



# Social needs analysis

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61-79 Henry Street, Penrith

3 March, 2022



There is no power  
for change greater  
than a community  
discovering what it  
cares about.

- Margaret J Wheatley

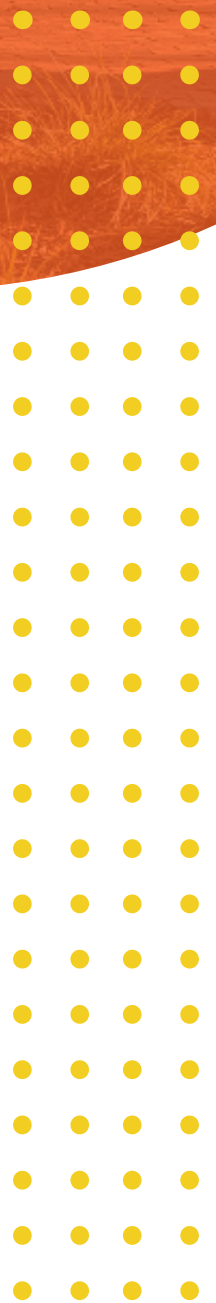


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Street, Penrith

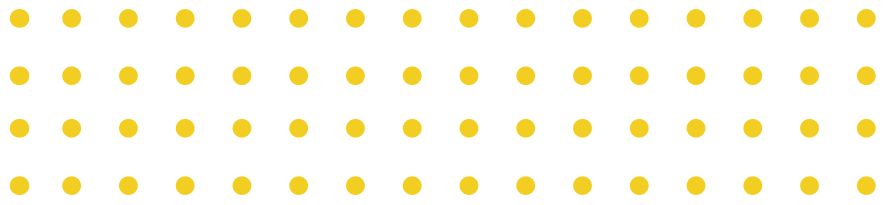
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# Executive Summary

Cred Consulting have been engaged by Sutherland & Associates Planning to delivery a Social Needs Analysis (SNA) to inform a Planning Proposal for 61-79 Henry Street, Penrith NSW.

The Planning Proposal seeks to amend the B3 Commercial Core zone on the subject site to permit:

- mixed use development to a maximum FSR of 5.5:1;
- a minimum of FSR of 2:1 for non-residential uses.
- the balance of FSR (up to 3.5:1) to allow residential flat buildings and shop top housing

Under the PP the mix of uses proposed are as follows:

- 7,515sqm GFA of retail with provision for supermarkets, speciality retail, restaurants and cafes
- 16,715sqm GFA of commercial office campus with versatile floorplates to support a broad range of market requirements
- 8,080sqm GFA of hotel and serviced apartments
- ~5,000sqm multi-purpose public domain area which can accommodate community events or can be used informally; and

- Around 455 residential apartments with a provision of seniors housing, assisted living and affordable housing.

This SNA concludes that the subject site is well positioned within the CBD to cater to future a mixed use residential development. Future residents will have good access to a wide range of health services, retail shops and places to eat, drink and socialise that are already available within the Penrith CBD. They will have convenient access to places to participate in all levels of learning (e.g. the central library, TAFE, community colleges, high schools and primary schools) as well as social and cultural activities (e.g. Joan Sutherland Centre) all within a 1km radius of the site. The primary schools and high school are located within a 10minute walk of the site.

One gap in access to social infrastructure that the site is not within 200m or 400m of a quality public park. However this gap can be addressed through the provision of a public park on the subject site. There are a number of other social needs that can be considered to ensure good social outcomes for this proposal. These are summarised in Table 1 below.

Table 1 - Key findings

Type	Social need	Does the proposal have capacity to deliver this?	Recommendations
Open space	<p>There is currently no quality public park within 200m of the site.</p> <p>Based on open space benchmarks set out in the <i>Penrith Sport and Recreation Strategy</i>, there is a requirement to deliver a quality public park within 200m of the site, minimum 0.3ha - 0.5ha in size.</p> <p>Because of the potential diversity of future residents, the park should provide a range of active and passive spaces that are accessible to all.</p>	Yes	<p>Deliver a new publicly accessible park of a minimum 0.3ha - 0.5ha (this aligns with Council benchmarks). The concept proposal has identified an opportunity to deliver a 0.38ha public park which if delivered, addresses this recommendation.</p> <p>The public park should include following facilities and functions:</p> <ul style="list-style-type: none"> <li>• Outdoor fitness equipment</li> <li>• Accessible playground appropriate for intergenerational plan and inclusive play</li> <li>• Shaded seating and tables</li> <li>• Spaces for young people such as a half court, rebound wall, climbing wall, parkour space</li> <li>• Safe physical separation between the park edge and highway (without compromising passive surveillance)</li> <li>• Water features and trees to support a cooler environment.</li> </ul>

Type	Social need	Does the proposal have capacity to deliver this?	Recommendations
Open space (continued)	To support a range of social needs in open space without conflict.	Yes	Ensure that public and communal spaces are designed in a way that allows for a range of different users and uses to share.
	To support social connectivity between residents, community health and wellbeing and support a cooler living environment.	Yes	Provide communal open spaces on rooftop or podium levels, including community gardens, passive recreation spaces etc. This aligns with Council's goals in the <i>Cooling the City Strategy</i> .
Community floor space	There are a number of community facilities within the site catchment, however given the site's possible future tenants (e.g. affordable and disability supported housing), there is a need to provide a community space to support services located on site but that could also be hired by the wider residents and community for social gatherings etc. This will also support social connections between a range of different housing tenures.	Yes	<p>Deliver a minimum 200m<sup>2</sup> of community floor space that flexible and used for day programs, training, tenant meetings and social gatherings for residents as well as hire by the wider community.</p> <p>Best practice precedents suggest that this space should be located on the ground floor to be highly visible and connected to an outdoor space.</p>
Housing	A diversity of housing is required on the subject site by the Penrith Local Housing Strategy, due to its location in a 'Housing Diversity Area' and within walkable catchments around high quality public transport networks and the CBD.	Yes	The proposal has the capacity to support a diversity of housing, as identified in the concept proposal. This could include housing for seniors and people with disability because of the site's location and access to a range of services, facilities and transport. There is high demand for affordable housing in the locality, and the 5% proposed, which aligns with Metropolitan targets, will assist in meeting the affordable housing demand.
Connectivity	Ensure that residents (in particular older people and people with disability) can safely and comfortably walk to the future City Park, community facilities, essential services, places of education and the CBD.	Yes	<p>Contribute to the improvement of streetscapes surrounding the development, including tree planting, lighting, rest stops and wayfinding.</p> <p>Support a possible pedestrian bridge from the Soper Place development (adjacent to the site) that would improve connections to the Thornton Community Centre and community garden on the northern side of the railway corridor.</p>
Health	To ensure the health and wellbeing of residents, in particular older people and people living with disability on site.	Yes	There are a number of health related services currently provided on subject site that would need to be closed during the redevelopment of the site (e.g. the pharmacy and health services). However the CBD has these in ample supply. These uses should seek to be re-provided on the ground floor of the new development.
Safety and security	To ensure residents and their property are safe and protected, and that site planning and building design encourages passive surveillance of communal and public spaces and streets, having consideration of the higher crime rates with the Penrith CBD.	Yes	<p>Ensure designs meet Crime Prevention Through Environmental Design (CPTED) requirements (e.g. lighting in the public realm, passive surveillance of public and communal spaces, and surrounding streets).</p> <p>Deliver community building programs to facilitate connections between residents, increasing the probability that people will look out for each other and each others property.</p>

# 1. Introduction

Cred Consulting is an independent community planning consultancy. Cred was engaged to prepare a Social Needs Analysis (SNA) to support a planning proposal at 61-79 Henry Street, Penrith.

## Purpose

The purpose of this report is to form a Social Needs Analysis (SNA) that considers the capacity of the site at 61-79 Henry Street Penrith, and the neighbouring area to support residential uses. It aims to understand the social and cultural context of the subject site as well as the potential social impacts and community benefits that could be delivered through the proposal to support the incoming and neighbouring communities. In addition to new community benefits on the site, it also considers enhancement or embellishments to existing social infrastructure and open space nearby the site to ensure that there is an integrated and strategic approach to delivering community outcomes for the entire area.

## Council requirements

Penrith Council (Council) has requested that this report responds to the following:

- Existing social context of the site including stakeholders
- Existing and proposed provision of development with diverse and affordable housing
- How applicable planning controls influence potential social outcomes of the proposed amendment. This should include controls for affordable housing and community facilities.
- Capacity of and creation of demand for social and community infrastructure such as support services (hospitals, community health centres, allied health services, etc.)
- Audit of retail centres within place context
- An assessment of existing and proposed open space near and within the site. Is the public open space provided in the City Centre adequate to support high density residential development? Assess this using Action 80 of the Western Sydney District Plan and the Penrith *Draft Sport and Recreation Strategy*.
- Identify whether the development site has the capacity to provide adequate infrastructure to respond to any identified shortcomings.
- Review of strategic planning and policy context and implications including how planning controls influence potential social outcomes
- Pre and post development community profile and analysis of social context including the identification key community and industry stakeholders that may be impacted by the proposal
- Site visit and analysis of place context
- Audit and mapping of social infrastructure and services within 400m, 800m and 2km of the site and benchmarking demand resulting from the proposal and considering best practice social outcomes that could be delivered for the existing and incoming community. This includes auditing of retail strips and shopping centres.
- Audit and mapping of open space and recreation facilities 200m, 400m and 2km of the site and benchmarking demand (applying Action 80 of the *Western Sydney District Plan* and the *Penrith Draft Sport and Recreation Strategy*) resulting from the proposal and considering best practice social outcomes that could be delivered for the existing and incoming community
- Analysis of affordable housing needs and opportunities resulting from the proposal
- Analysis of potential social impacts and opportunities that can be realised and addressed through the proposal.

## 1.1. Methodology

This study has been undertaken using the following methodology:



## 1.2. About the proposal

### Site size and location

The subject site is for land at 61-79 Henry Street, Penrith, located within Penrith City Council Local Government Area (LGA). The site has a total area of approximately 16,160m<sup>2</sup>, or 1.6ha.

The subject site is currently zoned B3 Commercial Core under the provisions of Council's LEP 2010. No form of residential accommodation is permitted in the B3 zone.

It is approximately 600m from Penrith Railway Station and 600m from Penrith Westfield. See Figure 1 below.

### What's proposed?

The Planning Proposal seeks to amend the B3 Commercial Core zone on the subject site to permit:

- mixed use development to a maximum FSR of 5.5:1;
- a minimum of FSR of 2:1 for non-residential uses.
- the balance of FSR (up to 3.5:1) to allow residential flat buildings and shop top housing

At an FSR of 5.5:1 a total of around 88,880sqm of mixed-use gross floor area (GFA) could be developed. Under the PP the mix of uses proposed are as follows:

- 7,515sqm GFA of retail with provision for supermarkets, speciality retail, restaurants and cafes
- 16,715sqm GFA of commercial office campus with versatile floorplates to support a broad range of market requirements
- 8,080sqm GFA of hotel and serviced apartments

Figure 1 - Site location



- ~5,000sqm multi-purpose public domain area which can accommodate community events or can be used informally; and
- Around 455 residential apartments with a provision of seniors housing, assisted living and affordable housing.

### Identified opportunities for the provision of social infrastructure and open space

The some possible community benefits that the concept proposal has identified include:

- A public open space area which connects to and doubles the size of the existing green space to the north. This space will be embellished to provide a high-quality outdoor recreation space in the city centre.
- Central pedestrian avenue linking Henry Street to the proposed public park
- Administration, training and program delivery spaces for AFFORD tenants.



## 2. Social sustainability and resilience

This SNA assesses the potential social impacts of the proposal against its ability to deliver social sustainability and resilience outcomes for the future community at 61-79 Henry Street and for the Penrith CBD in which the site is located. This section provides guidance on social sustainability and resilience.

### 2.1. What is social sustainability?

Social sustainability is the ability of a social system to support the capacity of current and future generations to maintain a high level of social wellbeing. Social sustainability recognises that individual and community wellbeing are linked, and that by addressing the needs of the most disadvantaged, the whole community benefits.

A socially sustainable community is one that has good access to amenities, social infrastructure and open space that supports their needs, has a vibrant social and cultural life and provides opportunities to have a voice and influence the place they care for. Integrating these principles into the master plan will ensure a more resilient community, and create a great place to live. Design for Social Sustainability, A framework for creating thriving new communities, identifies four building blocks for social sustainability<sup>1</sup>;

- Amenities and infrastructure
- Social and cultural life
- Spaces to grow; and
- Voice and influence.

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice<sup>2</sup>:

- Safe and secure places
- Accessibility
- Provision of social infrastructure
- Promotion of social interaction and inclusion through design
- Diverse housing options, and
- Preservation of local characteristics.

<sup>1</sup> Woodcroft Saffron for the Young Foundation, Design for Social Sustainability, A framework for creating thriving communities, 2011  
<sup>2</sup> Based on the work of Jan Gehl

### 2.2. What is resilience?

Urban resilience is referred to by the 100 Resilient Cities initiative as:

*“The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks they experience”.*

Chronic stresses are long-term systemic disruptions that weaken the fabric of a city. Examples include ongoing issues such as inequality, loss of housing affordability and lack of social cohesion. Acute shocks are short-term disruptions that threaten a city. Examples include sudden incidents such as heatwaves, bushfires, floods, disease outbreaks and terror attacks.

*Resilient cities are reflective, resourceful, robust, have built in redundancy, are flexible, inclusive, and integrated. The “robust” (well-conceived, constructed and managed systems), “inclusive” (prioritise broad consultation to create a sense of shared ownership in decision making), and “integrated” (bring together a range of distinct systems and institutions) facets of resilience are particularly related to social capital and networks that make up a city<sup>3</sup>.*

Improving the systems and networks that make up a city will increase our resilience overall. Resilient systems withstand, respond to and adapt more readily to shocks and stresses. They emerge stronger after tough times and live better in good times. New development should respond to this by delivering places that are resilient to address future shocks and stresses.

<sup>3</sup> 100 Resilient Cities, 2017, available at <http://www.100resilientcities.org>

## 2.3. Social sustainability in high density

Australia has historically been a low-density urban landscape but new development, particularly in CBD areas, is increasingly high density.

The Greater Sydney Commission defines higher density living as 60+ dwellings per hectare. With a site size of 1.6ha and an approximate 550 dwellings, the future density of the subject site would be 343 dwellings per hectare.

This section provides an overview of the impacts of high-density living including measures for improved social outcomes in high-density areas, including around the needs for communal spaces for residents.

### Benefits of socially sustainable high density residential areas

Done well, high-density living can have positive impacts for residents and their communities. What is most important in delivering good outcomes for residents and the broader city are the overall numbers of people living in a development, whether the apartments enable a good quality of life or not, whether residents have access to the open space and community services that they need and the cumulative impact of these developments on the quality of the public realm<sup>2</sup>.

High-density living can have a number of benefits including:

- Designing and building a public domain that encourages active transport such as walking and cycling
- Creating a market for facilities and services that would otherwise be located further away or not available to a smaller population, (such as walking and cycling networks, public transport networks, well-maintained green spaces, and community facilities and services), and reducing reliance on car trips for these services and facilities
- Helping lower demand in other parts of the city less suited for housing, such as outer suburbs not connected to transport and employment
- Activating the public domain and building a sense of safety in public spaces as a larger population uses shared facilities including open space
- Shared and active spaces also create opportunities for residents to develop community cohesion and identity, and
- As residents spend money locally, larger populations with easy walking, cycling and public transport access to local shops and services can boost the local economy.

### Requirements for socially sustainable high density areas

When high-density areas are poorly designed and sited, and ineptly managed, social benefits can be lost and there can be severe negative impacts for residents. Higher density living can breed stress, fear of crime, social isolation and community dislocation, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children<sup>3</sup>.

Research on best practice high-density areas has shown that the following considerations are crucial in creating a socially sustainable high density development.

#### Housing<sup>4</sup>

A diversity of housing types and size including number of bedrooms, cost, low- and mid-rise apartment buildings, terraces and high rise is needed to cater to the varying needs of the community and build a diverse population. Housing should be of a good size, with storage, solar access particularly to living spaces, minimal noise transference, privacy, and water and energy saving features, to support quality of life and affordability. Housing should be universally designed to support a diverse community including allowing older people to age in place.

#### Infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children<sup>5</sup>. Facilities open to and attracting the broader population are also needed to build connections between the site and the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction<sup>6</sup>.

*"There is not a problem with the high-rise typology, it's just about doing it well."*

*- Brian Jackson General Manager - Planning & Development Services City of Vancouver*

### *Social connection<sup>7</sup>*

Intermediary common green spaces can help to create sub-communities in high density housing, “village-ifying” residents’ experience. There should be a focus on the design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop neighbourliness and community. Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only feeling “owned” by a small number of residents). Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security.



Communal kitchen in Wohnprojekt Wien, Vienna



Communal off leash dog park

### *Open space<sup>8</sup>*

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a ‘heart’ for communities and developments. The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space.

People in high density areas should be within 2 to 3 minutes or 200 metres walking distance of usable open space, of at least 0.15ha, including access to play and activity opportunities. Residents should live within 400 metres of higher quality neighbourhood, district or regional open space. Walking is the most popular recreation activity in Australia, therefore there should be a focus on connecting open space areas with walking paths as well as creating destinations to create opportunities for physical activity.



Waluba Park playground in Green Square provides opportunity for social connection

## Connection to nature<sup>9,10</sup>

There is a growing body of research that indicates that living in high-density housing can lead to a collective “nature deficit”. There should be opportunities for residents to experience natural elements in their day to day lives including through “biophilic” architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space.



Central Park biophilic design

## What does this mean for the proposal?

By working towards socially sustainable high density, the proposed development is more likely to create benefits for both the existing and incoming community. Opportunities and considerations include:

- Planning for the needs of diverse age groups, in particular both older people and the young workforce to reduce conflict between different groups and support community cohesion
- Planning for the needs of the different age and abilities of residents including though universal design principles and accessible places
- Community infrastructure including facilities and services, and commercial and civic areas, is delivered in a way that builds community, welcoming the broader community and connecting to and activating other local centres.
- There are a range of housing types available including dwellings with a varied number of bedrooms, and the housing is universally designed and of a good size with natural light, storage, water and energy saving features, privacy and minimal noise transference, and
- There are opportunities to connect with green space and nature such as in Trumper Park, and through open space and biophilic architectural elements.
- There should be a focus on the design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop a sense of community.
- Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only feeling “owned” by a small number of residents).
- Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security.

1. Hodyl, Leanne, The Winston Churchill Memorial Trust of Australia, To investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments, 2015.

2. Ibid.

3. Kent, J., The Conversation, ‘High density living can make us healthier, but not on its own’, January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>.

4. Ibid.

5. McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW, [https://www.sa.gov.au/\\_\\_data/assets/pdf\\_file/0016/17530/Best\\_Practice\\_Open\\_Space\\_in\\_Higher\\_Density\\_Developments\\_Project\\_Summary\\_Report\\_June\\_2012.pdf](https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf).

6. Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016, <https://www.criterionconferences.com/blog/government/sociably-green-next-frontier-liveable-high-density-housing/>.

7. City of Charles Sturt, ‘Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development’, [https://www.sa.gov.au/\\_\\_data/assets/pdf\\_file/0016/17530/Best\\_Practice\\_Open\\_Space\\_in\\_Higher\\_Density\\_Developments\\_Project\\_Summary\\_Report\\_June\\_2012.pdf](https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf).

8. McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW.

9. Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016.

10 Newman, P., ‘Biophilic Architecture: Rationale and Outcomes’, Curtin University, <http://www.aimspress.com/fileOther/PDF/environmental/envirosci-02-00950.pdf>.



## 3. Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space other community benefits that could be delivered as part of the proposal.

### 3.1. State & regional

#### Greater Sydney Commission District Plan - A metropolis of three cities

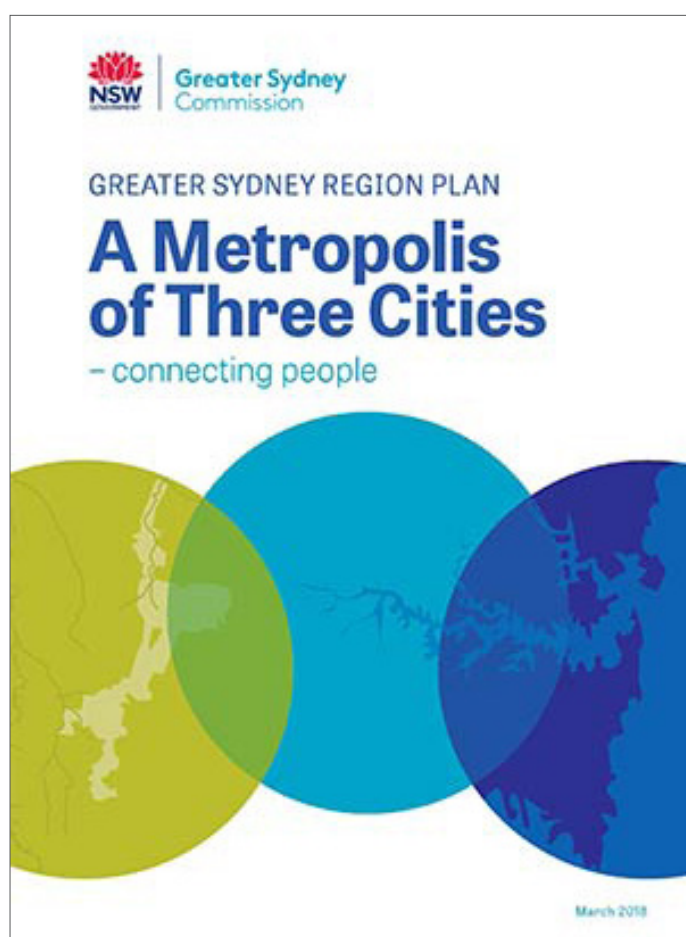


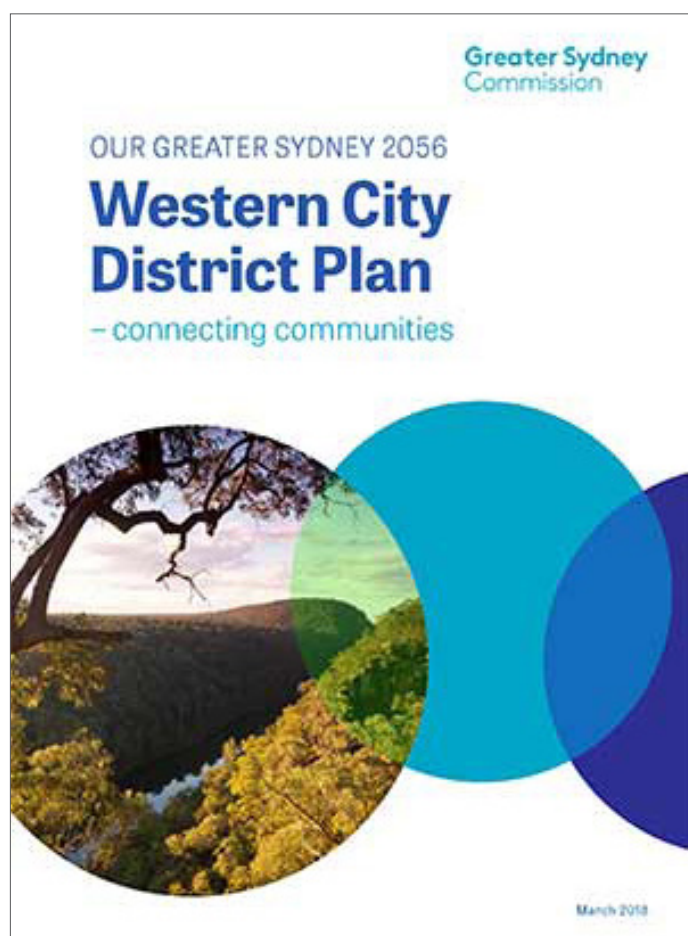
Table 2 - Relevant directions from A metropolis of three cities

Direction	Objective
A city for people	Objective 7: Communities are healthy, resilient and socially connected
Housing the city	Objective 10: Greater Housing Supply Objective 11 – Housing is more diverse and affordable Objective 12 – Great places that bring people together Objective 13 – Environmental heritage is identified, conserved and enhanced
A well-connected city	Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities
Jobs and skills for the city	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City Objective 22: Investment and business activity in centres
A city in its landscape	Objective 30: Urban tree canopy cover is increased.

The Greater Sydney Region Plan: A Metropolis of Three Cities is built on a vision where people live within 30 minutes of their jobs, education and health facilities, services and great places. The Plan seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City; Central River City and the Eastern Harbour City, guided by ten strategic directions. Relevant directions are listed in table 1.



## Greater Sydney commission district plan - Western city district plan



This western city district plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level. Relevant planning priorities are listed in Table 2.

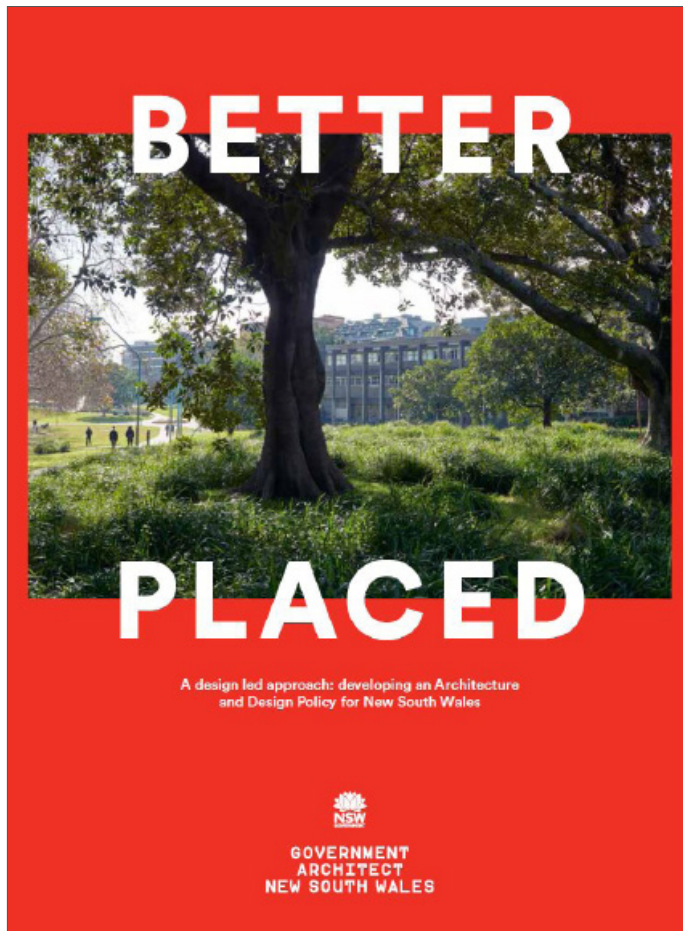
Table 3 - Relevant directions from Western City District Plan

Direction	Planning priority
A city for people	W3: Providing services and social infrastructure to meet people's changing needs W4: Fostering healthy, creative, culturally rich and socially connected communities
Housing the city	W5: Providing housing supply, choice and affordability with access to jobs, services and public transport
A city of great places	W6: Creating and renewing great places and local centres and respecting the District's heritage
A well- connected city	W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City
Jobs and skills for the city	W9: Growing and strengthening the metropolitan cluster W11: Growing investment, business opportunities and jobs in strategic centres
A city in its land- scape	W15: Increasing urban tree canopy cover and delivering Green Grid connections W18: Delivering high quality open space

Action 80 of the Plan places responsibilities on councils and other agencies to:

- Maximise the use of existing open space and protect, enhance and expand public open space by:
- Providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to a growing populations needs
- Provide new open space within 400m of residential areas, and 200m of high density areas
- Require large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved
- Plan new neighbourhoods with a sufficient quantity and quality of new open space
- Delivering shared and co-located sports and recreational facilities including shared school grounds and re-purposed golf courses
- Delivering or complementing the Greed Grid
- Providing walking and cycling links for transport and recreation.

## Better placed



'Better Placed' is a design led NSW Government policy intent upon guiding the delivery of world-class planning and design outcomes. The policy establishes 7 principles for the built environment,

1. Contextual, local and of its place
2. Sustainable, efficient and durable
3. Equitable, inclusive and diverse
4. Enjoyable, safe and comfortable
5. Functional, responsive and fit for purpose
6. Value-creating and cost effective
7. Distinctive, visually interesting and appealing.

## Greener places



'Greener Places' is a NSW Government policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to greening, the policy outlines 4 guiding principles,

1. Integration: green infrastructure, urban development and Grey infrastructure
2. Connectivity: creating a network of open spaces
3. Multi-functionality: establishing multiple ecosystems
4. Participation: involve stakeholders.

### 3.2. Penrith City Council

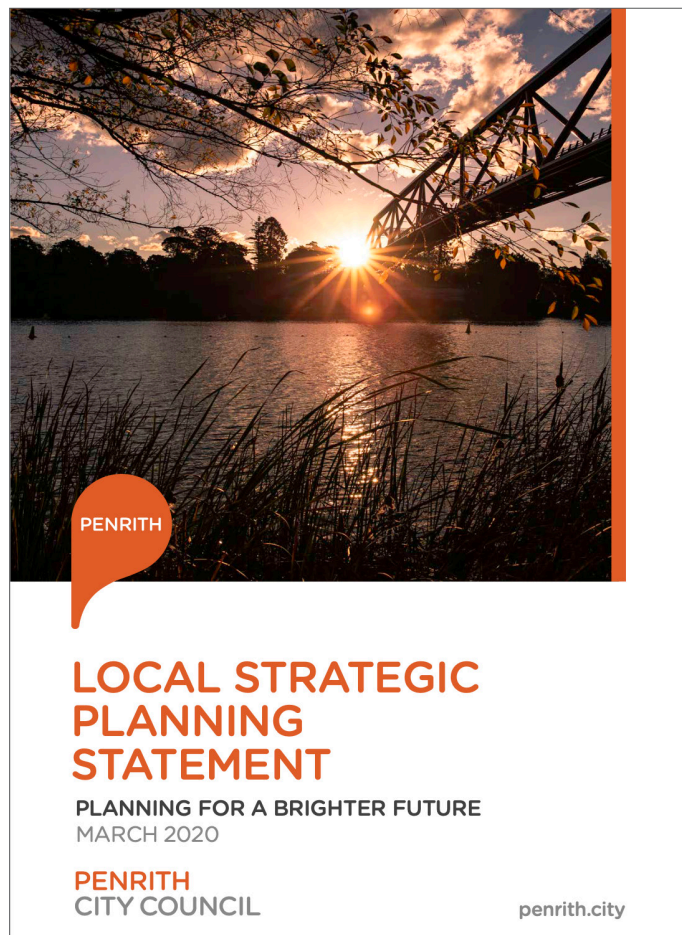
#### Greater Penrith place Strategy



The Greater Penrith Collaboration Area Place Strategy informs public and private policy and investment decisions by identifying and recognising the complex, place-specific issues inhibiting growth and change, bringing together multiple and diverse stakeholders and identifying priorities for growth. Relevant actions include:

- A14 - Deliver great places by prioritising a people-friendly public realm and open spaces; providing fine grain and diverse urban form, high amenity and walkability; and recognise and celebrate the character of the place and its people
- A25 - Explore statutory incentives and other mechanisms to attract hotel operators and expand short-term accommodation opportunities centred around the Penrith City Centre and tourism activities

#### Local strategic planning statement



The Local Strategic Planning Statement (LSPS) outlines Penrith's economic, social and environmental land use needs over the next 20 years. Relevant planning priorities identified as part of the LSPS includes:

- P2 - Work in partnership to unlock our opportunities
- P3 - Provide new homes to meet the diverse needs of our growing community
- P4 - Improve the affordability of housing
- P5 - Facilitate sustainable housing
- P6 - Ensure our social infrastructure meets the changing needs of our communities
- P12 - Enhance and grow Penrith's economic triangle
- P18 - Connect our green and blue grid



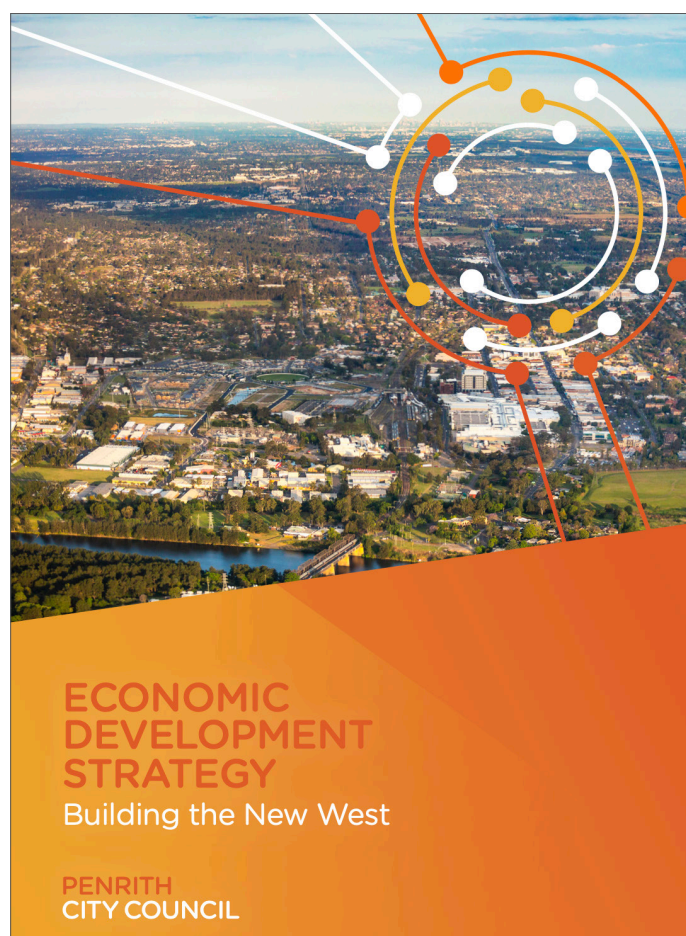
## Community plan 2017



The Penrith Community Plan was adopted by Council on 26 June 2017 and represents the community's vision for the Penrith LGA over the next 20 years. Relevant outcomes and strategies include:

- We can work close to home - 1.1 Attract investment to grow the economy and increase the range of businesses operating in the region
- We plan for our future growth - 2.1 Facilitate development in the City that considers the current and future needs of our community
- We have safe, vibrant places - 4.2 Help make out major centres and important community places safe and attractive, and
- We are health and share strong community spirit - 6.2 Help build resilient, inclusive communities.

## Economic development Strategy (EDS)



The Economic Development Strategy provides a strategic framework for how Council can best support economic development, foster greater investment and grow jobs in Penrith. Relevant strategic directions include:

- Strengthen the flow of local people into local jobs
- Celebrate Penrith's sense of place and unique identity
- Support cultural development, activate places and celebrate diversity
- Deliver short term accommodation
- Bring forward delivery of jobs

## Penrith city Strategy



The objective of the Strategy is to help build a sustainable future for the Penrith Community, by summarising the key issues facing Penrith over the next 10-20 years and outlining how Council will respond.

### Housing

The Strategy establishes that Penrith needs to accommodate population growth of an additional 40,000 people and 25,000 more dwellings by 2031. Relevant goals include:

- H3 - A choice of housing that responds to a diverse community and changing household structures
- H6 - Medium and high density residential development located in and adjacent to the City's centres, and
- H8 - Housing that is adaptable and accessible and will accommodate people of all ages and abilities, recognising that their needs change over time.

### Jobs and economy

The Strategy notes that Council has set a target of an additional 40,000 jobs by 2031, and this includes 11,150 in the Penrith City Centre. Relevant goals include:

- J1 - An additional 40,000 jobs between 2009 and 2031
- J3 - A diverse economy that provides a range of employment opportunities
- J9- Employment land uses are planned to integrate with the existing and proposed transport network, and reduce dependence on long-distance road transport.

### Transport and access

The Strategy notes that the Council wants to improve the City's footpaths and shared pathway network. Relevant goals include:

- T7 - Shared pathways across the City link public transport, schools, sporting facilities, community facilities, local centres and recreational areas
- T10 - The City's active transport options are accessible and inclusive.

### Community well-being

The Strategy seeks to promote and encourage the well-being of the community. Relevant goals include:

- C1 - Active recreation and leisure activities in the City
- C2 - Social interaction in the community
- C8 - Our centres are vibrant with a creative edge
- C9 - Our neighbourhoods and communities have a sense of place and unique identity
- C14 - Deliver contemporary infrastructure
- C18 - Council's land use, open space and recreation plans provide opportunities for a diversity of children's play
- C24 - Older people have access to health care, support services and a range of housing options
- C27 - Vulnerable women have access to the services they need
- C32 - The City's infrastructure is accessible and inclusive, and
- C33 - People with disability have access to the services and information they need.



## Local housing Strategy (Draft)



Penrith's vision is to provide a diverse range of housing to cater for a changing and growing population. Council wants housing to be affordable, environmentally sustainable and responsive to the local character. The Strategy establishes that medium and higher density housing will be provided in locations with good access to services and high frequency public transport, including existing train stations.

### Objectives for locating housing in Penrith:

- To encourage the provision of new housing in locations that are within walkable catchments around high quality public transport networks and key centres
- To ensure that any expansion of the urban area is targeted to locations supported by infrastructure, where a diversity of housing types is appropriate, and are aligned with District or Regional growth.

### Objectives for housing diversity

- To ensure there is a diversity of housing types, sizes and tenure that are flexible, adaptable, and appropriate to the changing needs of current and future residents
- To ensure local infrastructure appropriately caters to the future demand generated in incremental and substantial change areas.

### Objectives for housing affordability:

- To support the provision of specialised and affordable housing to accommodate residents with particular needs with regard to design, location, tenure and cost.

### Objectives for housing design, character and resilience:

- To ensure new housing respects local character values of Penrith's diverse neighbourhoods or contributes positively in localities where character will transform over time
- To promote housing resilience through high quality and environmentally sustainable design.

### Relevant actions include:

- A8 - Support the revitalisation of existing centres in a manner that will deliver high quality built form outcomes and enhance the public domain and provide community benefit.
- A10 - Support medium density housing within proximity to Local Centres across Penrith's infill and new release areas to promote housing diversity.
- B7 - Require higher density developments to provide a suitable bedroom mix to encourage smaller dwelling types (i.e. studio and 1-bedroom dwellings) to reflect the anticipated decline in the household size and shift in the number of lone person households over the next 10 years.
- B11 - Support the provision of seniors housing in established urban centres, rural villages, and new release areas where there is supporting social infrastructure, community facilities and transport.
- C4 - Investigate the inclusion of affordable housing targets, inclusionary zoning, development incentives and affordable housing funding schemes in identified Housing Diversity Precincts, particularly locations likely to benefit from new public transport infrastructure.

## Penrith open space and recreation Strategy



The *Penrith Sport and Recreation Strategy* is a 15-year Strategy designed to provide its residents with a city wide network of parks, reserves, open spaces, recreation and sports facilities. The Strategy seeks to make future open spaces:

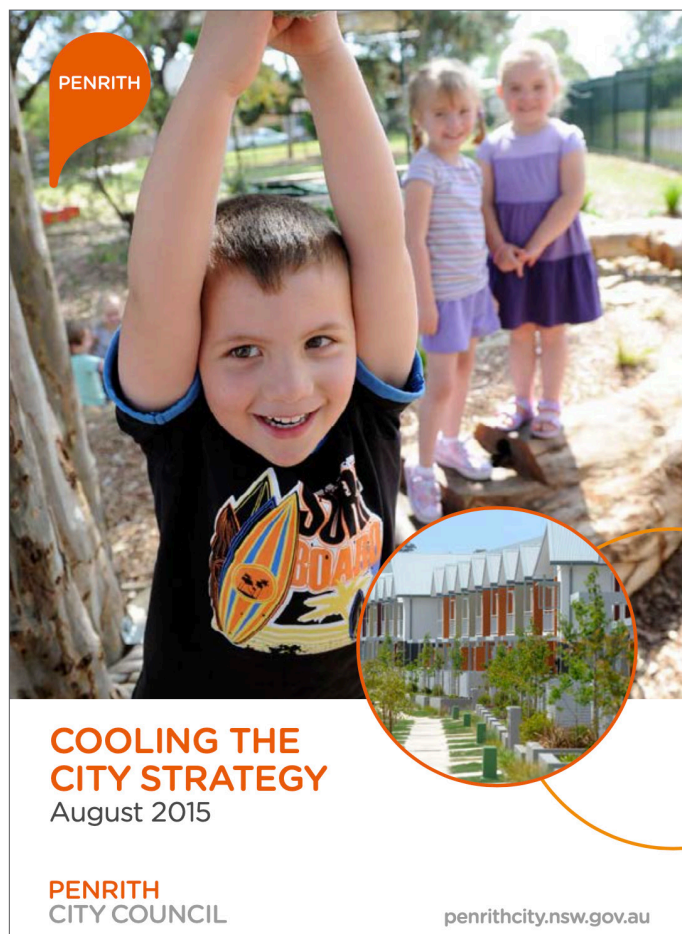
- Integrated into a network and connected, creating equitable access.
- Multi-functional, support a diversity of activity and encourage participation.
- Provided in new release and development areas.

It seeks future play spaces to:

- Be accessible, creating a connected network across the Penrith LGA
- Offer a range of physical challenges across a variety of landscape settings.

The Strategy provides includes clear guidelines to ensure future developments provide the appropriate type, quantity and quality of open space recreational areas and facilities. This includes ensuring that there is convenient access to local open space with some passive and active recreation for nearby residents of all ages.

## Cooling the city Strategy



The Strategy identifies directions to cool Penrith in a way that improves liveability and prioritises protection from heat for people and communities. Relevant actions include:

- G2 - Investigate opportunities for plantings within road reserves and public space
- P22 - Encourage new and refurbished buildings to contribute to a landscaped, cooler and more sustainable City Centre through design including shade trees, water features, rooftop and vertical gardens
- S3 - Investigate the location of potential heat refuges across the City and their proximity and availability to vulnerable populations





### 3.3. What does this mean for the proposal?

Directions for the planning proposal based on regional and local strategies and policies are:



Provide additional affordable and diverse housing options in Penrith city centre to realise goals set out a number of State and Local government strategies.



Ensure that there is accessible and quality open space for passive and active recreation within 200m of the site.



Explore a variety of horizontal and vertical landscaping to improve the urban tree canopy of the area to address the high temperatures in Penrith during summer.



Provide walking and cycling paths inside the site that connect active transport networks in the area, including bike storage facilities in the proposed development. Ensure that there is open space within 200m walking distance of the site and that it is universally designed.



Increase the provision and improve access to social amenities and community infrastructure within walking distance.



Maximise opportunities to provide temporary and permanent local jobs to meet the demands of the growing population. Facilitate opportunities for business throughout the day to improve day and night time economy.



Foster social inclusion and improve outcomes for disadvantaged residents including through networked and multipurpose community facilities, programs and services; accessible design for people with disability and older people; spaces that are welcoming to young people; spaces that are welcoming to people from culturally and linguistically diverse communities, and a universally designed public domain.



Employ active and passive lighting and cooling techniques to make the proposed development energy efficient.



Create improved public places for people to engage and connect including increased local parks, green grids, and multipurpose spaces that offer a range of passive and active recreation uses for all ages and within walking distance.

## 4. Community profile and social context

This section provides an overview of the community profile of the existing population within the Penrith suburb area and Penrith City LGA, and provides a forecast of the estimated future population resulting from the proposal and their likely characteristics, utilising data from the 2016 ABS Census obtained from profile.id and atlas.id, and forecast.id. It also considers the social context of the site including the site user groups and stakeholders.

### 4.1. Council LGA Characteristics (2016)

In 2016, the total Usual Resident Population of Penrith City LGA (Penrith City) was 196,066 people. The population grew by 9.9%, or 17,601 people between 2011 and 2016. The current estimated resident population of Penrith City is 201,597. NSW Population Projection forecasts the Penrith City population will grow to 350,900 people by 2036.

Overall, compared to Greater Sydney, key statistics for Penrith City include:

- A younger population, with a higher proportion of children and young people aged 0 to 17 (25.0% compared to 22.2%)
- A larger household size, with 2.86 persons per dwelling (compared to 2.72 persons per dwelling)
- A higher proportion of residents identifying as Aboriginal or Torres Strait Islander (3.9% compared to 1.5%)
- Less cultural diversity, with 21.6% of residents born overseas and 16.8% of the population speaking a language other than English at home (compared to 36.7% and 35.8% respectively)
- More families with children (37.2% compared to 35.3%), and one parent families (14.1% compared to 10.4%)
- A lower median household income (\$1,655 compared to \$1,745)
- Fewer low income households (13.9% compared to 15.1%), and
- More residents in need of assistance due to disability (5.2% compared to 4.9%).

### 4.2. Suburb characteristics

#### Total population 2016 and forecast change to 2036

In 2016, the total Usual Resident Population of Penrith suburb was 13,277 people. The current estimated population (2019) is 15,108 people. The population grew by 1,474 people between 2011 and 2016.

Penrith City does not have publicly available forecasts to 2036 at suburb level.

### Service age profile

In 2016, compared to Penrith City, Penrith suburb had:

- A sizeable proportion of residents aged 35 to 49 years, however lower than Penrith City (19.2% compared to 20.5%)
- A higher proportion of adults aged 25 to 34 years (17.4% compared to 15.5%)
- A higher proportion of seniors aged 70 to 84 years (9.4% compared to 6.0%), and
- A higher proportion of elderly people aged 85 and over (3.5% compared to 1.2%).

Overall, Penrith suburb has an older population with 22.5% of residents aged 60 years and over, a significantly higher proportion compared to Penrith City at 16.9%.

Between 2011 and 2016, the age groups that experienced the greatest percentage increase were:

- Empty nesters and retirees (60 to 69) (+211 people or 19.9%)
- Young workforce (25 to 34) (+317 people or 16.0%), and
- Seniors (70 to 84) (+167 people or 15.4%).

Table 4 - Penrith suburb - Total persons (Usual residence)

Service age group (years)	Number	%	Penrith City %
0 to 4	837	6.3	7.4
5 to 11	984	7.4	9.8
12 to 17	766	5.8	7.8
18 to 24	1,320	10.0	9.9
25 to 34	2,302	17.4	15.5
35 to 49	2,537	19.2	20.5
50 to 59	1,520	11.5	12.3
60 to 69	1,269	9.6	9.7
70 to 84	1,251	9.4	6.0
85 +	458	3.5	1.2
Total	13,244	100.0	100.0



## Cultural diversity

### *Aboriginal and Torres Strait Islander*

In 2016, 4.9% of residents in Penrith suburb identified as Aboriginal or Torres Strait Islander, a higher proportion than Penrith City (3.9%) and a significantly higher proportion compared to Greater Sydney (1.5%).

### *Recent arrivals*

3.9% of the total Penrith suburb population, or 523 people arrived within the last 5 years, a higher proportion than Penrith City (2.6%), however a significantly lower proportion compared to Greater Sydney (7.9%).

### *Residents born overseas*

In Penrith suburb, 23.7% of the population was born overseas, a higher proportion compared to Penrith City (21.6%), however significantly lower proportion compared to Greater Sydney (36.7%).

The top countries of origin in Penrith suburb include:

- United Kingdom (4.5%)
- India (2.4%)
- New Zealand (1.9%), and
- Philippines (1.7%).

### *Languages spoken at home*

16.9% of Penrith suburb speak a language other than English at home, similar to Penrith City (16.8%), however significantly lower compared to Greater Sydney (35.8%). The most common languages spoken other than English include Mandarin (1.4%), Filipino/Tagalog (1.1%), Arabic (0.9%) and Cantonese (0.8%).

## Density and housing

### *Population density*

At 10.96 persons per hectare, the 2016 residential population of Penrith suburb is higher compared to Penrith City and Greater Sydney (at 4.83 and 3.89 persons per hectare respectively). However, this is less than half the proportion of the highest population density recorded in Penrith City with the suburb of St Clair at 27.62 persons per hectare.

### *Housing density*

Residents in Penrith suburb are more likely to live in separate houses (45.7%) and medium density dwellings (42.2%), a significantly higher proportion compared to Penrith City (80% and 15.2% respectively).

Between 2011 and 2016, Penrith suburb experienced a significant increase in medium density dwellings by 36.6% or +707 dwellings. High density dwellings in Penrith suburb declined between this five year period by 26.0%.

### *More households renting privately*

In 2016, half of the Penrith suburb population were renting (50.0%), with households more likely to be renting privately (38.4%), a significantly higher proportion compared to Penrith City (24.0%) and Greater Sydney (27.6%).

In Penrith suburb, households renting privately experienced a significant increase by 23.0%, or +413 households between 2011 and 2016, the largest increase across all housing tenure in Penrith City.

Penrith suburb has a relatively lower median weekly rent compared to Penrith City (\$334 per week compared to \$374 per week), and a similar proportion of households experiencing rental stress (30.8% compared to 29.6%).

### *More social housing*

In 2016, Penrith suburb (11.4%) had the second highest proportion of households renting social housing across the LGA, a significantly higher proportion compared to Penrith City and Greater Sydney (4.4% and 4.6% respectively).

### *Home ownership*

Households in Penrith suburb are more likely to own a home with a mortgage (38.8%), than own their home outright (18.2%).

In 2016, Penrith suburb (18.5%) had the second highest proportion of households experiencing housing stress across the LGA, a significantly higher proportion compared to Penrith City and Greater Sydney (12.2% and 11.8% respectively).

## Household size & composition

Penrith suburb has the lowest household size in the LGA, with a total of 2.21 persons per dwelling. This is a significantly lower proportion compared to Penrith City and Greater Sydney (2.86 and 2.72 persons per dwelling respectively).

Penrith suburb (35.0%) is more likely to live in a lone person household, a significantly higher proportion compared to Penrith City and Greater Sydney (18.2% and 20.4% respectively). Of these households, older lone person households make up the greatest proportion at 14.0%, the highest proportion across the LGA. This is more than double the average of Penrith City (6.5%) and a significantly higher proportion than Greater Sydney (8.1%).

In Penrith suburb, couples with children (19.3%) and couples without children (18.6%) contributed to a sizeable proportion of the population, however remains lower than Penrith City (37.2% and 21.7% respectively).



Between 2011 and 2016, households that experienced the greatest increase by number in Penrith suburb include:

- Couples with children (+99 households or 9.8%)
- One parent families (+93 households or 12.8%)
- Couples without children (+92 households or 9.4%), and
- Lone person (+64 households or 3.3%).

## **Income and wellbeing**

### *Median household income*

Penrith suburb (\$1,143) has a lower median households income compared to Penrith City (\$1,655) and Greater Sydney (\$1,745).

### *Low income households*

One in four households in Penrith suburb (25.0% ) is a low income household (earning less than \$650 per week). This is a significantly higher proportion compared to Penrith City (13.9%) and Greater Sydney (15.1%).

### *Need for assistance and unpaid carers*

In 2016, 8.5% of the Penrith suburb population reported a need for assistance with daily activities (compared to 5.2% in Penrith City), with majority of these being people aged over 70. 10% of the Penrth suburbs population provided unpaid assistance to people with disability, long term illness or old age, which is slightly lower than Penrith City (11.3%).

### *Households without a car*

Penrith suburb (15.5%) has the highest proportion of households without a car, more than double the proportion of Penrith City (5.6%).

### *Access to the internet*

In 2016, 30.2% of residents in Penrith suburb did not have access to an internet connection, a significantly lower proportion compared to Penrith City (19.7%) and Greater Sydney (18.6%).

### *SEIFA index score*

Penrith suburb has a significantly lower SEIFA score (925.8), indicating higher levels of relative disadvantage. This is lower compared to Penrith City (999.0) and Greater Sydney (1018.0).

## **Education and Employment**

### *Educational attainment*

Similar to Penrith City, 14.7% of resident in the Penrith suburb aged over 15 have obtained a bachelors degree or similar (compared to 13.4%), almost have the proportion of the Greater Sydney average (28.2%).

However, 40.0% of people aged over 15 in Penrith suburb have below year 11 level schooling, slightly lower than Penrith City (42.1%) and significantly higher than Greater Sydney (27%).

### *Employment*

8.0% of the Penrith suburb population is unemployed, a higher proportion compared to Penrith City (5.7%) and Greater Sydney (6.1%).

### 4.3. Indicative population forecast

By 2036, Penrith will be home to more than 258,000 residents, representing an increase of approximately 56,900 residents (28%)<sup>1</sup>.

As the proposal is only at planning proposal stage at this time, a definitive yield or housing diversity mix is not known, but based on indicative potential forecast number of dwellings, Hill PDA for the proponent estimates the forecast population to be around 778 people living on the site.

Table 5 - Indicative estimated future population

Dwelling type	No. of dwell.	Bed types
Apartments	360	1,2,3 bedroom
Affordable/ CHP	23	1,2,3 bedroom
Seniors/ disability	69	Mainly 1 bed SEPP SL
TOTAL	455	

<sup>1</sup> Penrith Local Housing Strategy, 2019

#### Forecast population characteristics

Based on concept design, the potential forecast population characteristics for each housing type proposed for the site is provided below (numbers of dwellings and residents is likely to change through detailed design at the DA phase):

Housing type	Indicative population characteristics	Stakeholder groups
Private apartments	Around 778 residents could be living as private renters or owners within the proposed development. Based on a range of bedroom sizes, there is likely to be a mix of single person, couple without children, and family households living here. Households would likely be above median incomes given the housing's prime location in the CBD, and potentially with a higher range of cultural diversity (mainly from India or China) than across other areas of Penrith (as is evidenced by higher cultural diversity in Penrith suburb).	Local business operators Service providers such as schools, libraries, community centres, and recreation centres
Affordable/CHP	A proportion of the future residents will be living in the proposed affordable housing. Given the bedroom mix, and priority housing needs, they are likely to be a range of single person and family households. Residents will likely be key workers, or job seekers and lower income households than those living in the private apartments.	Community housing providers Service providers such as schools, libraries, community centres and recreation centres Local community services such as Centrelink, community centres
Seniors/disability	A proportion of the residents will be living within supported accommodation. These people will mostly be single people with a range of intellectual and physical disabilities, and on lower incomes, with many whose income is through the NDIS. Seniors are also likely to be living here.	Local disability services Local community service providers Seniors centres and services Local business operators Service providers such as libraries, community centres and recreation centres



#### 4.4. What does this mean for the proposal?



Penrith suburb is an ageing population, with a high proportion of seniors who are in need of assistance with their daily activities. The proposed development will increase the ageing population and will need to support access to local services, as well providing spaces on site that can support social connection for older people



A higher proportion of low income residents in the Penrith suburb will mean that there will need to be continued access to free and affordable social infrastructure and open spaces, services and retail, within proximity to support social connection and wellbeing.



There will be children aged 0 to 11 years, and young people aged 12 to 17 years living on the site who will need access to free spaces for play and recreation.

Given there is a higher proportion of households with no car, residents living on site will need to be in close proximity to public transport.



A higher proportion of residents who are unemployed needing access to services and activities during the day to support social connectivity and health and wellbeing outcomes and connection to employment opportunities. Given the location of supported accommodation and affordable housing on site, the number of people who are unemployed will increase.



An increase of more than 770 people living in the City Centre will place pressure on existing social services, open space and community facilities and some will need to be provided on site to support the new residents.



There is the potential for a diverse range of residents to be living on site from children, to older people, to students, to people with disability. The site will need to be designed accessibly for all people from 8 to 80, it will need to consider CPTED design principles to ensure resident safety, and consider the social, cultural and recreational needs of these groups.



Residents will be living in high density, and the proposal will need to ensure that there is access onsite to open space and communal facilities to support health and wellbeing. The location of any future seniors and disability housing on the site should consider the safety of residents as a priority, particularly in relation to emergency evacuations.



## 5. Place context

This section provides an analysis of the context of the place where the proposal is located including current and neighbouring uses; retail and services nearby; crime; environment; and local industries.

### 5.1. Current site uses and character

The site currently houses three buildings around a large car park. The three buildings are occupied by commercial establishments including a clothing store, electronics store, book shops, chemist and drug store, dentistry and a music store. The commercial complex is referred to as Henry Lawson Centre.



Figure 3 - Joan Sutherland Performing Arts Centre



Figure 4 - Place context map (aerial distance)



## 5.2. Neighbouring uses

- The site is largely surrounded on the southern and eastern boundaries by commercial uses including clothing stores, a photo studio and restaurants.
- Apart from commercial uses, the establishments on the southern side also include the Penrith Court House and Freedom Centre.
- The northern edge of the site is abutted by road reserve that has a width of approximately 21-36m. The road reserve has been set aside for future road widening/upgrade works to North Street.
- The eastern boundary of the site is currently adjoined by a collection of vacant buildings (57 Henry St). A planning proposal has been submitted for this site requesting a rezoning of the area to allow housing and community infrastructure.



Figure 5 - Penrith Court House opposite the site on Henry St



Figure 6 - Plan showing location of proposed developments nearby

## 5.3. Proposed development nearby

There are four proposed developments near the subject site. They are:

### 1 Penrith City Park

Penrith City Council has recently rezoned 7,500 sq.m site on the corner of Henry and Station Streets to make a park that will create a vibrant city centre offering a central urban green retreat of mature trees, mass plantings, green space and an events hub.

### 2 Soper Place

Penrith City Council recently announced the winning scheme for a new development that responds to the increased need for parking, recreation and office spaces in the City Centre. The scheme includes an arched brick base with public spaces and a playground on top, and a tower containing car parks and commercial offices. Public spaces and community facilities to be provided as part of this development include:

- Basketball court-sized open space, with bleachers within the arched base
- Shaded playground area above with swings and water jets
- A function room with a rooftop garden on the top level
- A connected shaded car parking area beneath the tower which would be used for occasional community events
- A large garden at the northern edge of the site will be connected to a future green land bridge over the railway tracks

### 3 57 Henry Street

A planning proposal has been lodged seeking additional permitted use for residential flat building and shop top housing with a proposed development of between 2-28 storeys. The proposal also seeks to remove height restrictions in return for community infrastructure.



Figure 7 - Render of proposed Penrith city park. Source: Council website



Figure 8 - Render of proposed Soper place. Source: Durbach Block Jaggers



#### 4 39-49 Henry Street

Planning Proposal has been lodged seeking development of a mixed use development including residential, retail and commercial with 704 Units in total across 4 towers and 100 room hotel with heights between 15 & 34 storeys.

### 5.4. Retail and services

#### Retail and Shopping

The site is located 15 min (1km) walking distance from two main shopping centre, Westfield Penrith and Nepean Village which are home to an array of retail services including Coles, Woolworths, ALDI, Chemist Warehouse, clothing stores and several restaurants.

#### Community Services

Service NSW and Australia Post are within 5 min (400m) walking distance from the site. The Penrith Court House is located directly opposite the site on Henry St. The Penrith Community Aid Service is within a 5 min (350m) walking distance from the site. Other community services within a 15 min (1km) walking distance are Thornton Community Centre, Thornton Community Garden and Penrith City Library.



Figure 9 - Render of 57 Henry St. Source: Dickson Rothschild



Figure 10 - Render of 39-49 Henry St. Source: SJB

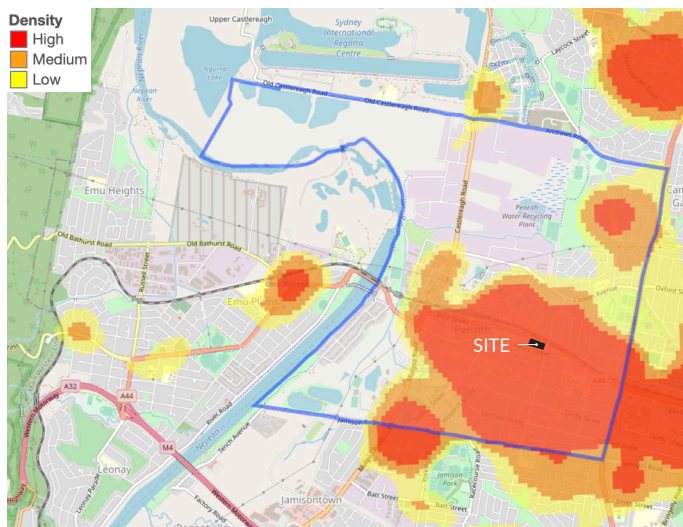


Figure 11 - Penrith suburb damage to malicious property hotspot map.

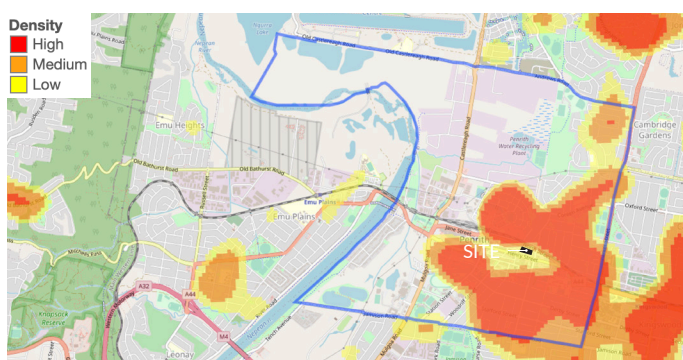


Figure 12 - Penrith suburb stealing from dwelling hotspot map.

### 5.5. Crime

Crime and safety data from BOSCAR indicates that the rate of crime in Penrith suburb is relatively stable, however there is an increase in crime over the past three years with regard to the following attributes:

- 7.9% increase in theft per year in Penrith suburb with a particular increase of 23.2% in stealing from a dwelling per year
- Malicious damage to properties has gone up 11.8% per year
- Rate of assault has gone up by 9.3% per year over the past three years

Figure 13, Figure 14 and Figure 15 (Source: NSW BOSCAR) indicate that the hot spots for these crimes are located in the subject site area and hence the proposal should take necessary measures to prevent /reduce future incidents.

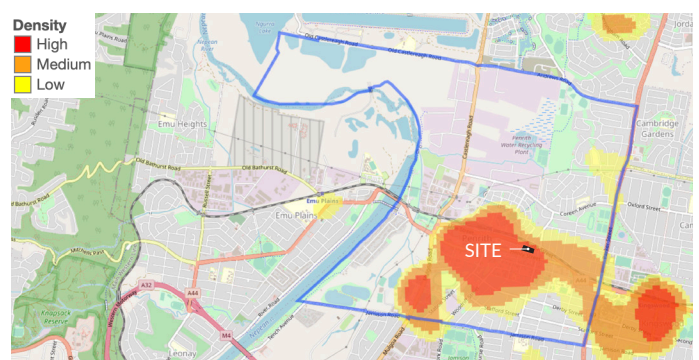


Figure 13 - Penrith suburb non-domestic violence assault hotspot map.

## 5.6. Jobs and industry

The Penrith city centre is one of the economic hubs in Western Sydney region. The SA1 area where the site is located has the highest number (4.6%) of businesses in the suburb.

According to Economy.id, top industries in the area include construction, professional, scientific and technical services, health care and social assistance, and rental, hiring and real estate services.

This is followed by transport, postal and warehousing, retail trade, and financial and insurance services.

## 5.7. Transport and connectivity

The site is located in an easy walking distance to a range of public transport options, including:

- There are two bus stops 120m and 250m from the site, connecting to Richmond, Mt Druitt, St Marys, Werrington, Cambridge park, and Cranebrook.
- Penrith train station is within 800m of the site which connects the city to key destination in Greater Sydney including Parramatta and Sydney CBD.
- The railway corridor to the north of the site creates a significant barrier to access community infrastructure on the northern side of the corridor (e.g. the recently completed Thornton Community Centre and park).

## 5.8. Climate and environment

As per 'The pulse of Greater Sydney' we know that Western Sydney has more hot days than the rest of the region.

Penrith sits within the lower altitude part of the basin, with the elevated terrain of the Blue Mountains to the west. The basin has significant effects on the climate of Penrith.

The topography of the area means that sea breezes from the east don't reach areas of western and south-western Sydney, including Penrith. This leads to consistently higher temperatures and lower rainfall in Penrith than in the more coastal parts of Sydney. The Penrith LGA is expected to become warmer, with more hot days and fewer cold nights<sup>1</sup>.



Figure 14 - Penrith Station



Figure 16 - Penrith Station plaza

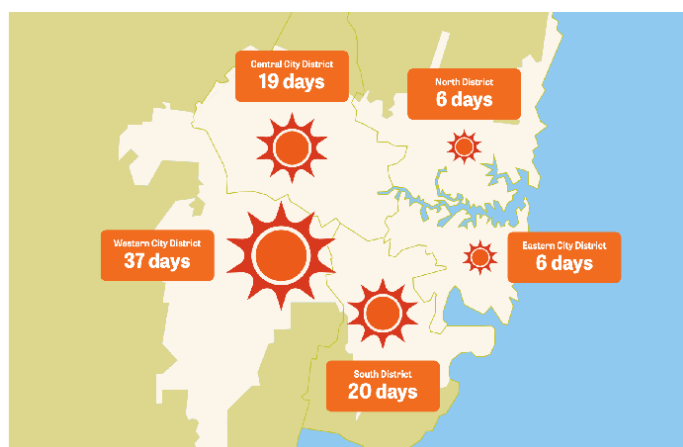


Figure 15 - Number of days over 35°C (July 2018 – June 2019), The pulse of Greater Sydney 2019





## 5.9. What does this mean for the proposal?

Penrith City Centre is transforming. much like the Parramatta CBD, Penrith CBD has historically been a commercial core, with no residential. However the nature and scale of proposals for mixed use residential developments in the city will for the first time mean that the CBD is a place to live, as well as work and play.



Existing uses will be interrupted. The management should work with existing users to move them to another location or inform community about alternate services to ensure that the people have continued access to essential services including chemist/ drug store, dentistry, etc.



The site is well located near public transport which is a high priority for vulnerable resident groups who may not have access to private vehicles. However the rail corridor creates a barrier to the north. Opportunities to improve connectivity across the corridor should be investigated.



The site is well located near a number of employment opportunities and services (existing and upcoming) to support new residents who will be living here to improve their employment outcomes.



The site is well located to local services that may need to be accessed by future tenants. The management plan should include making contact with these services to connected their future residents to these.



The site is located within 800m of retail shopping for food and other goods. Management should work with the Council to make wide shaded pathway that connect the proposal to these shopping centres.



There is higher rates of theft and non-domestic assault in the area. Therefore the building should be designed to ensure the safety of tenants, with good security into the building and security for individual units. Site planning and building design should also encourage passive surveillance of communal and public spaces and streets surrounding the development to discourage anti-social behaviour.



The site is located in an urban heat island which will witness high temperatures in summer. The design should incorporate elements such as trees, plants, vertical garden, water features and roof gardens and shading elements to cool down the building, and ensure that the building does not further contribute to the heat island effect.



The quality of the public domain around the subject site is poor. There is an opportunity to upgrade local streetscape through redevelopment of the subject site and other sites with the CBD.

## 6. Social infrastructure needs

This section provides an audit and mapping of existing social infrastructure and benchmarking of social infrastructure needs against industry standards resulting from the proposal.

### 6.1. Defining social infrastructure

For the purposes of this study social infrastructure refers to public and communal/semi-private community and cultural facilities and services. Community and cultural facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

#### Public community facilities

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

#### Communal facilities

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

### 6.2. Why is social infrastructure important?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

*"Evidence from around the world indicates that social infrastructure (including community facilities) needs to be in place before new residents move in" Liverpool Community Facilities Strategy*





■ Subject Site    
 T Train station    
 B Bus interchange    
 P Council Chambers

### Community Venues (C)

- C1 Penrith Senior Citizens centre
- C2 Thornton Community Centre
- C3 Kingswood Neighbourhood Centre & Cafe
- C4 Cambridge Park Hall
- C5 North Penrith Community Centre

### Galleries, Libraries, and museums (L)

- L1 Penrith City Library
- M1 Penrith Museum of Fire
- M2 Museum Of Printing
- M3 Nepean Naval Museum
- P1 Joan Sutherland Performing Arts Centre
- P2 The Music House Penrith
- P3 International School of Music - Nepean
- P4 Pinot & Picasso Penrith
- P5 Nepean District Music Academy

### Health (H)

- H1 Nepean Hospital
- H2 Lemongrove Community Health Centre
- H3 Penrith Community Health Centre
- H4 Penrith Women's Health Centre
- H5 Family Planning NSW

### Schools & education (S)

- S1 Penrith Public School
- S2 Penrith High School
- S3 St Nicholas of Myra Primary School
- S4 Penrith South Public School
- S5 Kingswood Park Public
- S6 St Joseph's Primary School
- S7 TAFE NSW - Nepean, Penrith
- S8 Nepean Community College

### Out of School Hours Care (O)

- O1 Catholic Out of School Hours Care St Nicholas of Myra Penrith
- O2 Penrith South OSHClub
- O3 Joeys Before and After School Care Inc
- O4 Inspire Kingswood

### Early education and care (E)

- E1 Penrith Montessori Academy
- E2 Kradle 2 Krayons LDC Centre
- E3 Kindy 4 Kids
- E4 Sweetpeas Kindergarten and LDC
- E5 Explore and Develop - Penrith
- E6 Greenwood Penrith
- E7 Little Learners Early Learning Centre
- E8 Nepean Tiny Tots
- E9 Explore and Develop - Penrith South
- E10 Bright Stars Kindergarten
- E11 Spunky Monkeys Early Learning Centre - Lemongrove
- E12 Young Explorers Early Learning Centre
- E13 Penrith Early Learning Centre
- E14 KU - Penrith Preschool
- E15 Little Joeys Preschool
- E16 Little Adventurers Early Learning Centre
- E17 Spunky Monkeys Early Learning Centre
- E18 Somerset Cottage Early Childhood Education and Care
- E19 Bright Stars Kindergarten - Cambridge Park
- E20 Kingswood South Public School Preschool
- E21 First steps academy
- E22 Kingswood Park Public School Preschool

### Residential Aged Care (A)

- A1 Anglicare Lemongrove Gardens Residential Care
- A2 Uniting Edinglassie Lodge Penrith
- A3 RSL LifeCare Governor Phillip Manor
- A4 Thornton Park Residential Aged Care
- A5 Mountainview Aged Care
- A6 The Royce Manor
- A7 SummitCare Penrith

### Independent living (I)

- I1 RSL LifeCare First Fleet Village , Penrith
- I2 Anglicare - Lemongrove Gardens Village (Penrith), Penrith
- I3 Anglicare - St Stephen's Village (Penrith), Retirement Village, Penrith
- I4 Thornton Park, Apartment, Penrith

### Clubs & RSLs (R)

- R1 Penrith RSL Club
- R2 Panthers Penrith Rugby Leagues Club
- R3 Penrith Bowling & Recreation
- R4 Kingswood Sports Club

Figure 17 - Social Infrastructure Audit



## 6.3. Audit of existing social infrastructure & services

An audit of all social infrastructure within 400m, 1km and 2km of the site is shown in Figure 19.

A summary of this social infrastructure is provided below by social infrastructure type.

### Community centres & halls for hire

- There are no community centres or halls for hire within 400m or 800m walking distance of the site.
- 1 community hall for hire located within a 15 minute walk of the site (1.3km) - Thornton Community Centre
- 3 additional community halls for hire available within a 2km radius of the site (but not walkable)

### Libraries

- 1 central library located within a 14 min walk (1.2km) from the site, or a short bus ride from door to door.

### Cultural facilities

- 3 museums within 2km of the site, but not walkable
- 1 regional level performing arts centre within a 14 min walk (1.2km) from the site, or a short bus ride from door to door - Joan Sutherland Performing Arts Centre
- 3 music schools and academies within 400m of the site.

### Early education and care (separate by Long day care/ preschools and Out of School Hours Care)

- 22 Long day care/preschools located within 2km of the site however 29% are working towards NQS, and only another 29% are exceeding NQS
- 4 Out of School Hours Care

### Schools

- There are 5 primary schools within 2km of the site.
- The nearest public school (St Nicholas of Myra Primary School) is within a 6minute walking distance from the site (450m)
- The nearest public school (Penrith Public School) is withing an 8minute walk distance from the site (650m)
- 1 high school is located within 2km of the site - Penrith High School is approximately within 9minutes walking distance (750m)
- 2 higher education institutions - TAFE and Nepean Community College



Figure 18 - Penrith Senior Citizens Centre (C1 on map)



Figure 19 - Thornton Community Centre (C2 on map) (source: Architizer)

### Health

- 1 public hospital within 2km of the site - Nepean Hospital
- 4 community health centres - 2 general health, 1 womens health and 1 family planning

### Youth/Seniors

- 1 seniors centre located within a 9 minute walk of the site (750m) - Penrith Senior Citizens Centre
- There are also a number of youth support services located within the Penrith City Centre (not mapped)

### Residential aged care and independent living

- 7 aged care homes within 2km with a total of 642 beds
- 4 retirement villages with a total of 215 dwellings provided (currently only 12 are vacant)

### Clubs and RSL's

- 3 clubs and RSL's located within 2km of the site - Penrith RSL Club, Penrith Panthers Rugby Leagues Club and Penrith Bowling Club

### Community service organisations

Being located within the City Centre means that there are a number of essential community services located here that will support the diversity of residents proposed including health, social, disability, employment, seniors, and youth centres within walking distance.

## 6.4. Social infrastructure benchmarking

Being located in the CBD, the site is extremely well located in proximity to a range of quality community facilities and services.

However, there are some physical barriers for older people and people with disability to access these facilities and services such as uneven surfaces and stairs (e.g. access over the rail line via Evan St overpass from the site to the Thornton Community Centre). Heat can also be expected to impact vulnerable population's ability to walk and move around the city to access services and programs.

There are also specific needs for the onsite populations that will need to be addressed through a range of communal facilities and services.

### Public social infrastructure

The population of the site itself will impact on the capacity of existing social infrastructure to serve the growing community (particularly as other developments are approved in the CBD).

#### *Hirable community floor space*

Applying a benchmark of 80m<sup>2</sup> per 1,000 people, up to 80m<sup>2</sup> of hireable public community centre space would be triggered by the development. Given that the site is disconnected from the town centre, there is potential to provide a community meeting space connected to the civic square that can be used by residents for birthday parties, gathering, community meetings, study and other group activities might be more appropriate within the development. Best practice would link this with open space and precedents indicate it should be a minimum 300m<sup>2</sup> in size.

#### *Libraries*

There is a high quality central library within walking distance and bus ride from the site. There is no demand for new library space resulting from the proposal, however given the barriers from the site to the library, the residents may need transport support to access this service.

#### *Early Education and Care (aged 0 to 4)*

Around 30 children 0 to 4 years of age will be living on the site. Based on a benchmark of 2.48 places per child (City of Parramatta) an additional 12 childcare places would be required. These should be in high quality services.

#### *Schools*

The forecast population of the site will not require a new primary or high school. Children will be able to walk to both high school and primary school within 10 minutes. However the walking route between the school and the site has limited tree canopy cover or shade, making this walk uncomfortable or unmanageable on very hot days. Some routes will require children to walk past pubs, courts, and correctional offices.

### Communal social infrastructure

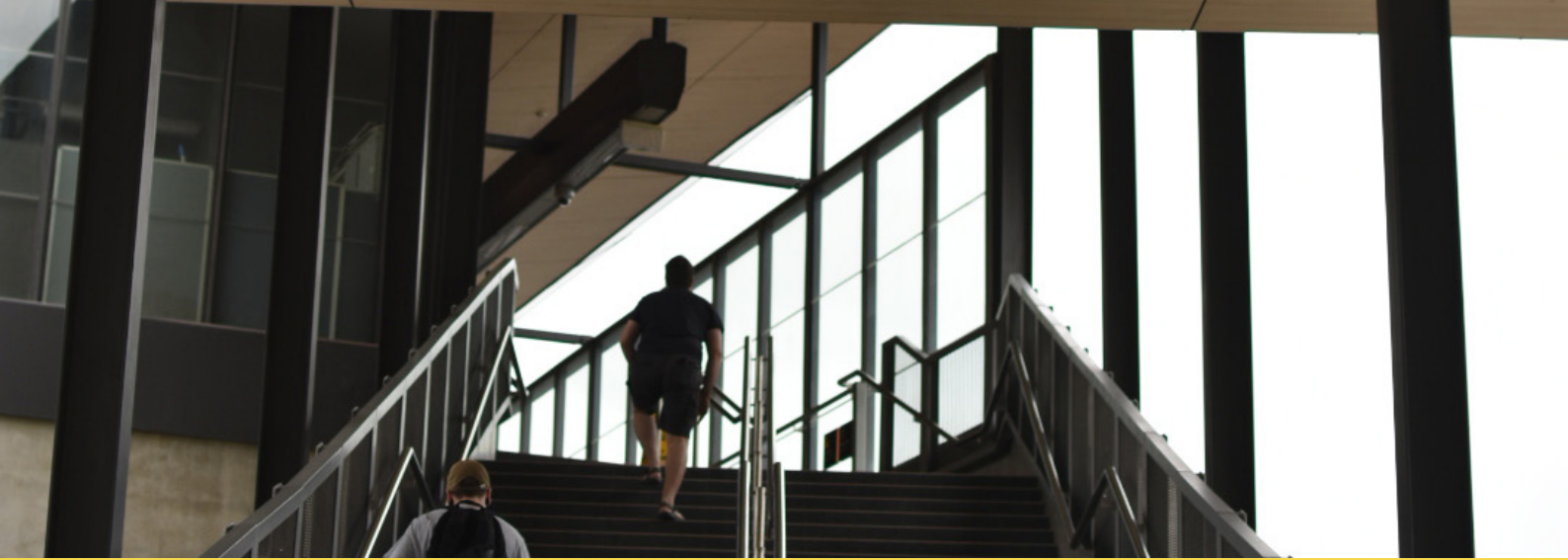
#### *Affordable/CHP*

Afford (Australian Foundation for Disability), the owner of the site, is proposing to provide a range of spaces and services within the Henry Lawson Centre to support their tenants including:

- Day Programs are hubs where programs are specifically tailored for people with moderate to severe disability to enjoy an inclusive and engaging environment.
- Multi-purpose Community Training Facilities to provide spaces for School Leaver Employment Supports (SLES) under the NDIS, Carer Support Programs and staff Training
- AFFORD administration office space

Given that there will be more than 700 people living on site, at least 80m<sup>2</sup> of publicly accessible community space would need to be provided (based on benchmarks). There is an opportunity to deliver a flexible community space that is connected to outdoor space, that can cater to AFFORD's program deliver needs as well as the general community.

# Penrith



## 6.5. Social infrastructure needs summary



The future population at the subject site will have extremely good access a range of learning, health and social services, as well as opportunities to participate in social and cultural activities. A pharmacy and medical centre should be provided on site given the number of residents with disability and who will be older.



Streetscape upgrades throughout the city centre (and especially between the school, train station and the site) to ensure that walking pathways are safe for all ages at all times of day (even surfaces, shaded).



200m<sup>2</sup> flexible community floorspace space connected to the public realm



Community accessible and flexible space for the delivery of AFFORD meetings and programs, as well as for use (hire) by the general community.



Improved physical access across the rail line to the north and to the Thornton Community Centre and community garden.



# 7. Open space and recreation needs

This section provides an audit and mapping of existing open space and benchmarking of open space and recreation needs against industry standards resulting from the proposal.

## 7.1. Defining open space & its benefits

### Public open space

Public open space includes outdoor open space that serve a local, district or Citywide or Regional purpose such as: parks, outdoor courts, sports fields and play spaces. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government. Public open space has been defined for this SIA to include:

- Sporting spaces
- Park
- Natural space
- Linear (green grid)
- Waterways
- Civic/urban public space

Indoor recreation facilities include:

- Indoor recreation centres
- Aquatic facilities

### Communal open space

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

## 7.2. Benefits of open space

The provision of open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.



Figure 21 - Park adjoining the northern boundary of the site

## 7.3. Participation trends

### Key trends and changes

Participation in recreation (both sport and non-sport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. mid-week training session and weekend match games with a formal club).

*"Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them."*

– Australian Sports Commission

The future Penrith will be a highly culturally diverse, young area, with residents who may be traveling out of the area to work or study. It will be important to have open space and recreation facilities that support a range of informal and formal recreational opportunities, both day and night and that respond to this cultural diversity including sheltered hard surfaces, indoor courts and night time lighting.

### Greater Sydney Outdoors survey, 2019

The Greater Sydney Outdoors survey 2019 asked the people of Greater Sydney about their personal outdoor recreation needs and interests outside of sport. It found that Sydney-siders:

- Prefer to enjoy experiences on foot, visiting destinations, exercising and exploring
- Prefer spaces that require no membership or schedule for use. This provides flexibility for people to organise activities as they please
- They look for spaces that provide opportunity for diverse recreation activities
- Need places where everyone can collectively enjoy the outdoors, regardless of age, cultural background or physical ability, and
- Need to know when opportunity for recreation arises.



### Popularity of walking on the rise

Activities done on paths and trails are popular such as walking, bush walking and running is the top recreation activity in Greater Sydney.



### Individualisation of sports and fitness

Increasing individualised sport and fitness activities, with increasing participation in aerobics, running, walking and gym membership. People are fitting fitness activities into their busy lives rather than committing to regular organised sport.



### & increasing demand for indoor recreation

Demand for indoor recreation is increasing for a number of reasons. One of those is increasing multi cultural communities and their sporting preferences that often can be catered for in indoor recreation facilities (e.g. basketball, badminton, table tennis, futsal). Other reasons include climate comfort, safety at night and co-location with other facilities.



### Increasingly time poor

People are generally spending less time recreating, but they are expecting more from their physical activity.



### Casualisation of sports and recreation

Personal choice: Popular recreation activities include walking, going to a play space, relaxing in parks and casual ball sports – all activities performed solo or in small social groups.



### Impact of climate on outdoor recreation

Climate change and increased days of extreme weather conditions is also driving up demand for indoor recreation facilities. On hot days, the use of outdoor sport and recreation facilities is limited. Whereas indoor facilities are often air conditioned, and can still support participation in sports and recreation regardless of weather (heat and rain).

### 7.4. Best practice approaches to planning for open space

Whilst in the past the amount of public open space per person has been used as a guide for the provision of open space, recent trends focus on the quality, capacity and proximity of open space that is accessible to different communities at a local, district and regional level.

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

The capacity is based on how many people currently use it for a range of informal and formal uses, and whether it can handle increased use. The proximity is dependent on easy it is to walk (for local and district open space) or travel (for regional spaces) to an open space from home. In high density areas, residents should have access to both semi-private, communal and local level open space within 200m, that can function as a “backyard”, as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

### 7.5. Benchmarking standards

There are a range of different benchmarks and planning standards that can be applied to determine open space needs for new developments. For the purposes of this study quality, proximity, and site size benchmarks have been used, with reference specifically to the *Penrith Sport and Recreation Strategy*.

#### Penrith Open Space and Recreation Strategy

The *Penrith Sport and Recreation Strategy* to improve community access to existing and future public open space through provision of an integrated network of open space classified as local, district and Citywide parks. The recommended distribution of open space should be:

Open space type	Min. rate	Access from homes	Size
Local park	0.2h.1000	100% within 200m	0.3-0.5ha
District park	1ha/1000	100% within 400m	Min 2ha.
Sporting space	1.4ha/1000	80% access to 2 spaces within 2km	Min 10ha
Linear Park	1ha/1000	100% within 800m	Min. 20m wide
Citywide park	1ha/1000	100% near public trans.	Min 20ha

Council sets a benchmark for a high density area)>60 – 100 dwellings/ha) of a 2-3-minute walk/200m walking distance to local, district or regional park.

For a high density area such as the proposed accessible local parks should be 0.3ha to 0.5ha.

Playgrounds should be within 5minutes safe walking & for higher density, within 200m for 80% of homes and 300m for 100% of homes.

The site should have access to at least two outdoor sport and recreation spaces within 20minutes (including outdoor courts, indoor courts, aquatic sports, sportsfields)



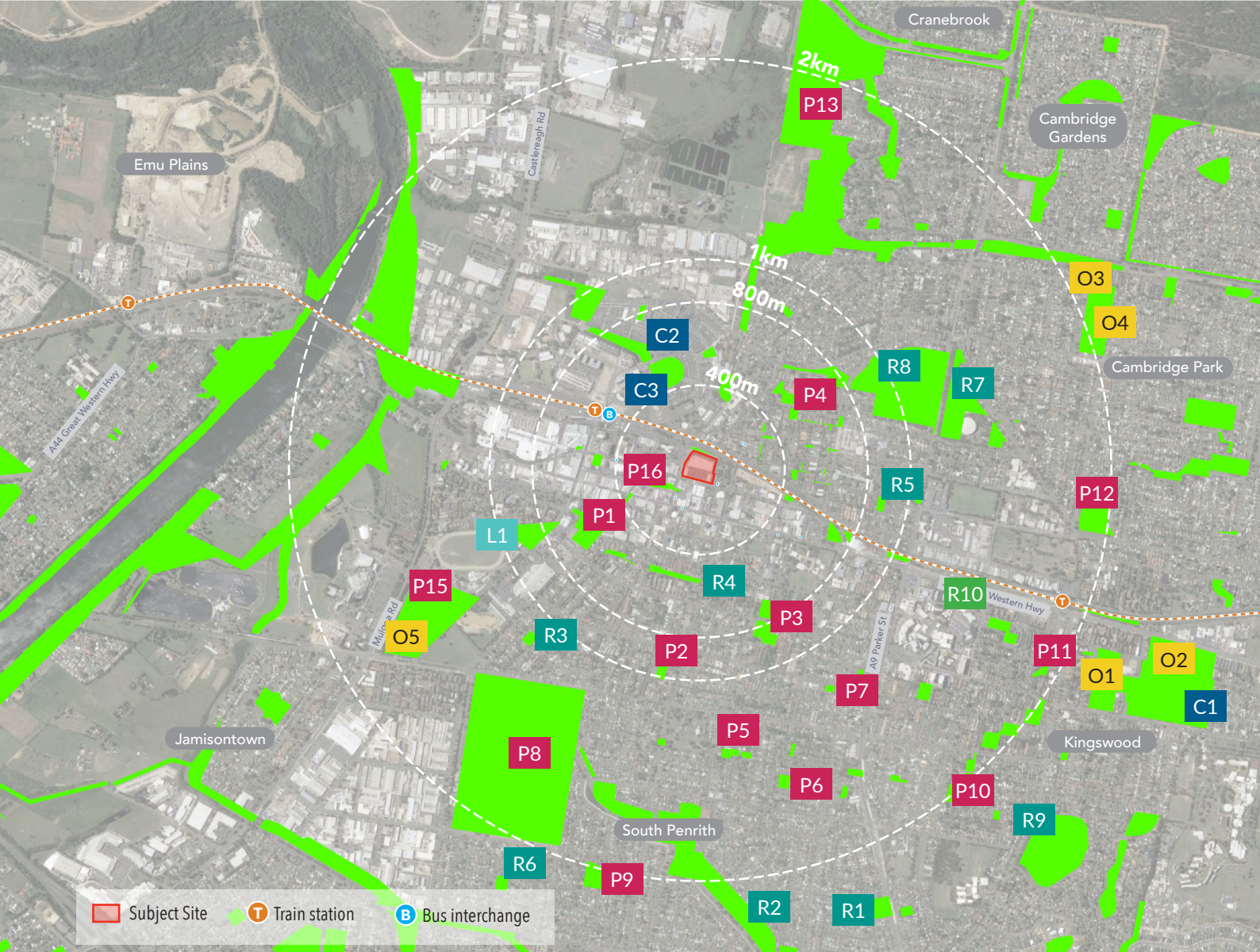


Figure 22 - Open space and recreation audit map showing aerial distance from site . Source: Cred Consulting & Google Maps

<b>R1</b>	Mazepa avenue & Hilliger road reserve
<b>R2</b>	Greenway drive reserve
<b>R3</b>	Brown street reserve
<b>R4</b>	Evan street reserve
<b>R5</b>	Jenkins avenue reserve
<b>R6</b>	Grassmere & Gilda avenue reserve
<b>R7</b>	Kanangra reserve
<b>R8</b>	Parker street reserve
<b>R9</b>	Elizabeth crescent reserve
<b>P1</b>	Judges park
<b>P2</b>	Burcher park
<b>P3</b>	Spence park
<b>P4</b>	Henry Brigden park
<b>P5</b>	Penrose park
<b>P6</b>	Baronesa park
<b>P7</b>	Pauline Fields park
<b>P8</b>	Jamison park

<b>P9</b>	Pioneer park
<b>P10</b>	Stapley street park
<b>P11</b>	Wainwright park
<b>P12</b>	Steamroller park
<b>P13</b>	Nepean rugby park
<b>P14</b>	Cambridge park
<b>P15</b>	Penrith park
<b>P16</b>	Proposed Penrith City Park
<b>O1</b>	Doug Rennie field
<b>O2</b>	Chapman Gardens + Baseball oval
<b>O3</b>	Patterson Oval
<b>O4</b>	Allsopp Oval
<b>O5</b>	Howell Oval
<b>C1</b>	Chapman gardens playground
<b>C2</b>	Thornton community garden
<b>C3</b>	Thornton playground
<b>L1</b>	Ripples swimming pool

## 7.6. Audit of existing open space

An audit of all open space and recreational facilities within 200m, 400m, 800m and 2km aerial distance of the site is shown in Figure 24.

## 7.7. Proximity, quality and capacity

A summary of existing open space, its walking distance proximity to the site (see Table 5 with the audit details and walking distance from site), and an overview of quality and capacity (where available) is provided below.

### Local and district parks

There are currently no local or district parks located within 200m or 400m of the site.

- The proposed Penrith City Park(P16) is located within 400m walking distance of the site and it is proposed to deliver an urban green retreat of mature trees, mass plantings, green space and an events hub. The close proximity to the site ensures its future residents have access to a high quality district level open space but not a local level park.
- The proposed Soper Place is located within 200m of the site but will provide a civic space for CBD purposes.
- There is no play space within 400m of the site, and the 'green space' adjoining the north of the site is essentially a turfed verge space. The nearest quality play spaces are around 800m from the site.

Within 800m walking distance of the site is located:

- Judges Park(P1),
- Henry Bridgen Park(P4) and offers multi age play equipment with rubber soft-fall, shade and seating.

Within 2km walking distance of the site is:

- Spence Park (P3) which includes play equipment
- Jamison Park (P8) is a key open space within 2km of the site and offers netball courts, plenty of grass areas to sit and have a picnic and an off-leash dog area.

### Sports spaces

- Ron Mulock Oval (O6) is within 800m aerial distance of the site, but 1.1km walking distance and offers a large cricket oval.
- Howell Oval (O5) is within 2km aerial and walking distance of the site and offers a large cricket oval.
- There are four other outdoor sports spaces (O1 to O4) but these are more than 2km radius of the site which offer cricket, rugby and baseball spaces.

### Natural space

There are 5 natural spaces within 2km of the site. Including the Nepean River corridor.

### Linear (green grid)

Penrith City Council has recently received a \$400,000 grant to develop a Green Grid Strategy for Penrith. As part of the Strategy, it seeks to delineate main corridors in Penrith city centre as green links which will offer dedicated walking and cycling paths that are shaded and provide seating.

The site is located on one of the key corridors in Penrith that will become part of this green grid and there are opportunities to provide a linear park from the site.

### Civic/urban public space

There are a variety of civic and urban public space that are within 800m of the site.

- The upcoming Soper Place is 200m from the site and early proposals include the delivery of shaded spaces for play including water play, basketball, and a roof garden that will be publicly accessible. The close proximity to the site ensures its future residents have access to a high quality open space.
- Thornton community garden (C2) is around 1km (13mins) walking distance from the site (via Penrith Station overpass).

### Leisure facilities

Ripples Penrith (L1) is located within 1km walking distance of the site of the site. It offers an outdoor heated Olympic 50m Pool, a number of heated toddler and wading pools.

There is no indoor leisure centre (with indoor courts) within 3km of the site.

The Nepean Aquatic Centre is located just outside a 2km radius from the site. It has an indoor 6 lane 25m lap pool (with 2 lanes extending to 50m), a separate Learn To Swim pool.

Table 6 - Existing open space and recreation facilities within 2km of the site

S.No	Map Ref	Name	Type	Address	Walking distance to site
1	R1	Mazepa avenue & Hilliger road reserve	Open Space/ Play equipment	Mazepa Ave & Hilliger Rd, South Penrith NSW 2750	3.1 km
2	R2	Greenway drive reserve	Open Space/ Play equipment	Greenway Dr, South Penrith NSW 2750	2.6 km
3	R3	Brown street reserve	Open Space/ Play equipment	57/61 Brown St, Penrith NSW 2750	1.4 km
4	R4	Evan street reserve	Open Space/ Play equipment	Evan St, Penrith NSW 2750	1.4 km
5	R5	Jenkins avenue reserve	Open Space/ Play equipment	82 Jenkins Ave, Penrith NSW 2750	1.1 km
6	R6	Grassmere & Gilda avenue reserve	Open Space/ Play equipment	Grassmere Ave, South Penrith NSW 2750	2.9 km
7	R7	Kanangra reserve	Open Space/ Play equipment	Parker St, Kingswood NSW 2747	1.9 km
8	R8	Parker street reserve	Open Space/ Sports space	49B Glebe Pl, Penrith NSW 2750	1.6 km
9	R9	Elizabeth crescent reserve	Open Space/ Play equipment	Stapley St, Kingswood NSW 2747	2.6 km
10	R10	Weir reserve	Open Space/ Sports space	Bruce Neale Dr, Penrith NSW 2750	2.4 km
11	P1	Judges park	Open Space/ Play equipment	33 Woodriff St, Penrith NSW 2750	650 m
12	P2	Burcher park	Open Space/ Play equipment	10A Hornseywood Ave, Penrith NSW 2750	1.2 km
13	P3	Spence park	Open Space/ Play equipment	Derby St, Penrith NSW 2750	1.1 km
14	P4	Henry Brigden park	Open Space/ Play equipment	22 Thurston St, Penrith NSW 2750	800 m
15	P5	Penrose park	Open Space	75A Penrose Cres, South Penrith NSW 2750	1.8 km
16	P6	Baronesa park	Open Space/ Play equipment	19 Baronesa Rd, South Penrith NSW 2750	2.3 km
17	P7	Pauline Fields park	Open Space/ Play equipment	110A Stafford St, Penrith NSW 2750	1.6 km
18	P8	Jamison park	Open Space/ Sports space	Racecourse Rd, South Penrith NSW 2750	2.0 km
19	P9	Pioneer park	Open Space	Robyn Ave, South Penrith NSW 2750	2.4 km

Walking distance from site:  200m to 400m  400m to 800m  800m to 2km



S.No	Map Ref	Name	Type	Address	Walking distance to site
20	P10	Stapley street park	Open Space/ Play equipment	Stapley St, Kingswood NSW 2747	2.6 km
21	P11	Wainwright park	Open Space/ Play equipment	19 Bringelly Rd, Kingswood NSW 2747	2.3 km
22	P12	Steamroller park	Open Space	195 Victoria St, Cambridge Park NSW 2747	2.4 km
23	P13	Nepean rugby park	Open Space/ Sports space	78A Andrews Rd, Penrith NSW 2750	3 km
24	P14	Cambridge park	Open Space/ Play equipment	97 Oxford St, Cambridge Park NSW 2747	2.5 km
25	P15	Penrith park	Open Space/ Play equipment	Mulgoa Rd & Ransley St, Penrith NSW 2750	1.9 km
26	P16	Upcoming Penrith City park	Open Space/ Play equipment	521-527 High St, Penrith NSW 2750	400 m
27	O1	Doug Rennie field	Sports space	Paskin St, Kingswood NSW 2747	2.8 km
28	O2	Chapman Gardens + Baseball oval	Sports space	2 Santley Cres, Kingswood NSW 2747	2.6 km
29	O3	Patterson Oval	Sports space	97 Oxford St, Cambridge Park NSW 2747	2.7 km
30	O4	Allsopp Oval	Sports space	97 Oxford St, Cambridge Park NSW 2747	2.7 km
31	O5	Howell Oval	Sports space	Jamison Rd NSW 2747	1.9 km
32	O6	Ron Mulock Oval	Sports space	61 Lord Sheffield Cct, Penrith NSW 2750	1.1 km
33	C1	Chapman gardens playground	Open Space/ Play equipment	2 Santley Cres, Kingswood NSW 2747	2.6 km
34	C2	Thornton community garden	Community garden	Lord Sheffield Cct, Penrith NSW 2750	1.0 km
35	C3	Thornton playground	Open Space/ Play equipment	61 Lord Sheffield Cct, Penrith NSW 2750	1.1 km
36	C4	Ripples Penrith	Aquatic centre	119 Station St, Penrith NSW 2750	1.0 km
37	C5	Upcoming Soper Place	Civic urban space	16-18 Belmore Street, Soper Pl, Penrith NSW 2750	200 m
38	C6	Woodriff gardens	Open space/ to be upgraded to Sports Space	2272 Castlereagh Rd, Penrith NSW 2750	1.5 km

Walking distance from site:  200m - 400m  400m - 800m  800m to 2km

## 7.8. Open space and recreation facility benchmarking

### 7.9. Site size

The *Penrith Sport and Recreation Strategy* requires all high density areas (>60 – 100 dwellings/ha) to be within a 2-3-minute walk/200m walking distance to local, district or regional park. There are currently no useable public parks within these distribution requirements.

The Strategy also requires a minimum size of park in high density area to be 0.3 – 0.5ha.

Applying these benchmarks, and also considering the mobility challenges of future residents, a 3,000 - 5,000m<sup>2</sup> public park should be provided on site.

#### Local park within 200m of at least 0.3ha

The proposal is for high density development, it will also include a number of residents with disability and who are ageing.

Applying Council's benchmark of 200m proximity in high density a local park within 200m (the future Soper Park, a civic park, will be located within 200m of the site).

Applying the benchmark of 1 local park within 200m of at least 0.3ha, the local park provided onsite should be at least 0.3ha in size (this aligns with the site size benchmark).

#### Linear Park

Responding to the *Penrith Sport and Recreation Strategy* to deliver a linear park within 800m of all residents, and the objectives of the Green Grid, there is a need to deliver 1 linear park of at least 20m. There are currently no linear parks within 800m of the site.

#### Playgrounds

Applying the benchmark of playgrounds being within 5minutes safe walking & for higher density, within 200m for 80% of homes, there is need to deliver 1 quality playground with any future new local open space provided onsite. This should be an inclusive playground that considering the physical needs of the residents who will be living on the site.

The site is not within 200m walking distance to any existing playgrounds. Given the likely hood of young families being in mix of households onsite, a playground would be recommended for the site.

### Outdoor recreation equipment

Given the mix of residents, all abilities outdoor fitness equipment would be supported and Council's benchmarks indicates that residents should be able to access outdoor recreation facilities within 300m of their homes in high density areas.

### Sport space

The site is in close proximity to a number of sports fields that meet Council benchmarks, so no additional active sports space would be required to support the community.

However, the nearest outdoor courts are more than 2km walking distance from the site. The future public park at the north of the site is unlikely to be able to fit in multi-purpose court. The future city park is not proposing any outdoor courts.

### Aquatic centre & indoor leisure centres

The site is located within 1km walking distance of an aquatic centre. There is no indoor recreation centre within 2 to 3km of the site.

While the population of the site is not enough to indicate demand for indoor pool or indoor leisure facilities, the increasing population will need access to these facilities, and there are opportunities to provide communal (accessible to residents only) facilities within the development, noting that this will impact on the strata fees. There may be potential for the hotel indoor pool facilities to be shared with residents/tenants and for an indoor gym/court to be provided onsite.





Figure 26 - Ron Mulock Oval (1.1km walking distance from subject site)



Figure 27 - Spence Park (P3) which includes play equipment (1.1km walking distance from subject site)





## 7.10. What does this mean for the proposal?



Currently there is a lack of open space within 200m of the site, requiring the need to provide a local park (min size 0.3ha).



Manage potential noise conflicts in any linear park through the site, it should be a minimum of 20m wide, in accordance with *Penrith Sport and Recreation Strategy*.



Provision of low impact outdoor fitness equipment in the public park.



Basement car parks run underneath the proposed green spine and circulation streets, meaning that planting trees is unlikely. Identify deep soil zones for viable tree locations. Also - without canopy cover, some of the green and civic space may feel overlooked. Investigate other features to help reduce this.



Provision of a playground appropriate for intergenerational and inclusive play within the public park. This would include recreation opportunities for older children (12-17yrs old) that are appropriate within the size limitations of the space such as a half court, rebound wall, climbing wall.



Communal open space will be important for residents who want to access the outdoors without needing to leave their property. These open spaces also provide opportunities for social connections and also to cool the city through rooftop gardens.



There is no requirement for a new aquatic facility because there is good access to sports facilities. However communal swimming facilities may be required on site to support the need of hotel, seniors living and other tenants.



Ensure walking connections to the future city park meet accessibility standards is a comfortable, enjoyable route to walk.



## 8. Housing needs

This section provides an audit and mapping of existing open space and benchmarking of open space and recreation needs against industry standards resulting from the proposal.

The provision of affordable housing supports a diverse community and provides housing for local key workers such as hospital staff.

*Affordable housing is defined as “housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education”.*

Generally, housing that costs less than 30% of gross household income is considered affordable. Affordable housing encompasses a range of housing types including private rental housing, social housing managed by community housing providers or NSW Land and Housing Corporation, and boarding houses.

*A second definition of affordable housing is a “specific type of housing built to be occupied by a range of low to moderate income households that are ineligible for public housing and also unable to participate effectively in the private rental market”.*

Typically, affordable housing is managed by community housing providers, with rents set at 20-25% below the private rental market.

Affordable housing should be located close to employment opportunities, transport, community facilities and services and open space, as well as being energy and water efficient and cost efficient to maintain.

### 8.1. Strategic planning

#### A Metropolis of Three Cities – Greater Sydney Commission

The Greater Sydney Commission recommends Affordable Rental Housing Targets as a mechanism to deliver an additional supply of affordable housing for very low to low-income households in Greater Sydney. Affordable Rental Housing Targets would be applied in defined precincts prior to rezoning, and subject to a viability test. The Plan states that “within Greater Sydney, targets generally in the range of 5–10 per cent of new residential floor space are viable”.

#### Penrith Local Housing Strategy, September 2019

The *Penrith Local Housing Strategy* (LHS) establishes a strategic planning framework to guide housing change in Penrith over the next 20 years. Affordable housing is a key part of housing diversity.

Penrith's housing vision:

*Penrith will provide a diverse range of housing to cater for a changing and growing population. Housing types will cater for differing needs and lifecycle choices. Housing will be affordable, environmentally sustainable and responsive to the local character of Penrith's neighbourhoods, new release areas and rural villages.*

*New housing design will be high quality and resilient to the changing climate of Western Sydney. Medium and higher density housing will be provided in locations with good access to services and high frequency public transport, including existing train stations and those associated with the Western Sydney Airport Metro between St Marys and the Aerotropolis. Housing for families will continue to be delivered through targeted and coordinated land releases in locations that are accessible to jobs, services and transport.*

The subject site is located within a ‘Housing Diversity Area’ which are:

*Areas well serviced and high amenity mixed use neighbourhoods within proximity to high quality public transport and convenient access to district level services, social infrastructure and open space. Over the next 20 years, these locations will accommodate the majority of Penrith's housing growth and will support a variety of housing forms at increased densities.*

*Housing Diversity Areas should be prioritised for high quality mixed use, medium density and higher density residential development within a compact urban form. Council should seek to proactively encourage and facilitate opportunities for transformational development in these locations.*

## Housing and households

### Household demographics

The dominant household type in Penrith suburb is lone person households (35% of households compared to 18.2% in Penrith LGA).

- Young lone person households (15 to 44) make up 9.5% of all households in the suburb (higher compare to 5.1% in Penrith LGA)
- Older lone person households (65+) make up 14% of all households (compared to 6.5% in Penrith LGA)

The second most common household type is couples with children (19.3% compared to 37.2% in Penrith LGA). This was closely followed by couples without children (18.6% compared to 21.7% in Penrith LGA).

### Housing tenure

The *Penrith Local Housing Strategy* reported that there were 3,970 social and affordable housing dwellings in Penrith (including 3,592 social housing dwellings and 378 affordable housing dwellings developed under the National Rental Affordability Scheme). It is noted that all NRAS dwellings will lose their subsidy once their ten year subsidy expires, and SGS forecasts that by 2026 only six affordable housing dwellings will remain.

50% of households were renting in Penrith in 2016, higher than Penrith LGA at 28.8%.

- 22.7% of all rentals in Penrith were social housing (representing 11.3% of households in Penrith suburb)

### Housing type

In 2016, the dominant housing type in Penrith separate houses, making up 45.7% of dwellings in Penrith LGA. This was closely followed by medium density housing (42%). Only 11.8% of households in Penrith suburb were high density, however this is expected to dramatically increase as mixed use development is realised around Penrith city centre.

### Housing costs and housing stress

Penrith has a lower than average housing cost compared to the wider LGA. 19.8% of households were paying high mortgage repayments (\$2,600 or more per week), and 19.0% were paying low repayments (compared with 25.2% and 17.0% respectively in Penrith City).

Some areas within Penrith LGA such as Jordan Springs, Llandilo, Berkshire Park and Orchard Hills have 43-53% of households making high mortgage repayments.

Renting costs were slightly lower than the Woollahra LGA average with only 71.7% of households paying high rental costs (over \$450 per week) compared to 77.9% in the LGA.

There is a similar level of housing stress in Edgecliff (5%) compared to Woollahra (4.8% of households). This is lower than Greater Sydney (11.9%).

## 8.2. Housing market analysis

### Western District

A FACS Housing Market Snapshot - Western City District provided the following analysis:

*Western City is the largest district in Greater Sydney and includes Hawkesbury, Blue Mountains, Wollondilly, Penrith, Fairfield, Liverpool, Camden and Campbelltown.*

*The Western City has historically provided more affordable accommodation than other parts of Sydney. However the subregion has a low proportion of private rental accommodation – well below the Sydney average. Increasingly the private rental market has become a long term tenure for many, rather than in interim tenure between leaving home and purchasing a home<sup>1</sup>.*

*This District is predominantly a low income District (45% of all households), although there is a significant proportion of households (28%) that are high income. The predominance of low income households indicates that the demand for affordable housing in the Western City District is strong and on current trends will continue to grow.*

*Since 2006, there has been an increase in the overall number of low income households in every LGA in the District, however this District has the highest rates of affordability across all of Greater Sydney. Between 2.2% and 11.2% of rentals are affordable for very low income households, 17.6% and 63.3% for low income households and 88.5% and 98.4% for moderate income.*

<sup>1</sup> Western City District housing snapshot, FACS (source: <https://www.facs.nsw.gov.au/providers/housing/affordable/plan/chapters/snapshots/housing-snapshot-western-city-district>)



## Proportion of housing that is affordable in Penrith LGA

The following analysis of Penrith LGA's affordability is based on NSW Local Government Housing Kit data.

- Relatively good supply of affordable private rental stock in Penrith LGA for very low income households at September 2017 (11.2% compared to Greater Sydney of 2.1%)
- Purchase affordability for very low income households is very limited at 0.8% (compared to 2.1% in Greater Sydney), however purchase affordability for low income and moderate income households is higher than the Greater Sydney average.

Table 7 - Percentage of rental stock affordable for low income households (September 2017, NSW Local Government Housing Database)

	% of stock affordable for very low income households	% of stock affordable for low income households	% of stock affordable for moderate income households
Penrith Sub-urb	11.2	53.6	95.8
Greater Sydney	2.1	18.1	55.8

Table 8 - Percentage of purchase stock affordable for low income households (September 2017, NSW Local Government Housing Database)

	% of stock affordable for very low income households	% of stock affordable for low income households	% of stock affordable for moderate income households
Penrith Sub-urb	0.8	7.4	22.9
Greater Sydney	1.5	3.3	8.4

## 8.3. Affordable housing needs analysis



A diversity of housing is required on the subject site by the *Penrith Local Housing Strategy*, due to its location in a 'Housing Diversity Area' and within walkable catchments around high quality public transport networks and the CBD.



The predominance of very low and low income households indicates that the demand for affordable housing in the Western City District is strong and on current trends will continue to grow.



## 9. Social Needs Analysis

This section provides an analysis of the social needs that may result from the proposal and identifies whether the development site has the capacity to provide adequate infrastructure to respond to any identified shortcomings.

### Key findings

This SNA concludes that the subject site is well positioned within the CBD to cater to future a mixed use residential development. Future residents will have outstanding access to a wide range of health services, retail shops and places to eat, drink and socialise that are already available within the Penrith CBD. They will have convenient access to places to participate in all levels of learning (e.g. the central library, TAFE, community colleges, high schools and primary schools) as well as social and cultural activities (e.g. Joan Sutherland Centre) all within a 1km radius of the site. The primary schools and high school are located within a 10minute walk of the site.

One gap in access to social infrastructure that the site is not within 200m or 400m of a quality public park. However this gap can be addressed through the provision of a public park on the subject site (not currently proposed, but identified as an opportunity in the concept design), and through the delivery of City Park in the future. Another gap is access to a community centre, which could be addressed by providing community hireable floor space within the site and improved

connections to the Thornton Community Centre and garden on the other side of the rail line.

Therefore there are a number of social needs to be addressed by the proponent for this to be a best practice mixed use development. These are summarised in Table 9 below.

Table 9 - Key findings

Type	Social need	Does the proposal have capacity to deliver this?	Recommendations
Open space	<p>There is currently no quality public park within 200m of the site.</p> <p>Based on open space benchmarks set out in the <i>Penrith Sport and Recreation Strategy</i>, there is a requirement to deliver a quality public park within 200m of the site, minimum 0.3ha - 0.5ha in size.</p> <p>Because of the potential diversity of future residents, the park should provide a range of active and passive spaces that are accessible to all.</p>	Yes	<p>Deliver a new publicly accessible park of a minimum 0.3ha - 0.5ha (this aligns with Council benchmarks). The concept proposal has identified an opportunity to deliver a 0.38ha public park which if delivered, addresses this recommendation.</p> <p>The public park should include following facilities and functions:</p> <ul style="list-style-type: none"><li>• Outdoor fitness equipment</li><li>• Accessible playground appropriate for intergenerational play and inclusive play</li><li>• Shaded seating and tables</li><li>• Spaces for young people such as a half court, rebound wall, climbing wall, parkour space</li><li>• Safe physical separation between the park edge and highway (without compromising passive surveillance)</li><li>• Water features and trees to support a cooler environment.</li></ul>

Type	Social need	Does the proposal have capacity to deliver this?	Recommendations
Open space (continued)	To support a range of social needs in open space without conflict.	Yes	Ensure that public and communal spaces are designed in a way that allows for a range of different users and uses to share.
	To support social connectivity between residents, community health and wellbeing and support a cooler living environment.	Yes	Provide communal open spaces on rooftop or podium levels, including community gardens, passive recreation spaces etc. This aligns with Council's goals in the <i>Cooling the City Strategy</i> .
Community floor space	There are a number of community facilities within the site catchment, however given the site's possible future tenants (e.g. affordable and disability supported housing), there is a need to provide a community space to support services located on site but that could also be hired by the wider residents and community for social gatherings etc. This will also support social connections between a range of different housing tenures.	Yes	<p>Deliver a minimum 200m<sup>2</sup> of community floor space that flexible and used for day programs, training, tenant meetings and social gatherings for residents as well as hire by the wider community.</p> <p>Best practice precedents suggest that this space should be located on the ground floor to be highly visible and connected to an outdoor space.</p>
Housing	A diversity of housing is required on the subject site by the Penrith Local Housing Strategy, due to its location in a 'Housing Diversity Area' and within walkable catchments around high quality public transport networks and the CBD.	Yes	The proposal has the capacity to support a diversity of housing, as identified in the concept proposal. This could include housing for seniors and people with disability because of the site's location and access to a range of services, facilities and transport. There is high demand for affordable housing in the locality, and the 5% proposed, which aligns with Metropolitan targets, will assist in meeting the affordable housing demand.
Connectivity	Ensure that residents (in particular older people and people with disability) can safely and comfortably walk to the future City Park, community facilities, essential services, places of education and the CBD.	Yes	<p>Contribute to the improvement of streetscapes surrounding the development, including tree planting, lighting, rest stops and wayfinding.</p> <p>Support a possible pedestrian bridge from the Soper Place development (adjacent to the site) that would improve connections to the Thornton Community Centre and community garden on the northern side of the railway corridor.</p>
Health	To ensure the health and wellbeing of residents, in particular older people and people living with disability on site.	Yes	There are a number of health related services currently provided on subject site that would need to be closed during the redevelopment of the site (e.g. the pharmacy and health services). However the CBD has these in ample supply. These uses should seek to be re-provided on the ground floor of the new development.
Safety and security	To ensure residents and their property are safe and protected, and that site planning and building design encourages passive surveillance of communal and public spaces and streets, having consideration of the higher crime rates with the Penrith CBD.	Yes	<p>Ensure designs meet Crime Prevention Through Environmental Design (CPTED) requirements (e.g. lighting in the public realm, passive surveillance of public and communal spaces, and surrounding streets).</p> <p>Deliver community building programs to facilitate connections between residents, increasing the probability that people will look out for each other and each others property.</p>