

Appendix 2 – Consistency of Planning Proposal with the Western City District Plan

No.	Planning Priority	Consistency
W1	Planning for a city supported by infrastructure	The proposal will support infrastructure planning for the Town Centre by encouraging greater investment to align the Town Centre's existing and future infrastructure with its growth. The Town Centre will be the focus of public transport investments to help deliver a 30-minute city. New development that contributes to the growth of the Town Centre will also assist in the transition from a focus on network-based services to a place-based service approach.
W2	Working through collaboration	Not applicable.
W3	Providing services and social infrastructure to meet people's changing needs	If the proposal proceeds, the developer will need to make the development contributions required by Council's current Development Contributions Plans. This will provide funds for open space and community facilities as well as the various projects planned for the Town Centre.
W4	Fostering healthy, creative, culturally rich and socially connected communities	The residential component of the proposal will provide a greater diversity of housing in the Town Centre and appeal to a new and wider demographic, helping to increase the Town Centre's cultural richness and diversity. The development, within the Town Centre, provides pedestrian and cycling opportunities, contributing to a healthy built environment.
W5	Providing housing supply, choice and affordability, with access to jobs, services and public transport	The residential component of the proposal will increase housing supply, choice and affordability in a location with very good access to jobs, services and public transport.
W6	Creating and renewing great places and local centres, and respecting the District's heritage	The proposal will help stimulate the Town Centre, including the night-time economy, with new residents and the activity generated by commercial uses.
W7	Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The proposal will contribute to the creation of a walkable, 30-minute city.
W8	Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	The proposal is very close to a train station that it likely to become the junction of two train lines – the main western line and the link to the Western Sydney Airport. It takes advantage of this opportunity by increasing residential density.
W9	Growing and strengthening the metropolitan cluster	The proposed development will contribute to the aims of the Collaboration Area of Greater Penrith, including: <ul style="list-style-type: none"> the revitalisation and growth of the Town Centre, improving housing diversity, and diversifying the night-time economy.
W10	Maximising freight and logistics opportunities and planning and managing industrial and urban services land	Not applicable.
W11	Growing investment, business opportunities and jobs in strategic centres	The proposed development will deliver housing within a walkable distance of the Town Centre helping to support existing and encourage the delivery of new services, shops and businesses in the Town Centre.
W12	Protecting and improving the health and enjoyment of the District's waterways	Not applicable.
W13	Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Not applicable.
W14	Protecting and enhancing bushland and biodiversity	Not applicable.
W15	Increasing urban tree canopy cover and delivering Green Grid connections	Not applicable.
W16	Protecting and enhancing scenic and cultural landscapes	Not applicable.
W17	Better managing rural areas	Not applicable.
W18	Delivering high quality open space	Not applicable.
W19	Reducing carbon emissions and managing energy, water and waste efficiently	The proposed development will, through its location in the Town Centre, help reduce car dependency and increase walking, cycling and the use of public transport.
W20	Adapting to the impacts of urban and natural hazards and climate change	Not applicable.