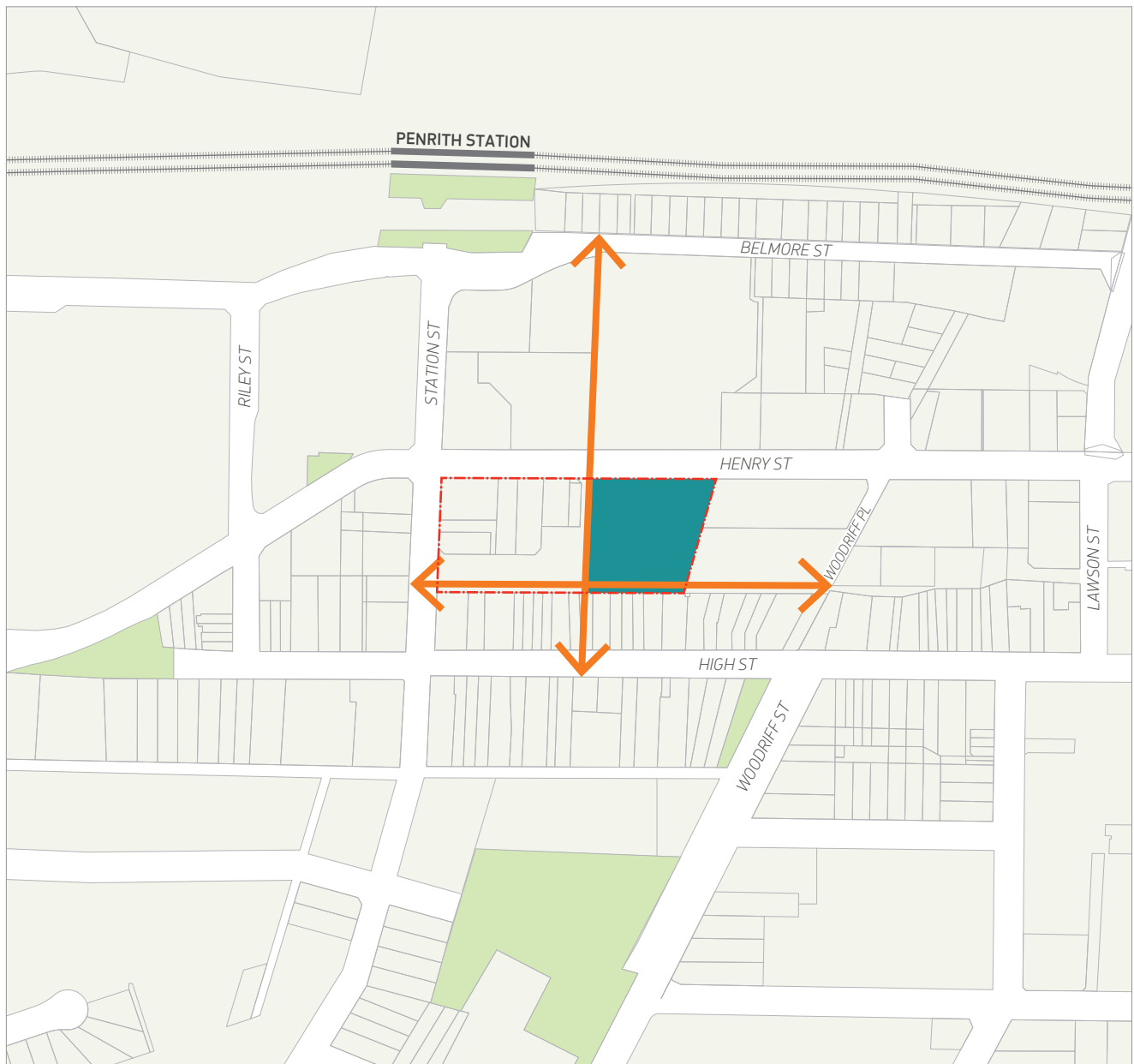


- + Introduce a new north-south connection.
- + Introduce a new east-west connection.
- + Link the City Park to High Street through the existing arcades.

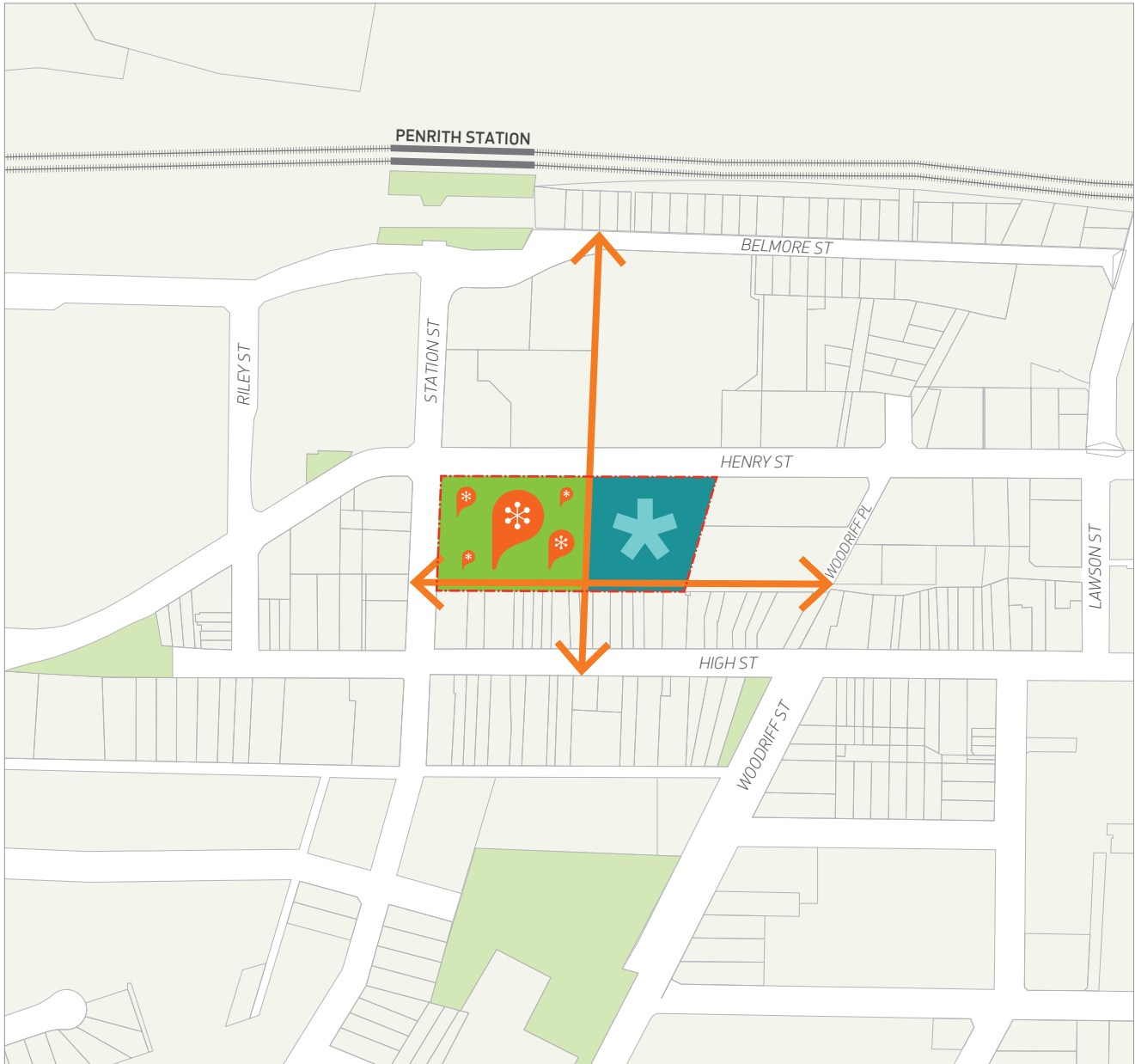


- + Use the new north-south and east-west connections to shape the City Park.
- + Locate the City Park at the intersection of Station Street and High Street to reinforce Principle 01.
- + Allow for events programming with flexible infrastructure.
- + Retain the existing mature trees on the site where possible.
- + Maximise solar access from the east through appropriate building heights.

PRINCIPLE 06
INVESTIGATE THE DEVELOPMENT SITE



- + Define the right development catalyst to support the City Park.
- + Ensure design guidelines to activate the City Park.
- + Maximise solar access to the City Park.



- + Create a landmark open space with signature landscape architecture..
- + Accommodate a diversity of materials.
- + Provide active and passive recreation spaces.
- + Ensure an events overlay.
- + Ensure signature architecture surrounding the City Park.
- + Achieve best practice sustainability outcomes.

FRAMEWORK DIAGRAM

05

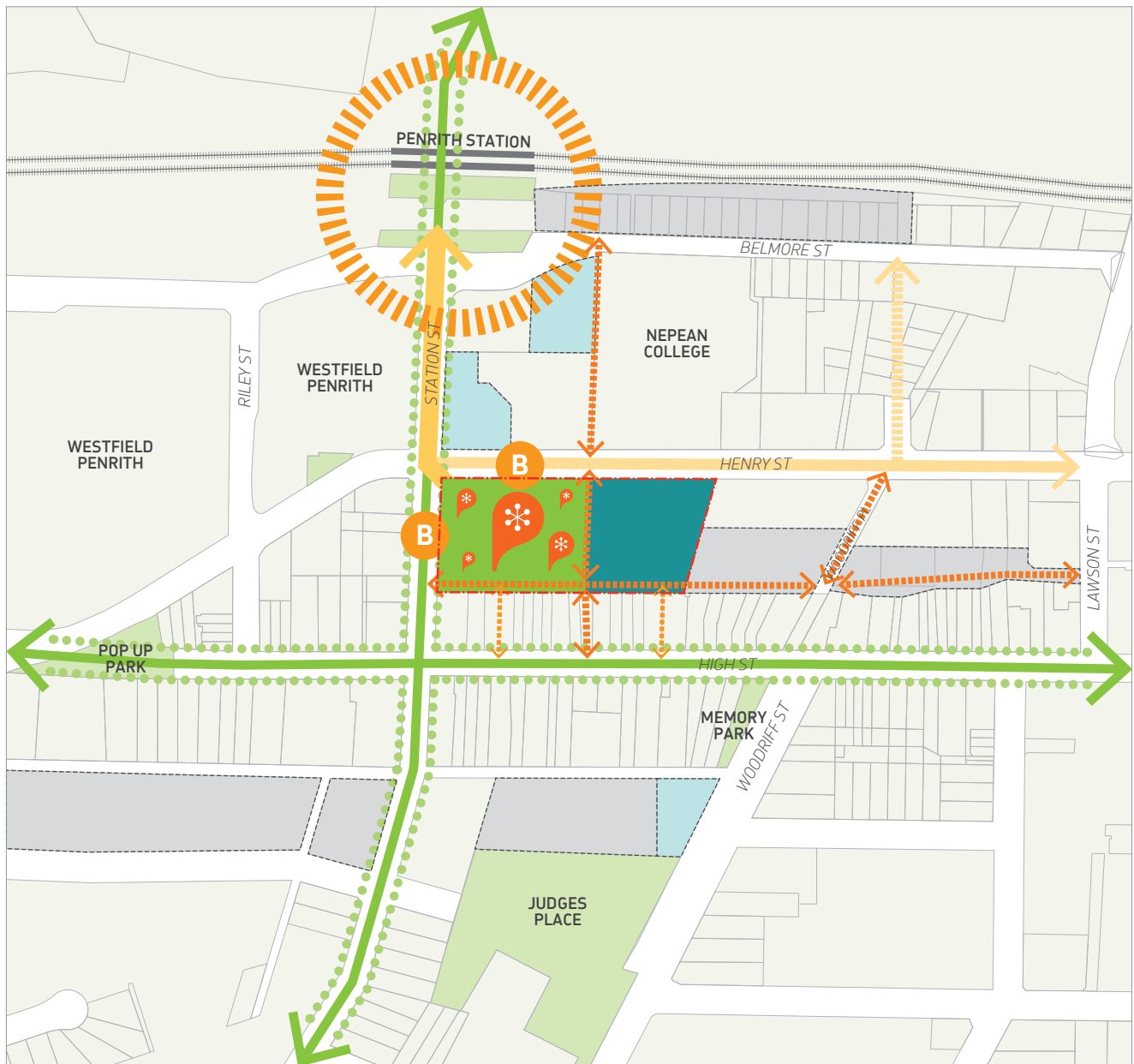
FRAMEWORK DIAGRAM

05 Framework Diagram

FRAMEWORK DIAGRAM

The City Park Framework Diagram is underpinned by the Urban Design Principles for the City Park. It maps key development sites both within and adjacent to the City Park site. It also identifies the area to be preserved as an unencumbered public open space, other key public open spaces, important connections, park precinct gateways, and a clear hierarchy for streets around the Penrith City Park.

The Framework Diagram is not a design, but a diagram that underpins future concepts and associated testing across the delivery of the project. It provides development sites and connection opportunities within which detailed architectural typology and feasibility testing can occur as opportunities present themselves. The next evolution of the framework is the concept scenarios section that provides options for potential outcomes of the City Park site.



- | | | | |
|--|----------------------------------|--|----------------------------------|
| | City Park Investigation Site | | Complete Street |
| | City Park Open Space | | Transit Hub Connection |
| | Catalytic Development Site | | City Park Precinct Street |
| | Possible Future Development Site | | New Street Connection |
| | Existing Open Space | | New Connection, Flexible Outcome |
| | Railway Line | | New Pedestrian Connection |
| | Transit Hub | | Bus Stop |
| | Car Park | | |

CITY PARK CONCEPTS

06

CITY PARK CONCEPTS

06 City Park Concepts

The following section tests the Development Framework for the City Park with respect to capacity, land uses, densities, open space networks, movement patterns and connectivity aspirations for Penrith. This testing is underpinned by the site analysis and integrates best practice benchmarking initiatives. It also incorporates Councillor input in to the City Park process.

In particular, the following twelve needs have been identified by the councillors members of Penrith:

- + Enable a grower's market for regionally produced food.
- + Include a live screen for news, sport, information and cinema.
- + Ensure a space of scale to host civic and cultural events.
- + Include water as a feature.
- + Ensure safety, vibrancy, and attraction.
- + Activate and contribute to the night time economy.
- + Ensure civic landscaping initiatives.
- + Deliver compatible uses including commercial, retail and residential activation.
- + Consider staging the park delivery.
- + Be inclusive and diverse.
- + Achieve a long day, from early morning to late in the night.
- + Deliver a City Park, rather than a town square.

Each of the three concept designs in this section of the report responds to the Development Framework, Urban Design Principles and Councillor inputs, but each tests the Development Framework with respect to scale of development. The three concepts are:

Concept 1: Pedestrian Scaled

This concept prioritises pedestrian and cycle networks, and creates an intimate park.

Concept 2: Shared Network

This concept balances the priorities of the pedestrian core with the need for vehicular address to development, and creates a city scaled park.

Concept 3: Street Based

This concept prioritises vehicular access.

The concepts are also tested with respect to the Urban Design Principles and each achieves a performance score. The performance score provides an understanding of how well each concept is achieving the aspirations for the project. The testing of the Development Framework in this way enables a platform for deciding the activation and development of the park. It also assists with meeting the objectives of the Penrith Progression and the Place Shaping Framework. Each of the scenarios was discussed with Penrith City Council in a workshop environment and a preferred concept identified. The preferred concept design is also included and described in this section of the report.



CONCEPT ELEMENTS MATRIX

The following matrix summarises and provides a brief for each scale of development tested through the Concept Plans and Testing phase of work.

	CONCEPT 1 PEDESTRIAN SCALED	CONCEPT 2 SHARED NETWORK	CONCEPT 3 STREET BASED
Movement	Prioritises pedestrian movement	Enables shared pedestrian and vehicular outcomes	Prioritises vehicular access
Transport	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park
Land Use within the City Park Precinct, Supporting the City Park	Retail, Commercial, Residential, Education, Civic and Community	Retail, Commercial, Residential, Education, Civic and Community	Retail, Commercial, Residential, Education, Civic and Community
Building Height of Surrounding Development	Low scale, 1-2 storeys, similar to existing	4-6 storeys, enabling walk up and lifted residential and commercial development	4-6 storeys, enabling walk up and lifted residential and commercial development
Passive Space versus Event Space	80% passive, 20% event, meaning the City Park is designed for intimacy with limited capacity to host events	50% passive, 50% event, meaning the City Park is flexible in design and able to accommodate both respite activities during the week, and event-mode when required	20% passive, 80% civic event, meaning the space is highly ceremonial and limited in its capacity to deliver respite
Built Form Activating the City Park	Small scale kiosks, coffee carts and a performance terrace	Medium scale civic functions with kiosks, coffee carts and a performance terrace	Large scale civic functions with kiosks, coffee carts and a performance terrace
Events Overlay	Small, regular and unprogrammed events supporting the daily needs of residents, workers and visitors	Balances small scaled events for resident, worker and visitor needs with weekly markets, monthly events, and annual festivals	Events are of a civic scale and occur monthly or annually
Landscape Identity	Designed as a regional city park with play equipment and intimate garden spaces, lawns, trees, public art and a water play feature	Designed as a regional city park with a flexible event space, garden spaces, lawns, trees, public art and a water play feature	Designed as a regional city park with hardscaping, paving, trees, public art and a water play feature

CONCEPT 01 PEDESTRIAN SCALED





ELEMENTS MATRIX

Movement	Prioritises pedestrian movement
Transport	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park
Land Use within the City Park Precinct, Supporting the City Park	Retail, Commercial, Residential, Education, Civic and Community
Building Height of Surrounding Development	Low scale, 1-2 storeys, similar to existing
Passive Space versus Event Space	80% passive, 20% event, meaning the City Park is designed for intimacy with limited capacity to host events
Built Form Activating the City Park	Small scale kiosks, coffee carts and a performance terrace
Events Overlay	Small, regular and unprogrammed events supporting the daily needs of residents, workers and visitors
Landscape Identity	Designed as a regional city park with play equipment and intimate garden spaces, lawns, trees, public art and a water play feature

RECOMMENDATION

While this concept supports the intention to achieve a pedestrian core at Penrith, and supports the daily needs of residents, workers and tourists, it does not adequately deliver a useable scale of park for civic uses commensurate with the needs of Penrith as a Regional City Centre for metropolitan Sydney.

PRINCIPLES SCORECARD

-  **PRINCIPLE 01**
RESPOND TO THE CONTEXT
-  **PRINCIPLE 02**
CONNECT TO STATION STREET
-  **PRINCIPLE 03**
CONNECT TO THE TRANSPORT HUB AND NETWORK
-  **PRINCIPLE 04**
INTRODUCE NEW CONNECTIONS
-  **PRINCIPLE 05**
CREATE THE CITY PARK
-  **PRINCIPLE 06**
INVESTIGATE THE DEVELOPMENT SITE
-  **PRINCIPLE 07**
CONTRIBUTE TO THE CIVIC IDENTITY

SCORE: 4.5 / 7

- + Concept 1 only scores half a point for introducing new connections as the new north-south and east-west connections prioritise pedestrians over vehicles, thus restricting the flexibility of the adjoining development.
- + Concept 1 only scores half a point for investigating the development site as it proposes low scale development which is not commensurate with the urban core of a Regional City Centre.
- + This concept also only scores half a point for contributing to the civic identity of Penrith.

CONCEPT 02 SHARED NETWORK





ELEMENTS MATRIX

Movement	Enables shared pedestrian and vehicular outcomes
Transport	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park
Land Use within the City Park Precinct, Supporting the City Park	Retail, Commercial, Residential, Education, Civic and Community
Building Height of Surrounding Development	4-6 storeys, enabling walk up and lifted residential and commercial development
Passive Space versus Event Space	50% passive, 50% event, meaning the City Park is flexible in design and able to accommodate both respite activities during the week, and event-mode when required
Built Form Activating the City Park	Medium scale civic functions with kiosks, coffee carts and a performance terrace
Events Overlay	Balances small scaled events for resident, worker and visitor needs with weekly markets, monthly events, and annual festivals
Landscape Identity	Designed as a regional city park with a flexible event space, garden spaces, lawns, trees, public art and a water play feature

RECOMMENDATION

This concept provides a flexible civic space that meets the daily needs of workers, residents and visitors, as well as enabling event mode weekly, monthly or annually as required. It is recommended that this concept provide the foundation for the preferred City Park Concept Design.

PRINCIPLES SCORECARD

-  **PRINCIPLE 01**
RESPOND TO THE CONTEXT
-  **PRINCIPLE 02**
CONNECT TO STATION STREET
-  **PRINCIPLE 03**
CONNECT TO THE TRANSPORT HUB AND NETWORK
-  **PRINCIPLE 04**
INTRODUCE NEW CONNECTIONS
-  **PRINCIPLE 05**
CREATE THE CITY PARK
-  **PRINCIPLE 06**
INVESTIGATE THE DEVELOPMENT SITE
-  **PRINCIPLE 07**
CONTRIBUTE TO THE CIVIC IDENTITY

SCORE: 7 / 7

- + Concept 2 meets all the requirements of the Urban Design Principles. In doing so, it provides a well connected City Park that provides flexibility for programming while also balancing activation with civic functionality.

CONCEPT 03 STREET BASED





ELEMENTS MATRIX

Movement	Prioritises vehicular access
Transport	Provides pedestrian and active transit linkages to train station, and locates bus stops to activate the City Park
Land Use within the City Park Precinct, Supporting the City Park	Retail, Commercial, Residential, Education, Civic and Community
Building Height of Surrounding Development	4-6 storeys, enabling walk up and lifted residential and commercial development
Passive Space versus Event Space	20% passive, 80% civic event, meaning the space is highly ceremonial and limited in its capacity to deliver respite
Built Form Activating the City Park	Large scale civic functions with kiosks, coffee carts and a performance terrace
Events Overlay	Events are of a civic scale and occur monthly or annually
Landscape Identity	Designed as a regional city park with hardscaping, paving, trees, public art and a water play feature

RECOMMENDATION

While this concept supports the intention to deliver a ceremonial place for Penrith, enabling civic events and a formal identity for the city. The smaller green space reduces its ability to meet the needs of the park to contribute to the daily life of the city.

PRINCIPLES SCORECARD

-  **PRINCIPLE 01**
RESPOND TO THE CONTEXT
-  **PRINCIPLE 02**
CONNECT TO STATION STREET
-  **PRINCIPLE 03**
CONNECT TO THE TRANSPORT HUB AND NETWORK
-  **PRINCIPLE 04**
INTRODUCE NEW CONNECTIONS
-  **PRINCIPLE 05**
CREATE THE CITY PARK
-  **PRINCIPLE 06**
INVESTIGATE THE DEVELOPMENT SITE
-  **PRINCIPLE 07**
CONTRIBUTE TO THE CIVIC IDENTITY

SCORE: 6 / 7

- + Concept 3 only scores half a point for introducing new connections as the new north-south and east-west connections prioritise vehicle over pedestrians and cyclist, thus restricting the flexibility of the investigation area.
- + This concept also only scores half a point for contributing to the civic identity of Penrith.

PREFERRED CONCEPT AND WAY FORWARD

07

PREFERRED CONCEPT AND WAY FORWARD

07 Preferred Concept and Way Forward

A concept evaluation process led to the selection of Concept 2 Shared Network as the Preferred Concept for Penrith City Park. This concept provides a flexible civic space that meets the daily needs of workers, residents and visitors, as well as enabling an events mode weekly, monthly or annually as required. The Preferred Concept delivers approximately 7,000sqm of civic space which is commensurate with Penrith as a Regional City Centre.

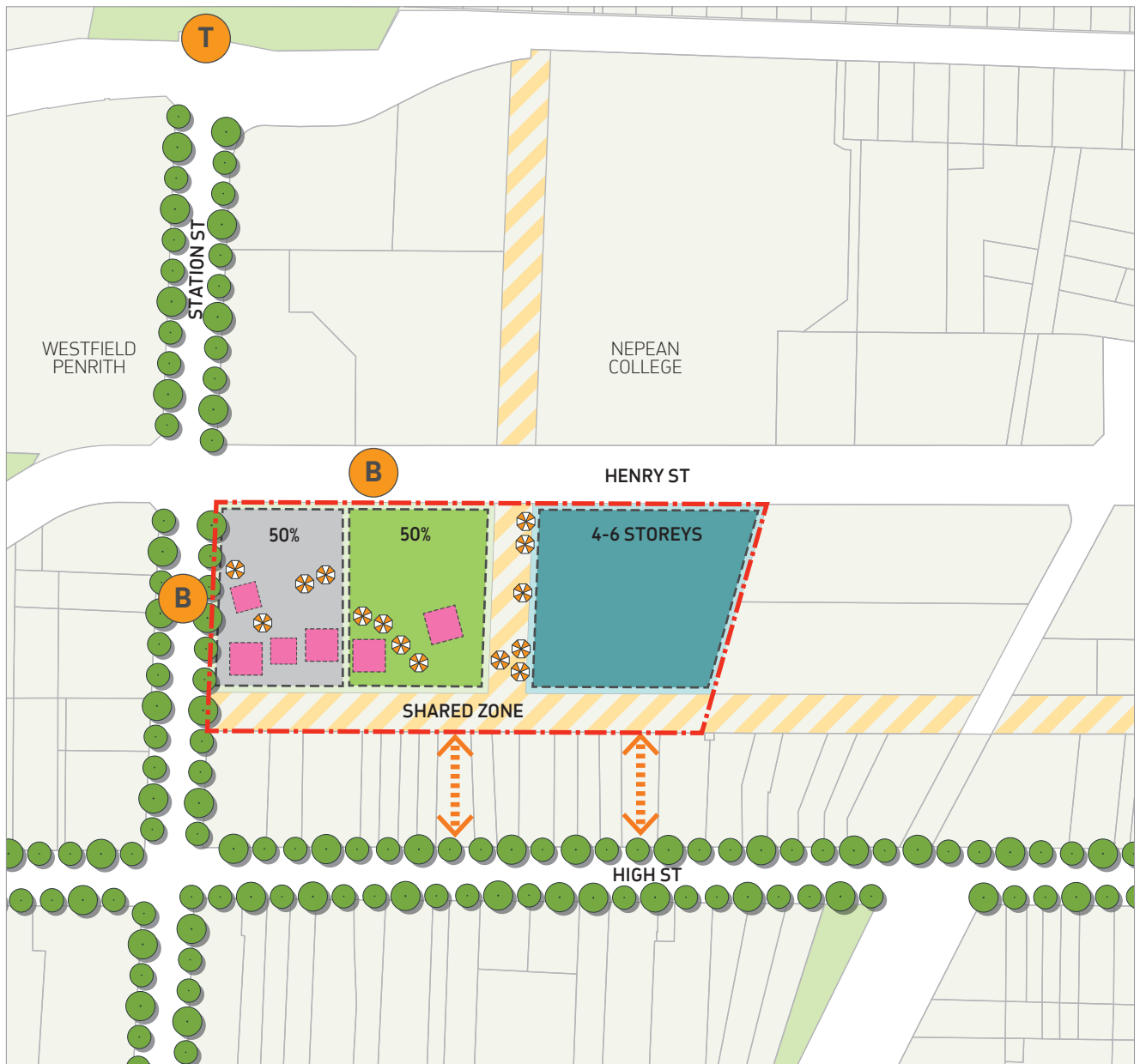
The Preferred Concept for the Penrith City Park meets the requirements of the Penrith Progression in providing a contemporary public space surrounded by a potential mix of housing and specialist retail opportunities.

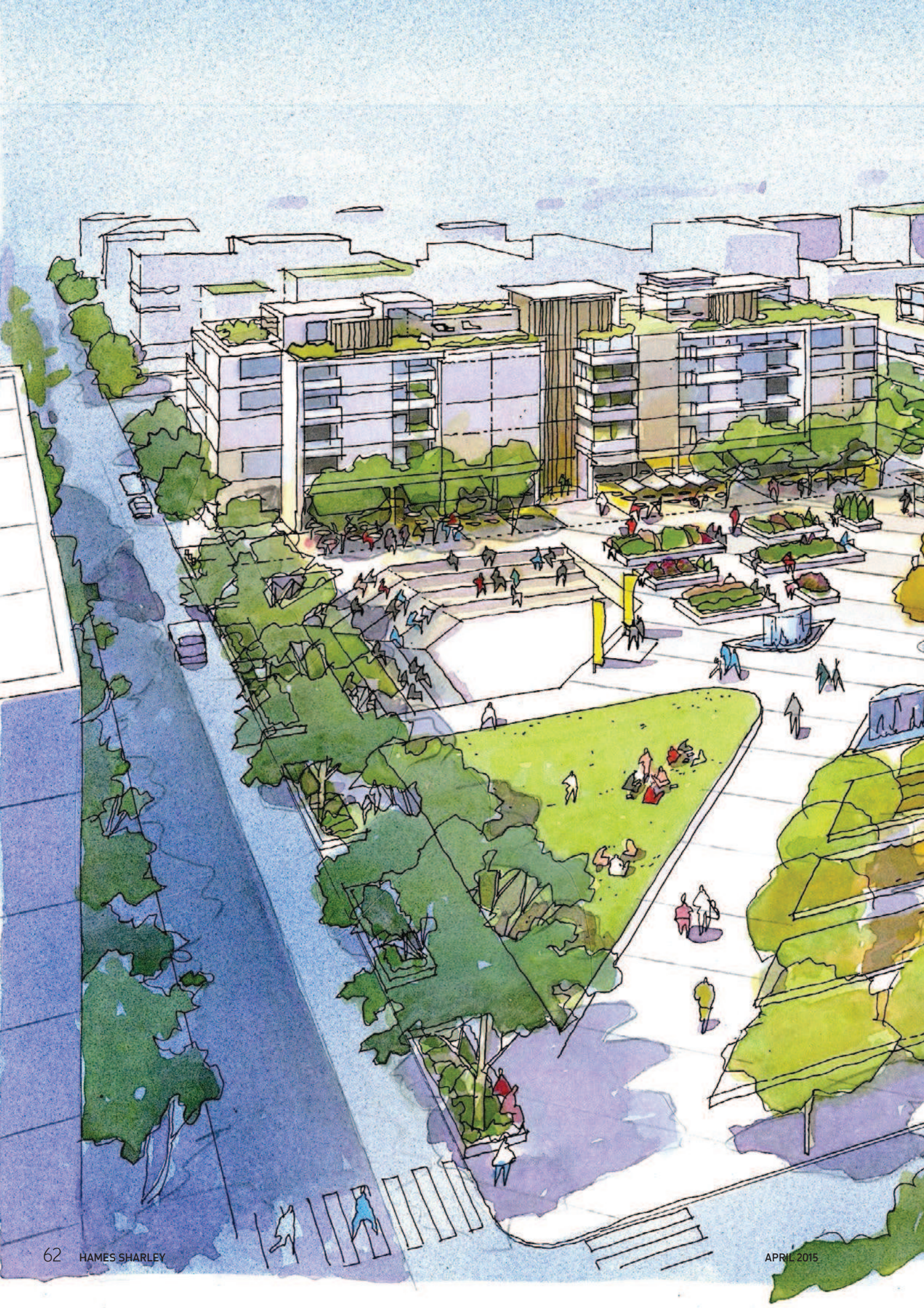
The balance between hard and softscaping will ensure it serves as a cool refuge in hot summers while providing a vibrant drawcard for community and cultural events.

Links from Penrith City Park through to High Street will revitalise the boutique shops and encourage the redevelopment of many High Street arcades into Penrith's laneways. The park will encourage property and business owners in High Street to redevelop their premises with dual frontages to both the City Park and High Street.

The next steps for Penrith City Council include the following actions:

- + Acquire the remaining parcels required to deliver Penrith City Park.
- + Design and deliver Penrith City Park as an exemplar of signature urban design and landscape architecture based on the recommended concept.
- + Prepare a finance plan to fund the construction of the City Park.
- + Prepare, fund and implement a maintenance and activation plan for Penrith City Park.
- + Encourage mixed use development to deliver housing density within the City Park Precinct to further activate Penrith City Park.
- + Examine the appropriateness of surrounding land use zones.
- + Investigate the development of a Cross Cultural Community Centre in the City Park Precinct adjacent to Penrith City Park.







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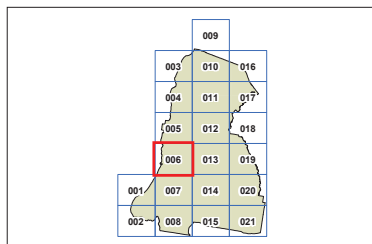
Land Zoning Map - Sheet LZN_006

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways
- DM Deferred Matter
- WSEA SEPP (Western Sydney Employment Area) 2009
- SM SREP No. 30 - St Marys

Cadastre

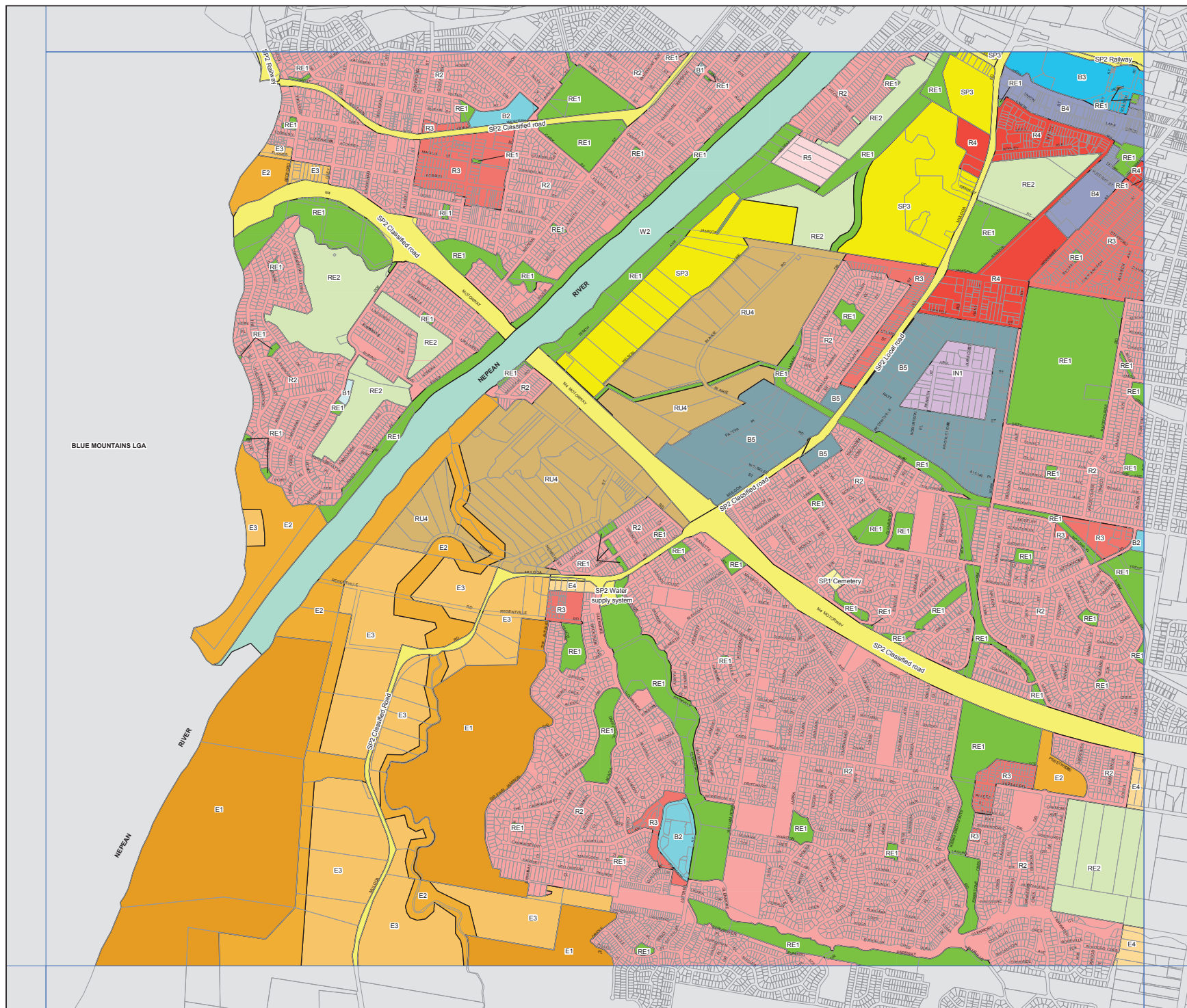
Cadastre 14/12/2015 © Penrith City Council



200 0 200 400 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3



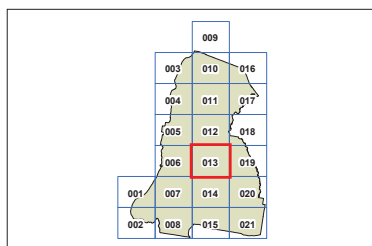
Land Zoning Map - Sheet LZN_013

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business development
B6	Enterprise Corridor
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU4	Primary Production Small Lots
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways
DM	Deferred Matter
WSEA	SEPP (Western Sydney Employment Area) 2009
SM	SREP No. 30 - St Marys

Cadastre

□ Cadastre 14/12/2015 © Penrith City Council

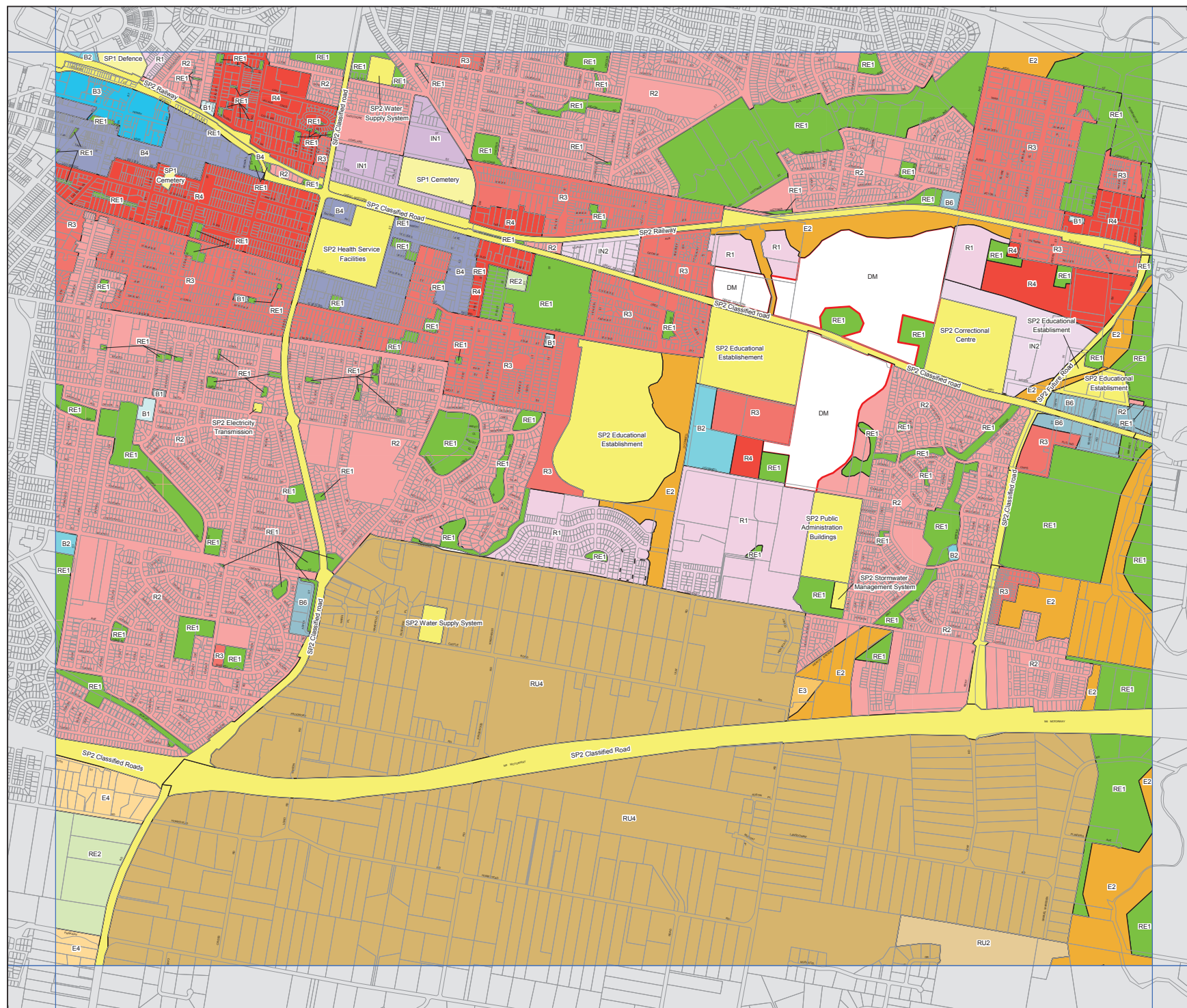


200 0 200 400 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

Map identification number:
6390_COM_LZN_013_020_20151214



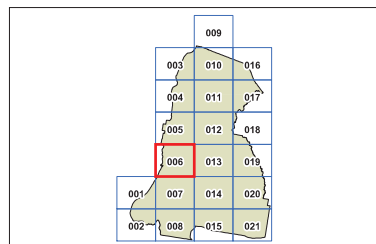
Height of Buildings Map -
Sheet HOB_006

Maximum Building Height (m)

A	0
C	5
I	8.5
J	9
K	10
M1	12
M2	12.5
O	15
P	18
Q1	19
Q2	20
R	21
S	24
T	27
U	32
Z	56
AB	80
Refer to Clause 7.17 and 7.19	

Cadastre

□ Cadastre 21/12/2015 © Penrith City Council



200 0 200 400 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3



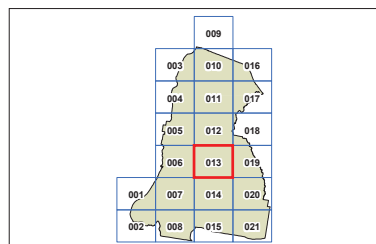
Height of Buildings Map -
Sheet HOB_013

Maximum Building Height (m)

A	0
C	5
I	8.5
J	9
K	10
M1	12
M2	12.5
O	15
P	18
Q1	19
Q2	20
R	21
S	24
T	27
U	32
Z	56
AB	80
Refer to Clause 7.17 and 7.19	

Cadastre

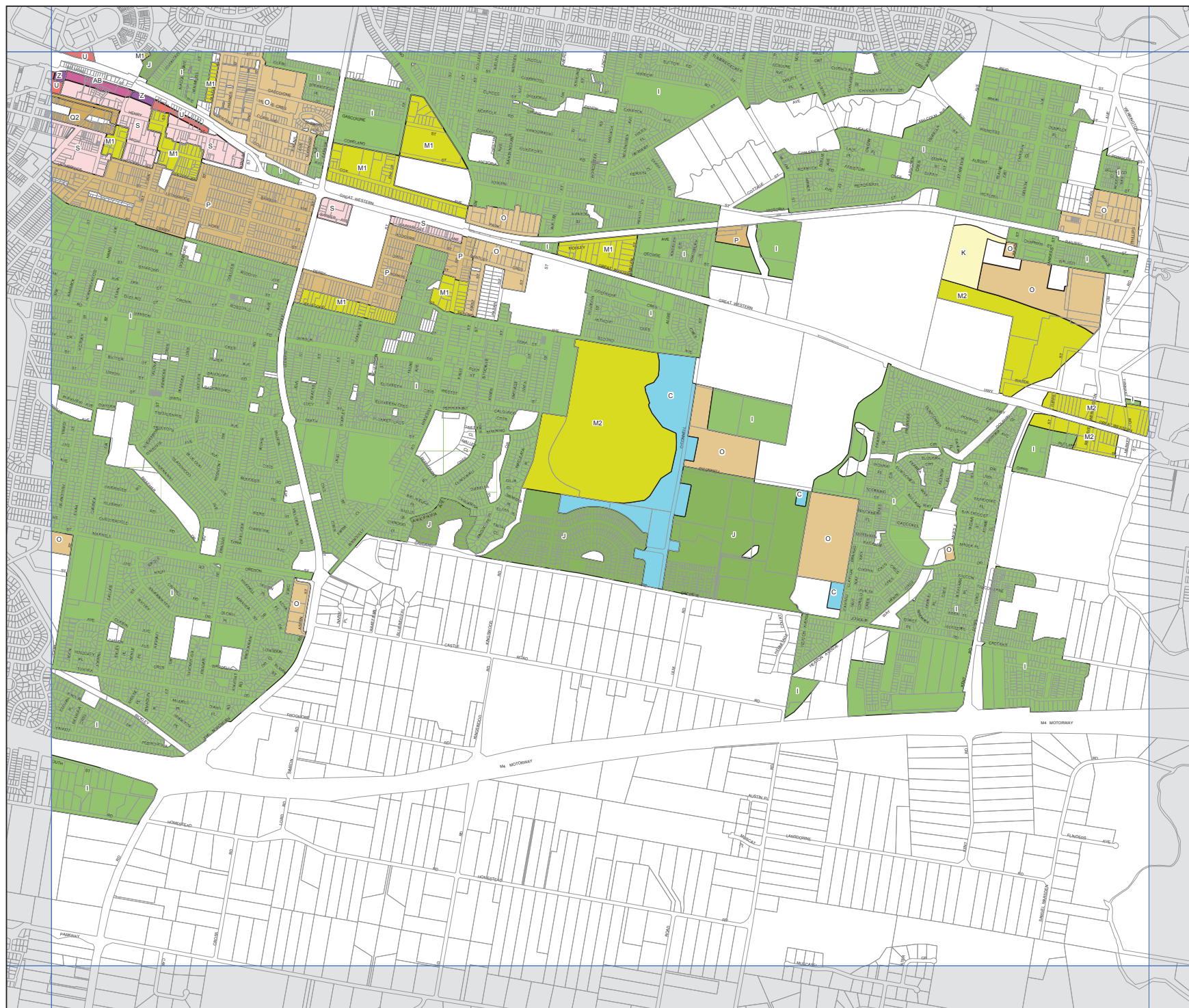
Cadastre 21/12/2015 © Penrith City Council



200 0 200 400 600
Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1:20,000 @ A3

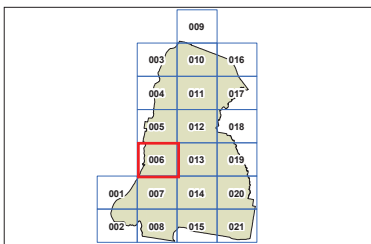


**Active Street Frontages Map -
Sheet ASF_006**

 Active Street Frontage

Cadastre

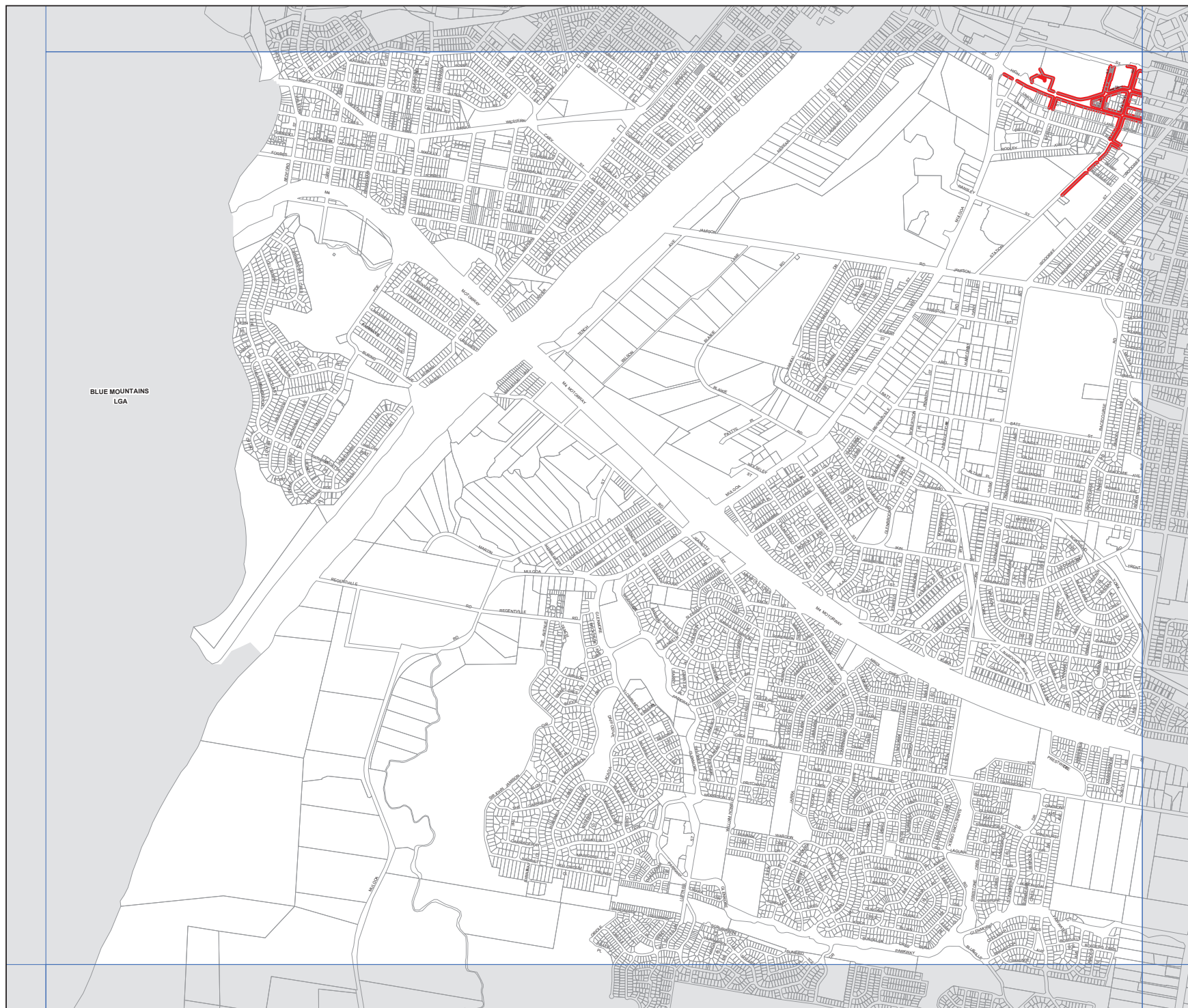
 Cadastre 21/12/2015 © Penrith City Council



Projection: GDA 1994
MGA Zone 56

200 0 200 400 600
Metres

Scale: 1:20,000 @ A3

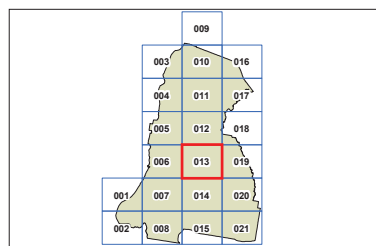


**Active Street Frontages Map -
Sheet ASF_013**

— Active Street Frontage

Cadastre

□ Cadastre 21/12/2015 © Penrith City Council



Projection: GDA 1994
MGA Zone 56

200 0 200 400 600
Metres

Scale: 1:20,000 @ A3

Map identification number:
6390_COM_ASF_013_020_20151222

