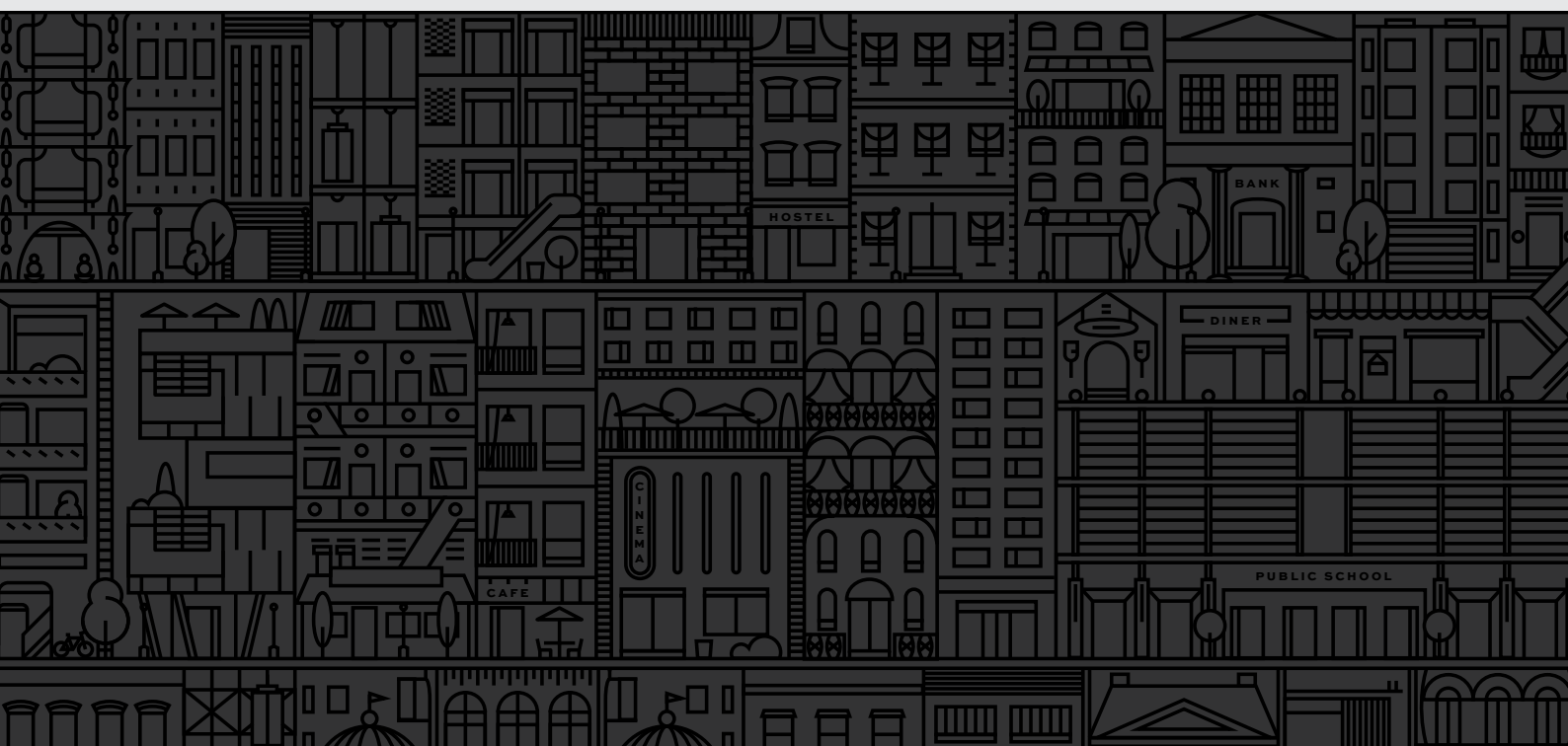


THORNTON CENTRAL VILLAGE
DELIVERING COMMUNITY INFRASTRUCTURE

DA1 & DA2 SUPPORTING SUBMISSION
AMENDMENT: VERSION 2



ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge the Dharug People, the traditional owners of the land on which this site is located, and pay our respect to Elders past and present.

Contents



Introduction



DA1



DA2



Conclusion

Introduction

01

Bringing more to life in Penrith

As part of a well-planned, balanced Penrith City Centre that supports housing, lifestyle, and employment needs of a diverse, growing population, the vision of Thornton Central Village is to deliver a truly integrated community destination that elevates the local experience of the Penrith in meaningful ways.

In this regard, this document outlines Community Infrastructure benefits as they relate to DA1 and DA2 and subsequently qualify the definitions of clause 8.7 (6) of Community Infrastructure and alignment to Penrith Sport & Recreation Strategy 2020 and DCP 2014.

Importantly, the vision of Thornton Central Village DA1 & DA2 is to deliver recreation spaces that are accessible for all abilities and establish a benchmark for integrated, connected public space in the region.

It has been well documented that recreation areas enhance positive energy, reduces stress and increases self-esteem, whilst alleviating loneliness and depression – all factors in creating a happier, safer environment. These ideals are inherent in the proposals of DA1 & DA2.

Penrith Local Environmental Plan 2010

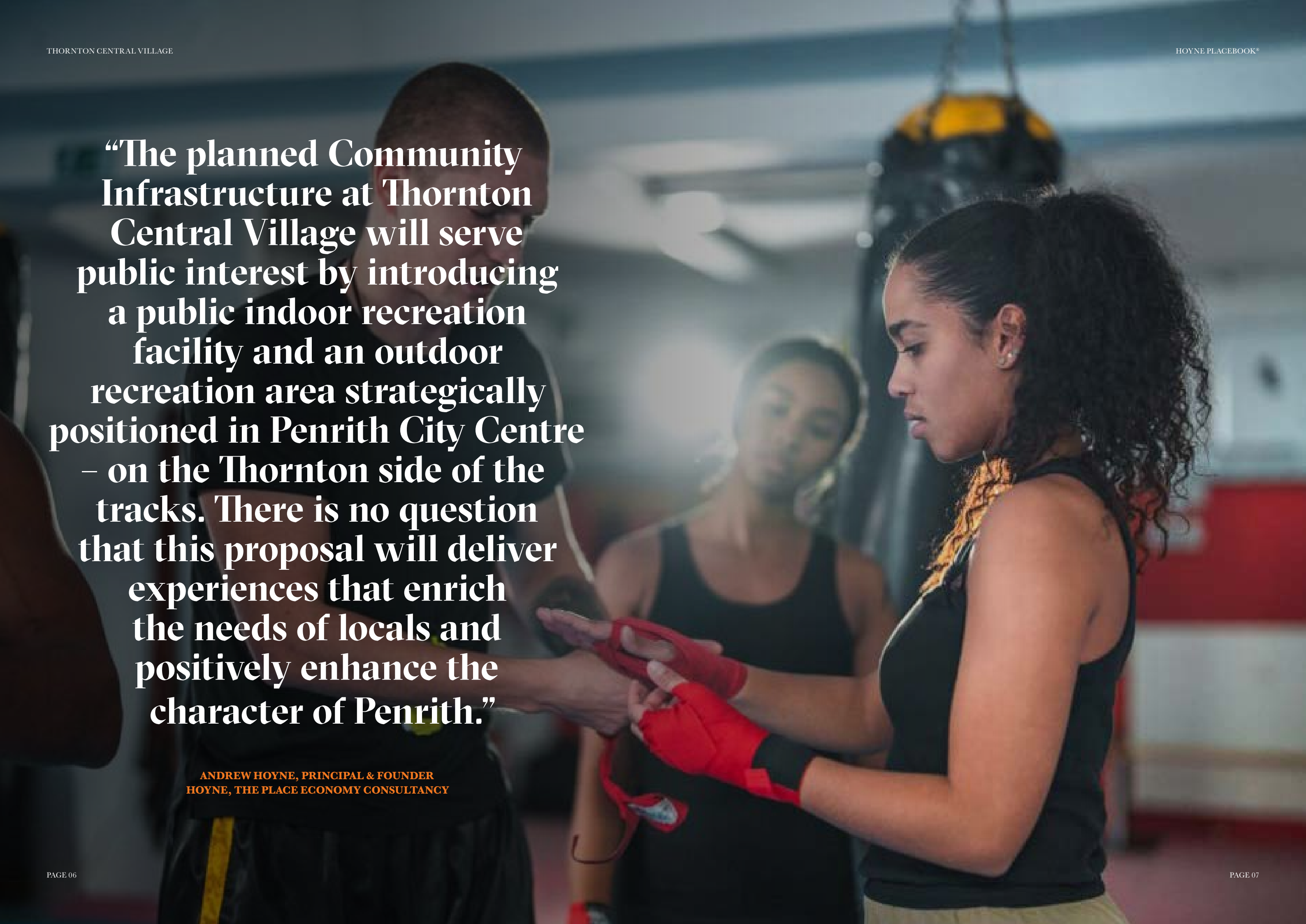
(6) In this clause, community infrastructure means development for the purposes of recreation areas, recreation facilities (indoor), recreation facilities (outdoor), recreation facilities (major), public car parks or public roads.

— **Clause 8.7 (6) Community infrastructure on certain key sites**

Oxford English Dictionary Definition

Recreation: Any activity that refreshes, satisfies, and brings enjoyment to people, in which they engage on a voluntary basis during leisure time.

— **Oxford Reference, Oxford University Press, 2024**

A woman with dark curly hair, wearing a black tank top and red boxing gloves, is in a boxing ring. She is looking down at her hands. In the background, a man in a black shirt and another woman in a black tank top are visible. The background is slightly blurred, showing the interior of a gym or sports hall.

“The planned Community Infrastructure at Thornton Central Village will serve public interest by introducing a public indoor recreation facility and an outdoor recreation area strategically positioned in Penrith City Centre – on the Thornton side of the tracks. There is no question that this proposal will deliver experiences that enrich the needs of locals and positively enhance the character of Penrith.”

**ANDREW HOYNE, PRINCIPAL & FOUNDER
HOYNE, THE PLACE ECONOMY CONSULTANCY**

Masterplan

Open, accessible and complementary, the areas of consideration under DA1 and DA2 provide a clear public benefit and recreational experiences for the people of Penrith.



DCP 2014 Alignment

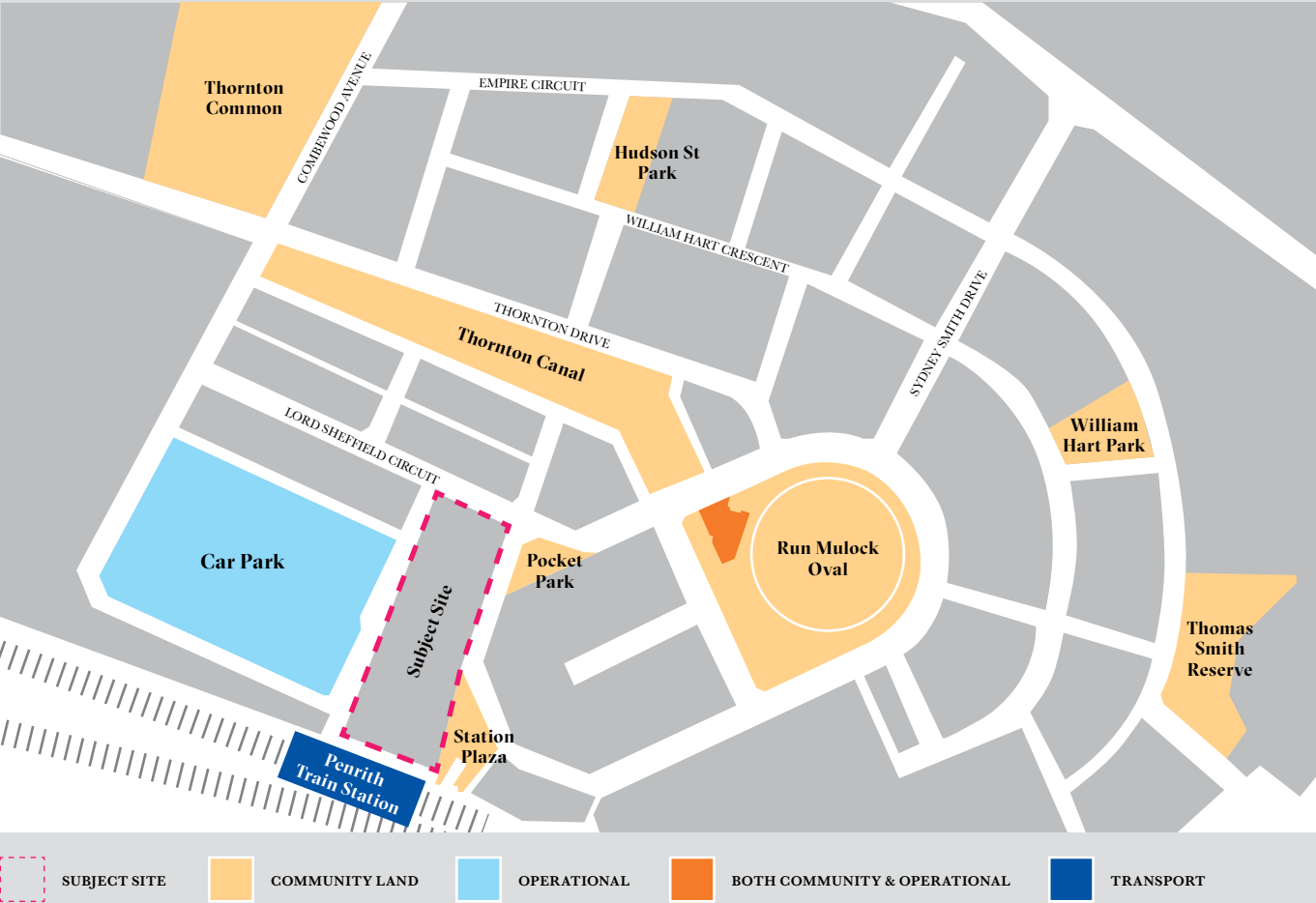
COMPLETING THE PICTURE

The site sits within the North Penrith Precinct as identified by the Penrith Council DCP 2014, specifically within Part E-11. In the absence of site-specific Community Infrastructure criterium within Community Infrastructure policy, site specific guidance within other EPI’s or site-specific guidance from the Community Infrastructure Panel directly, the position has been taken that the ‘type and standard of development’ outlined in Part E-11 ‘is what Council would like to see in Penrith’ North.

Current and future residents are well serviced by parks of varying scales. The surrounding public space, including the train plaza, cricket oval and canal precinct whilst cumulatively grand in scale are largely monofunctional, and therefor fail to adequately accommodate the range of recreation activities and needs desired by the Penrith Sports & Recreation Strategy and community generally.

The proposed Community Infrastructure of DA1 and DA2 fills this void through the provision of a highly programmed, well curated multifunctional spaces that connect the local, district and linear parks within the immediate vicinity with a truly active heart of indoor and outdoor recreational facilities directly adjoining the train station.

This integration is commensurate with the DCP. The expected outcomes of the North Penrith Precinct are consolidated into 6 key areas within 11.8.2.2. The most relevant with respect to Penrith Councils intent for future Community Infrastructure are contained within the (2) Urban Design outcomes.



URBAN DESIGN		
#	DCP CLAUSE	COMMUNITY INFRASTRUCTURE RESPONSE
A	A dense and interconnected mixture of land uses which include residential, recreational, employment, retail, office and business services.	This DCP outcome recognises the role of the site in its urban context and what function community infrastructure and public space needs to the play in dense environments. In this regard, Thornton Plaza plays an integral role in ensuring the residential, recreational, employment, retail and office uses within the precinct are interconnected by ensuring the design process commenced with the pedestrian environment and the role it needs to play. It achieves this whilst ensuring a high quality, multifunctional, urban recreation zone is delivered as part of the link setting a new benchmark for useable and active public space in Penrith North.
B	Create a transit oriented, cohesive development incorporating retail, commercial, business, civic, community, recreation, residential and employment uses.	One of the important outcomes realised from Thornton Plaza is the connection between the train station, the public parking station and the residential accommodation within immediate proximity ensuring the desire of a transit orientated development are optimized through the Community Infrastructure proposed.
C	Create a safe and convenient pedestrian network formed by a closely spaced grid of streets interconnected with public open spaces.	Thornton Plaza is the perfect example of providing ‘interconnection of public space’ through which convenient and safe pedestrian access is delivered in a multipurpose recreational environment.



DA1

02

Public Indoor Recreation Facility

DA1 – Public Indoor Recreation Facility

The PCYC NSW is Australia’s pre-eminent youth organisation working with Police and community to empower young people by developing their skills, character and leadership through active recreation and education programs in a safe, fun and friendly environment.

As part of DA1, 631sqm of comfortable air-conditioned space within the podium level will be leased (at no cost) to PCYC dedicated on title as a Public Indoor Recreation Facility. This purpose-fit facility with a floor-to-floor height of 4m (equating to a 3.75m floor to soffit dimension) will deliver immediate public benefit in alignment with strategic ambitions and policies of Penrith through the programs provided by the PCYC.

With PCYC community facilities already at capacity in Penrith, the PCYC is looking for complementary space to meet the needs of a growing community. As such, the PCYC has provided in-principle support to operate the proposed facility at Thornton Central Village and is aligned with the conditions of the location as a public indoor recreation facility.

The PCYC statement of impact 2022 identifies that PCYC patronage of Gymnastics facilities is its highest usage of any sport, and 143% greater then patronage of its second highest usage being basketball. These needs are taken into consideration in DA1.

Ensuring Consistency with Penrith LEP 2010 Community Infrastructure Definitions

“Recreation Facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.”

— Dictionary of Penrith LEP 2010

Gymnastics NSW supports the application of Thornton Central Village in the addition of a gymnastics facility with DA1. The Penrith LGA is well placed to acquire more facilities for gymnastics activities with only one other Gymnastics facility in the LGA and outside of the LGA, the closest club being over 40 minutes away. Both gymnastics locations in Penrith are unable to service the number of children wanting to participate with extensive waitlists for classes. The proposal of the Thornton Gymnastics Hall will be able to compliment the PCYC’s activities in providing a space for additional recreational gymnastics programs allowing athletes to develop crucial fine and motor skills for ages 1-18. Within the allocated space of 631sqm plus a private outdoor area, recreational gymnastics can be provided with potential usability for strength and conditioning classes.

In addition to qualifying with the Community Infrastructure definitions of the Penrith LEP 2010, the proposed inclusion of the PCYC aligns strongly with the Penrith Sport and ecreation Strategy 2020 which specifically identified that Penrith LGA (including the City Centre) has a very low provision of public indoor recreation centres.

143% Greater

Public demand for gymnastics exceeds basketball*.

*PCYC Impact Statement 2022



VALUE & BENEFIT	
Alignment with Penrith LEP 2010 Community Infrastructure Dictionary Definition	The proposed facility offers a ‘Recreating Facility (indoor) dedicated to indoor community recreation purposes provided by the PCYC as clearly outlined in this document and defined within the Dictionary of Penrith LEP 2010.
Alignment with Penrith Sport & Recreation Strategy 2020	The Penrith Sport and Recreation Strategy 2020 specifically identified that Penrith LGA (including the City Centre) has a very low provision of public indoor recreation centres. DA1 provides a clear step toward resolving this lack of community infrastructure.
Supports PCYC Penrith growth needs and ambitions	The PCYC has identified the need for more space to service the needs of a growing Penrith community. The PCYC has identified the location and space of DA1 as ideal and is actively engaged as the anchor tenant.
Alignment with Penrith City Youth Action Plan	Through the provision of its services, PCYC programs align with the key themes of the Penrith City Youth Action Plan: Connection, Wellbeing, Access, and Pathways.
Purpose-fit facility for indoor recreation with comfortable, air-conditioned space for all-season community use	In collaboration with the PCYC, the proposed space is tailored for activities such as gymnastics, mini-movers, youth services and afterschool activities.
Promotes active and public transport connections	DA1 provides a publicly accessible indoor recreation facility within walkable distance to train station, bike parking and local residences.
Open to the public with co-location of relevant services and amenity	DA1 is open to all members of the public and provides the co-location of ancillary services and amenity such as childcare, convenience retail, public transport, car parking and an active outdoor recreation space within DA2.
Funded and maintained at no cost to Penrith City Council or the PCYC	DA1 will be fully funded and maintained by Thornton Central Village management at no cost to the Penrith community or the PCYC.

“AusPlay Data indicates that gymnastics is the 3rd most participated sport for children in NSW, however, without adequate facilities to deliver programs, Gymnastics NSW risks not meeting the high demand. Approximately a latent demand of 4.39% of children in 5km of the Penrith PCYC location would like to participate in gymnastics; however, without adequate facilities, we will fail to meet this demand. The proposal of the Thornton Gymnastics Hall will be able to compliment the PCYC’s activities in providing a space for additional recreational gymnastics programs allowing athletes to develop crucial fine and motor skills for ages 1-18.”

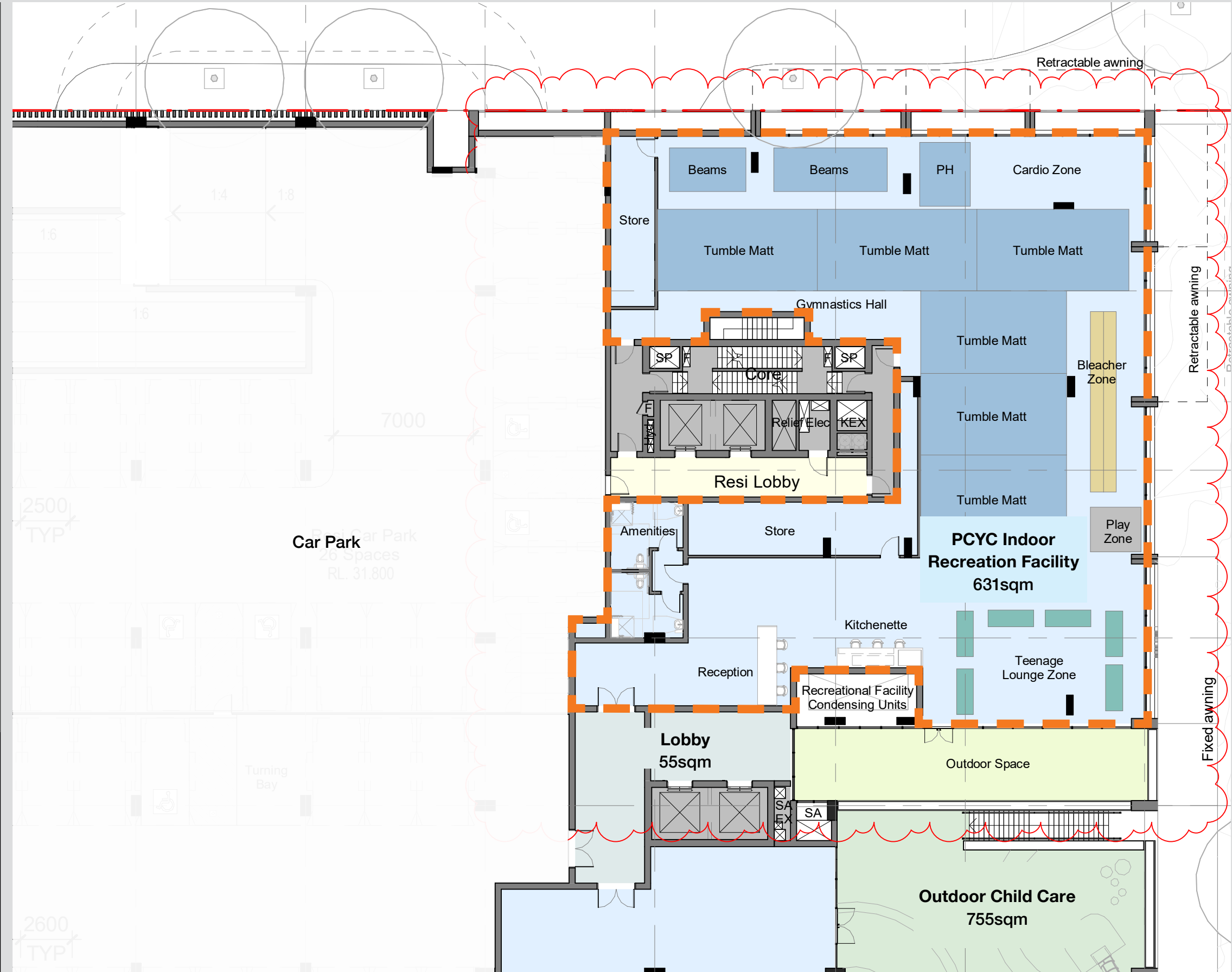
**SARAH WATT, CLUB AND REGION DEVELOPMENT OFFICER
GYMNASTICS NSW**

DA1 – Purpose fit design

Upon approval of the DA, the PCYC will collaborate on the design of the space to ensure it is fit for purpose and a successful, contemporary indoor recreation space for the community at large.

Key attributes

- Level 1
- 631sqm
- 4m floor-to-floor
- 3.75m floor to soffit
- Purpose-fit in collaboration with PCYC
- Fully accessible for all abilities
- 2 dedicated PCYC car spaces
- Fully air-conditioned space
- New bespoke fitout included



Expanding Community Good

“While PCYC have an existing facility in Penrith CBD at 100 Station Street, Penrith, this facility is continually at capacity and we are always looking for additional space to respond to the needs of the local community.”

**MR LESTER STUMP
GENERAL MANAGER OF STRATEGIC DEVELOPMENT,
FACILITIES & ASSETS, PCYC NSW**

DA1 – Programs and uses

INSPIRING PENRITH’S FUTURE GENERATIONS

PCYC programs aim to give young people practical, real-life skills that they can apply to work, family and their community. Complementing existing PCYC services in Penrith, the proposed uses of the facility to engage with the community include a range of active, educational and social programs and spaces. These are planned to include:

01. MINI MOVERS

Physical exercises for children aged 1-5 intended to teach them essential motor skills and critical principles of movement, such as balance, jumping, running, and hand-eye coordination.

02. GYMNASTICS STUDIO

Activities for 5-18 year-olds focused on strength, coordination, flexibility and balance as well as developing confidence and motor skills which will assist children in other sports they play.

03. SCHOOL HOLIDAY PROGRAMS

Supporting working parents during school holidays with a variety of safe, fun, creative and inclusive activities for primary and high school aged youth.

04. MONTHLY U-NITES

U-NITES programs are specifically designed to meet the social and physical wellbeing needs of the young people within the local community.

05. COMMUNITY RECREATION SPACE

A dedicated community space made available for private events or additional vocational and recreational experiences through third-party providers.

06. HEALTH & FITNESS STUDIO

Activities such as boxing, yoga, pilates and martial arts training will provide the community with increased avenues for wellness and self-confidence, aligned with the needs identified within *Penrith Sport and Recreation Strategy 2020*.



01



02



03



05



04



06

PCYC weekly programme

	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY											
7:00	PERSONAL TRAINING			PERSONAL TRAINING			PERSONAL TRAINING			PERSONAL TRAINING			PERSONAL TRAINING			PERSONAL TRAINING			PERSONAL TRAINING											
8:00	LM BODY COMBAT									LM BODY BALANCE						SAFE DRIVER COURSE														
9:00	LM BODY BALANCE	JUNIOR GYMNASTICS	KINDY GYMNASTICS			KINDY GYMNASTICS	JUNIOR GYMNASTICS	KINDY GYMNASTICS		LM BODY COMBAT	JUNIOR GYMNASTICS																			
10:00	LIVING LONGER STRONGER						LIVING LONGER STRONGER						LIVING LONGER STRONGER					KINDY GYMNASTICS	TUMBLING JUNIOR	PCYC BIRTHDAY PARTIES										
11:00																		JUNIOR GYMNASTICS												
12:00	PRIVATE FUNCTIONS			PRIVATE FUNCTIONS			PRIVATE FUNCTIONS			PRIVATE FUNCTIONS			PRIVATE FUNCTIONS			PCYC BIRTHDAY PARTIES	GYMNASTICS STAR													
13:00																														
14:00	LM BODY COMBAT									LM BODY BALANCE																				
15:00	LM BODY BALANCE									LM BODY COMBAT						PRIVATE FUNCTIONS			PRIVATE FUNCTIONS											
16:00	WAG LEVEL 3	GYMNASTICS STAR	JISHUKAN RYU	GYMNASTICS SKILLS	WAG LEVEL 4	GYMNASTICS STAR	GYMNASTICS SKILLS	WAG LEVEL 3	WAG LEVEL 4	GYMNASTICS SKILLS	GYMNASTICS STAR	TUMBLING JUNIOR	GYMNASTICS SKILLS	WAG LEVEL 4	GYMNASTICS STAR															
17:00			TUMBLING JUNIOR			ADVANCED REC	WAG LEVEL 1-2						WAG LEVEL 1-2		ADVANCED REC															
18:00		JUNIOR JUDO																												
19:00	JAPANESE SWORDSMANSHIP	SENIOR JUDO																												
20:00																														

JAPANESE SWORDSMANSHIP
Muso Jikiden Eishin Ryu Iaijutsu is the art of Japanese Swordsmanship: This PCYC activity promotes concentration, focus, self discipline, and respect.

JISHUKAN RYU
A traditional school of Martial Arts combining Kenpo (techniques involving striking, kicking, movement & blocking), Jujutsu (techniques involving joint locks, pressure points, strikes, break falls & throws), and Jojutsu (short stick techniques).

JUNIOR JUDO
PCYC Judo programs are run in accordance with Judo Federation Australia.

SENIOR JUDO
Our PCYC Judo instructor can teach you the art of Judo, including how to unbalance an opponent through holds and leverage.

LIVING LONGER STRONGER
A individualized strength and balance exercise program designed to help people over 50 get fit, stay strong and maintain bone density.

KINDY GYMNASTICS
Kindy gym is a program suitable for preschool aged children. activities specifically targeted to suit the developmental and cognitive needs of this age group, whilst increasing self-confidence.

JUNIOR GYMNASTICS
Junior Gymnastics are classes for children aged 3 years to 5 years of age, aiming to develop fine and gross motor skills, develop independent movement and thinking, develop coordination and introduce basic gymnastic skills.

DEVELOPMENT
Development is for girls aged 4-8yrs who would like the opportunity to join a wag team in the future.

GYMNASTICS STAR
This is our Gymnastics for all class, targeted at beginners. In this class students will try all areas of gymnastics, developing strength, flexibility, coordination and gymnastics specific skills.

GYMNASTICS SKILLS
An intermediate recreational gymnastics program for upper primary and high school students. In this group, participants will continue developing skills, strength and fitness in a fun and friendly environment.

ADVANCED REC
A program for children who have reached the skills for competitive levels but do not wish to compete.

WAG LEVEL 1 - 2
WAG LEVEL 3
Women’s Artistic Gymnastics Level 1-4 WAG classes have a heavy focus on technique and skill improvement.

WAG LEVEL 4
Gymnasts will learn routines on the floor, bars, beam and vault.

TUMBLING JUNIOR
Tumbling is a form of gymnastics performed without props or equipment. Also referred to as floor gymnastics, common moves performed in tumbling include tucks, cartwheels, handstands and handsprings.

LES MILLS BODY BALANCE
The yoga-based class that will improve your mind, your body and your life.

LES MILLS BODYCOMBAT
This high-energy martial-arts inspired workout is totally non-contact and there are no complex moves to master.

SAFE DRIVER COURSE
The Safer Drivers Course aims to provide learner drivers with the knowledge they need to reduce road risks and prevent accidents by becoming a safe driver.

PCYC BIRTHDAY PARTIES
Some of our diverse array of activities include gymnastics, laser tag, Disco, dance and ball sports.

PT
PT Sessions with PCYC Trainer.

PRIVATE FUNCTIONS
Private Functions (conferences, meetings, courses).

DA2

03

Locally Inspired Outdoor Recreation Area

DA2 – Locally Inspired Outdoor Recreation Area

The public pedestrian plaza at the heart of Thornton Central Village will play an important role in generating a civic experience authentically connected to the unique natural attributes of Penrith. Interactive elements, play spaces and First Nations interpretations will come together to create a public outdoor recreation area that is proudly of Penrith.

Through engagements with the Deerubbin Local Aboriginal Land Council (DLALC), themes of connection to the Nepean River and Blue Mountains are key elements which emerged. These themes are planned to flow through into the design of interactive recreation points that tell a story of ‘journey through the landscape’ set atop sandstone paving that references the Blue Mountains ridgelines and river valleys.



Ensuring Consistency with Penrith LEP 2010 Community Infrastructure Definitions

“*Recreation Area* means a place used for outdoor recreation that is normally open to the public, and includes —

- (a) a children’s playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).”

— Dictionary of Penrith LEP 2010



VALUE & BENEFIT	
Alignment with Penrith LEP 2010 Community Infrastructure	DA2 provides an outdoor recreation area accessible to the public within the definition of the Penrith LEP 2010. The provision of a children’s playground featuring an adventure play, climbing, slide, balancing equipment, musical play and water play.
Alignment with Penrith DCP 2014	DA2 provides a consistent alignment with key site drivers identified within Penrith DCP 2014 promoting an integrated public space with urban outcomes like social interaction, activation, economic viability and accessibility for the North Penrith Precinct.
Aligned with Penrith Sport & Recreation Strategy 2020	DA2 aligns with the open space principles, community priorities and design guidelines for a local playspace as defined within the Penrith Sport & Recreation Strategy. These alignments are shown in detail on p34-37 of this document.
Embedded with First Nations narrative and relevance	Deerubbin Local Aboriginal Land Council (DLALC) identified themes of connection to the Nepean River and Blue Mountains. These themes have been woven into the landscape and relevance of proposed recreation features.
Reinforcing the unique natural character of Penrith.	The concept of ‘journey through the landscape’ reinforces Connection to Country elements as well as the unique character and distinction of Penrith’s natural strengths.
Co-location of amenity and activation for all-ages	Unlike other public spaces in North Penrith Precinct, DA2 will provide co-location of services and F&B amenity to realise a destinational recreation area for all to enjoy.
Multi-functional outdoor space for variety of community uses and experiences.	Provision of in-built events infrastructure including power and data to ensure adhoc performances, markets and community gatherings can take place more regularly and embedding the recreational role of the space.
Funded and maintained at no cost to Penrith City Council	DA2 will be fully funded and maintained by Thornton Central Village management at no cost to the Penrith community.

DA2 – Programs and uses

‘JOURNEY THROUGH THE LANDSCAPE’

Thornton Central Village will be home to public recreation experiences inspired by local landscape itself. Drawing on First Nations consultations, the recreation area will be themed as a ‘journey through the landscape’ – from the Nepean River, to the Blue Mountains, to the significance of Sky Country.

Multi-faceted and meaningful, this active outdoor area not only satisfies the definitions of the Penrith LEP 2010, but it enriches the very character and narrative of Penrith. The final equipment locations will be co-ordinated with the project’s Indigenous Consultant and child play experts.

01. BLUE MOUNTAINS PLAYGROUND

Central children’s playground with climbing structures and wildplay elements that evoke the mountain experience. Shade structures provide solar protection year round.

02. NEPEAN RIVER WATER PLAY

An interactive waterplay feature that invites active participation through people-powered elements.

03. SOUNDS OF COUNTRY

Interactive objects, instruments and stepping stones that create musical sounds reminiscent of native bird calls and sounds of the natural landscapes of Penrith.

04. SKY SWINGS

Beneath a catenary lighting artwork of Sky Country, that will reflect the positioning of Venus the Moon and the Sun in the sky, swings invite all ages to power additional lighting experiences through motion.



01 Reference image



02 Reference image



03 Reference image

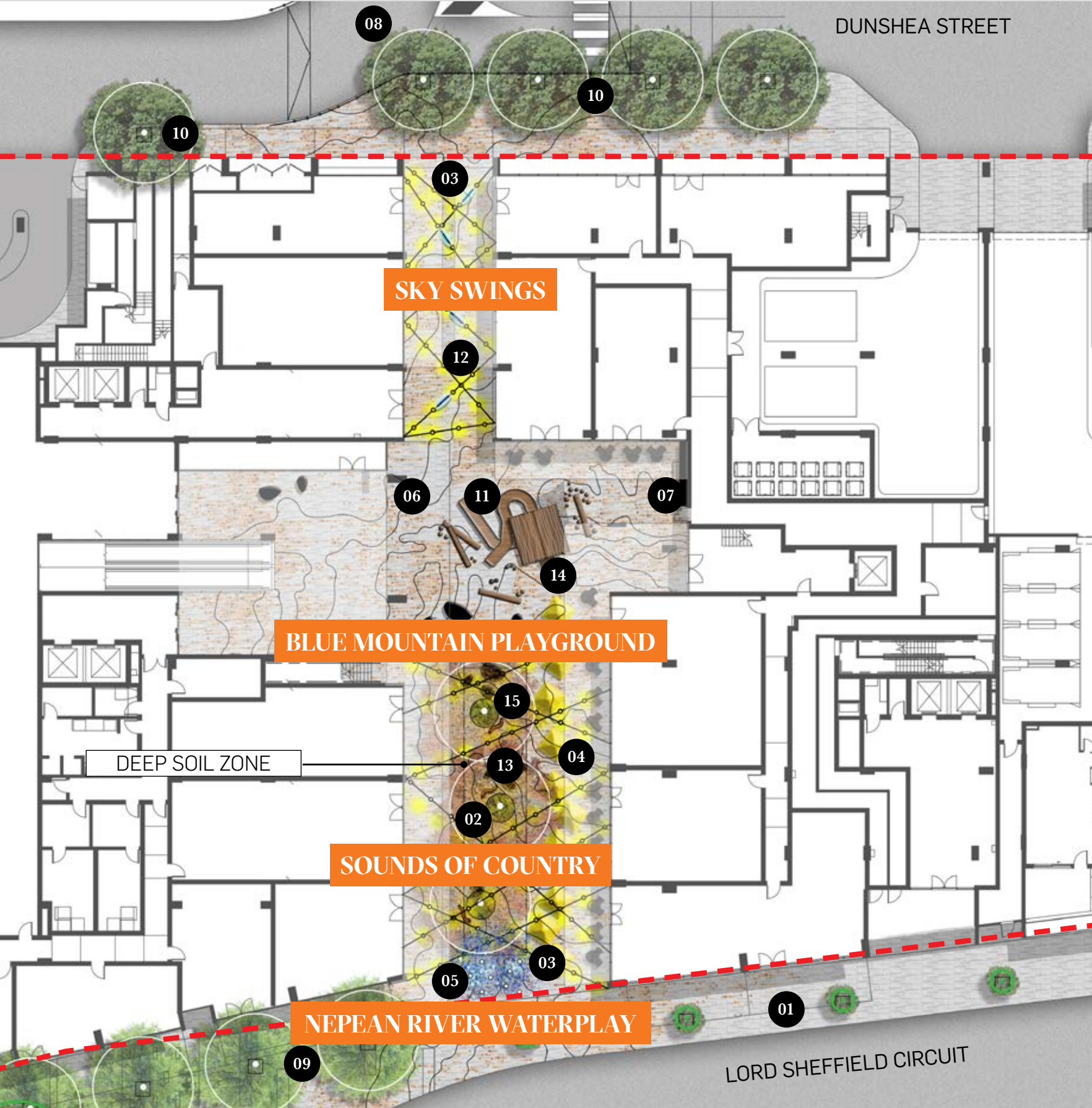


04 Reference image

Connection to Country

“[The proposed landscape design] will be a strong narrative thread linking the proposal to place, culture and heritage.”

**GRAHAM DAVIS-KING,
WIRADJURI AND NGIYAMPAA ARTIST AND ACTIVIST**



Note: Both Adventure Play and Interactive Water Play elements are concepts only, final equipment locations to be coordinated with the First Nation consultants and childrens play specialist.

- 01 EXISTING STREET TREES
- 02 FEATURE TREES IN DEEP SOIL WITH SEATING PODS
- 03 CATENARY LIGHTING
- 04 ACTIVATED F+B BUILDING EDGES
- 05 INTERACTIVE WATER PLAY
- 06 FEATURE SANDSTONE PAVING REPRESENTING LOCAL GEOLOGY
- 07 EAGLE PAINTING MOTIVE TO BUILDING FACADE
- 08 RAISED CROSSING TBC
- 09 PROPOSED ROW OF TREES BETWEEN BUILDING AND EXISTING PLAZA
- 10 PROPOSED STREET TREES
- 11 ADVENTURE PLAY
- 12 SKY SWINGS
- 13 MUSICAL INSTRUMENTS
- 14 SHADE STRUCTURES
- 15 EVENTS INFRASTRUCTURE

Concept Design Journey Through The Landscape

DA2 – CONCEPT DESIGN ARTIST'S IMPRESSION



Artist's Impression

DA2 – STRATEGIC ALIGNMENT

ALIGNMENT TO PENRITH SPORT AND RECREATION STRATEGY

The outdoor recreation area of Thornton Central Village respond to the vision, strategies and actions of the Penrith Sport and Recreation Strategy (PSRS) as well as the principles of the NSW Government Everyone Can Play guidelines and the NSW Government Architect ‘Greener Spaces Strategy’.

The planned functions and features of the playspace are to be designed to bring people together and be welcoming and comfortable, easy to navigate and interesting, and offer a range of physical challenges as well as a variety of landscape settings to explore.

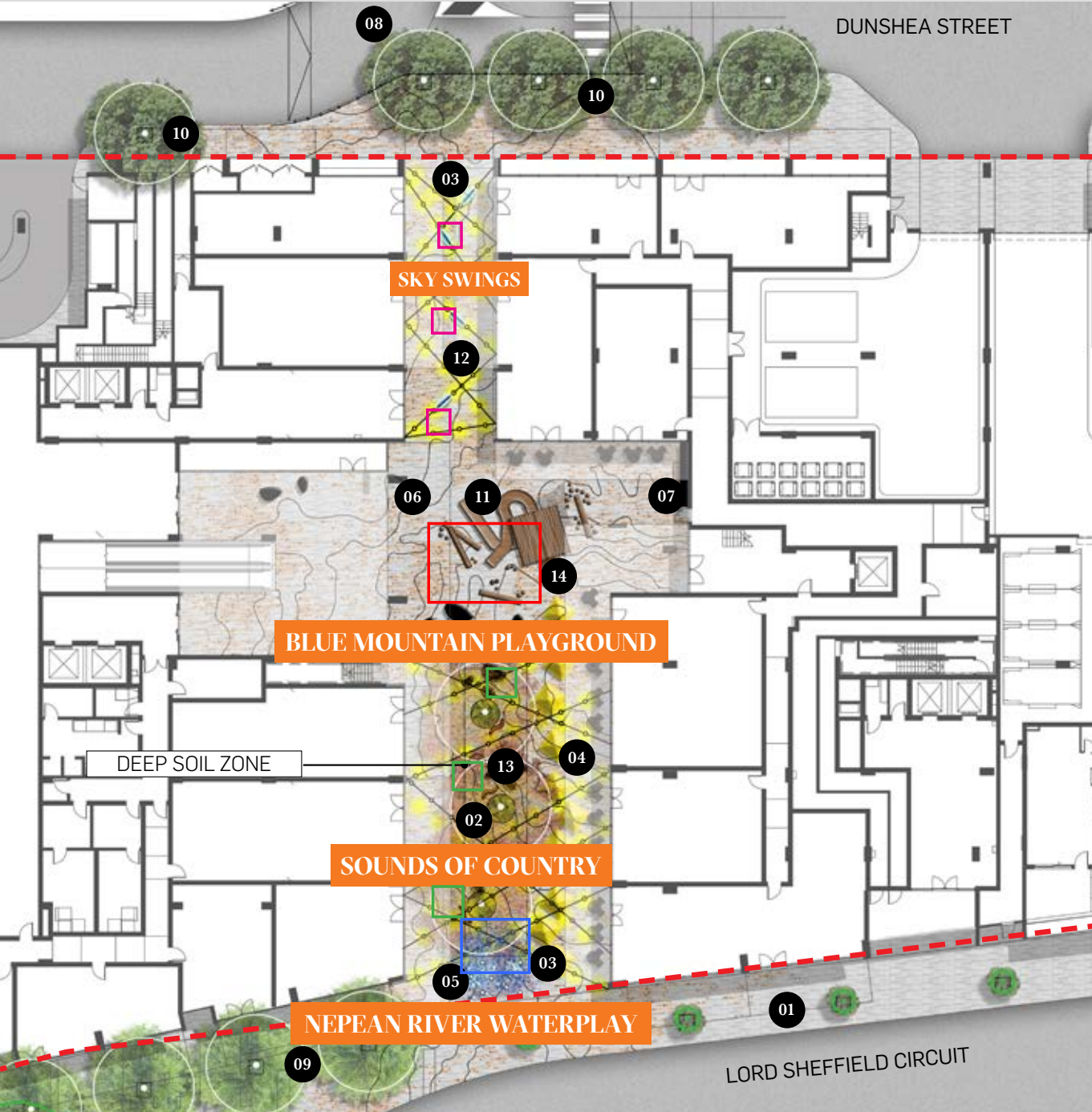
In addition to this document a detailed analysis of strategic alignment has been prepared by Urbis has been submitted with the DA package.

PSRS – PENRITH VISION FOR PLAY.

“A wide range of play opportunities which promote the social, physical and cognitive development of children; playspaces in Penrith will be recognised as unique, safe and innovative, providing a diversity of opportunities across the network.”

NSW GOVERNMENT ‘EVERYONE CAN PLAY’ GUIDELINES

PRINCIPLE	ALIGNMENT
CAN I GET THERE?	<ul style="list-style-type: none">• Within 200m to public transport, car and cycle parking• Within 5-10minues walk for local residents• Pedestrian-first wayfinding with multiple entry points
CAN I PLAY?	<ul style="list-style-type: none">• Variety of play experiences for range of ages and abilities• Sensory play through water and musical equipment, and landscaped native plantings and surfaces• Adventure play through climbing equipment and interactive elements• All-age swings• Events infrastructure and inbuilt public WiFi
CAN I STAY?	<ul style="list-style-type: none">• Safe and secure with lighting and security surveillance 24/7• Passive surveillance as pedestrian connection• Space utilisation with no hidden spaces/corners



Note: Both Adventure Play and Interactive Water Play elements are concepts only, final equipment locations to be coordinated with the First Nation consultants and childrens play specialist.

- PLAYGROUND
10M X 6M X 3M HIGH PLAY EQUIPMENT
- WATERPLAY
4M X 4M INTERACTIVE WATERPLAY EQUIPMENT
- SKYSWINGS
2.5M X 1.5M SKY WINGS
- MUSICAL PLAY
1.5M X 1M MUSICAL INSTRUMENT

DA2 – STRATEGIC ALIGNMENT

MEETING PENRITH’S LOCAL
PLAYSPACE DEFINITION

The Thornton Central Village outdoor recreation area delivers a high-quality, accessible and engaging in an area that would otherwise lack a community destination with ample shade, amenity and adventure play.

Aligned with the definition of a Local Playspace under the PSRS, the playspace will service homes within close walking distance well within the ideal range of 500m for all residents. In addition, it will offer a range of experiences for 4-12years but also include equipment for toddlers, include 5 pieces plus of equipment, and offer a level of imaginative and non-structured play areas.

DELIVERING COMMUNITY
ADVANTAGES

While large public spaces serve a role in mixed use communities, particularly for sport and recreation, their location within dense, mixed-use centres can often detract from the activity of a place by inhibiting walkability and creating ‘dead spaces’. This is of a particular concern in transit-oriented precincts which aim to promote short walking catchments within station vicinities.

Smaller intimate open spaces such as plazas, squares and laneways are well suited to dense TOD precincts because they promote walkability and facilitate activation, eyes on the street and safety in numbers. Smaller urban squares in gateway locations such as those adjacent to transport nodes and with retail edges offer the greatest direct economic benefit to local businesses and greatest social opportunities by mitigating crime and anti-social behaviour to local communities.

BRINGING MORE TO LIFE IN NORTH PENRITH

One of the most important elements of a successful public space in terms of visitation is the inclusion of commercial uses to fulfil a destinational offer. Whether that be the café to grab a coffee while the kids play at the park, the gelato shop to supply the ice cream whilst the busker performs, or a grocery store to shop at whilst gymnastic lessons are on. As it currently stands, high quality well curated commercial elements are missing from all of the parks and public spaces within the North Penrith Precinct as defined by the Penrith DCP 2014.

To remedy this, the proposal includes a highly curated precinct that will ensure the success of not only the community infrastructure proposed within the scheme, but also increase the desirability, and visitation of existing public facilities surrounding which are currently underutilised.

Further, the outdoor CI offer, includes the provision of in-built events infrastructure including power and data to ensure adhoc performances, markets and community gatherings can take place more regularly and embedding the recreational role of the space.

PENRITH SPORTS AND RECREATION STRATEGY		
COMMUNITY PRIORITIES FOR PENRITH PLAYSPACES	ALIGNMENT	
Shelter & shade	Yes	Shade structures and feature tree coverage
Toilets nearby	Yes	Toilets for all abilities on site
Good maintenance	Yes	Maintenance and quality assessments managed and funded by landowner
Variety of equipment	Yes	All-age play, adventure play, water play, musical play zones and equipment
Away from roads	Yes	Within a safe pedestrian space
Caters to disabilities	Yes	Accessible to all abilities
Interesting & challenging play	Yes	Adventure and water play equipment and features
Feeling safe	Yes	Safe and secure with lighting and surveillance

PENRITH SPORTS AND RECREATION STRATEGY		
LOCAL PLAYSPACE	DESIGN GUIDELINES	ALIGNMENT
Access and inclusion	Provides access to a choice of play and social opportunities in parks.	Yes. A variety of play and social opportunities provided.
Shared path system	Wheelchair accessible path is required linking shade, seating and play facilities to local paths.	Yes. Accessible for all abilities.
Seats and tables	Seating Required. Tables preferred and to be inclusive.	Yes. Seating delivered.
Shade and shelter	Combination of natural shade and built shade required.	Yes. Shade structures and feature trees.
Drinking water	Desireable.	Yes. Provided.
Rubbish bins	Desireable.	Yes. Provided.
Barbeques	Not required.	N/A
Toilets	Not required.	Exceeding requirement. Provided.
Car Parking	Not required.	Exceeding requirement. Provided.
Cycling infrastructure	Desireable.	Yes. Provided.
Landscaping	Minor vegetation landscape enhancements are desirable.	Yes. Feature tree plantings. Native landscape plantings. Connection to Country interpretations.
Signage	Park name required.	Pending community engagement.
Fences	Negotiable, dependent on risk assessment.	Safely contained space.
Water play	Not required.	Exceeding requirement. Provided.

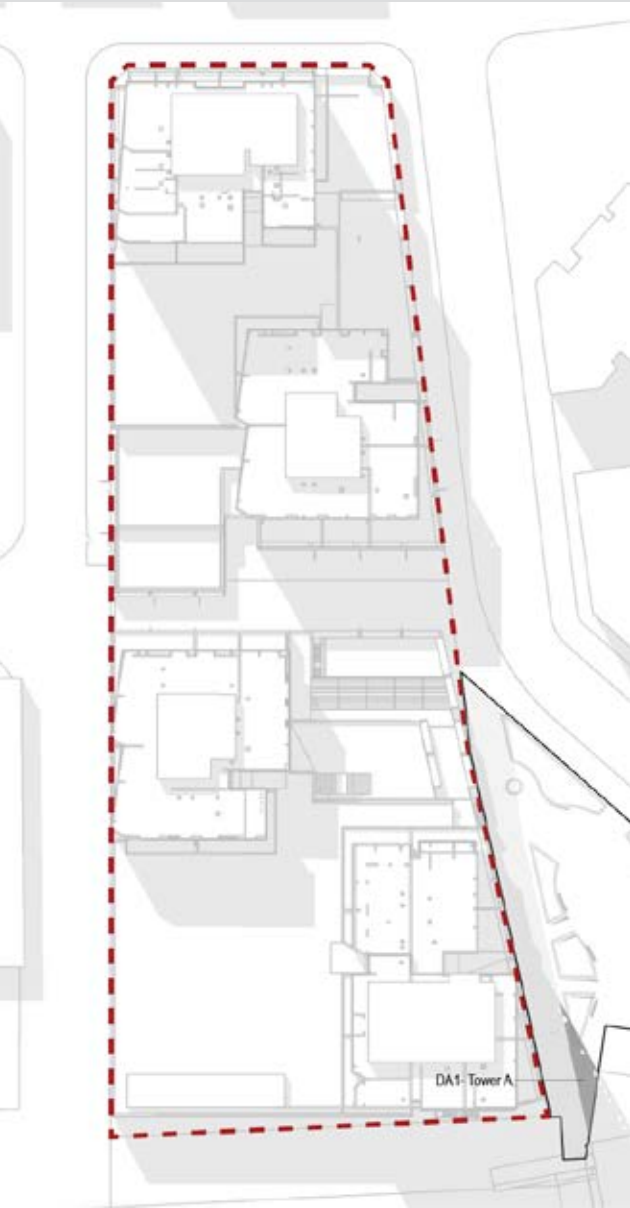
DA2 – Solar & wind summary

Consideration for solar access has been incorporated into the thinking for the placement and shading of playground and public realm spaces within the recreation area. A completed solar study provides aggregate values for the first stage (DA1) and completed stage (DA1 + DA2) of the development. The summary below show shadow comparisons at 12pm highlighting the need for shade structures particularly in spring and summer.

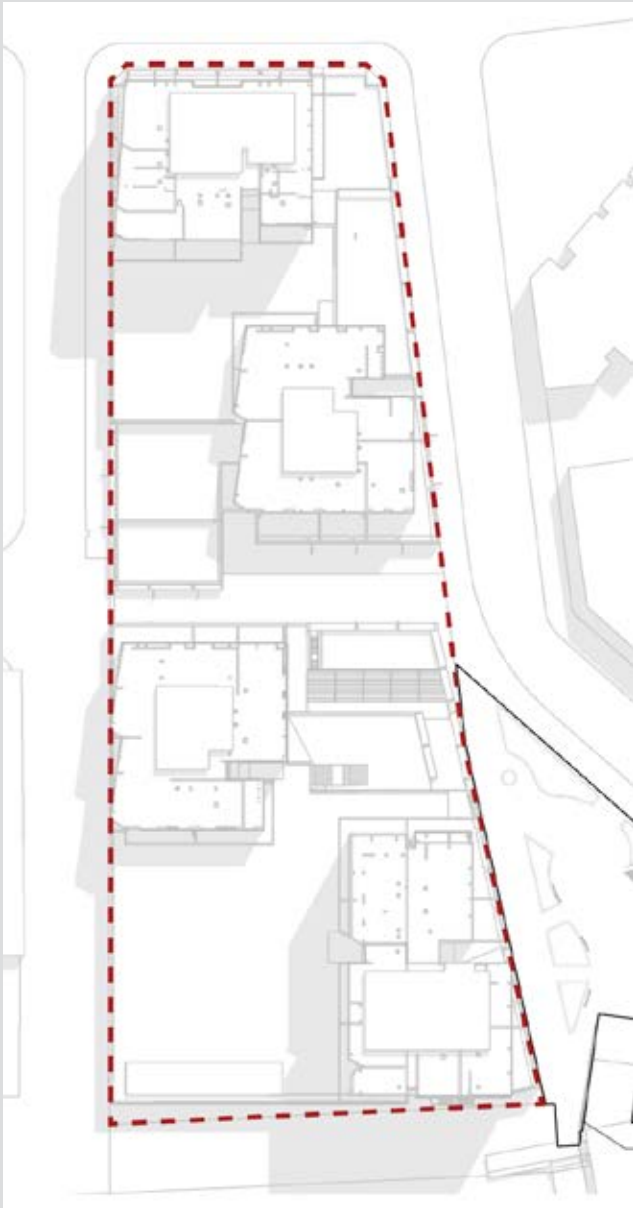
WINTER
12PM Shadow Comparison:
Winter Solstice (Jun. 21)



SPRING
12PM Shadow Comparison:
Spring Equinox (Sep. 23)



SUMMER
12PM Shadow Comparison:
Summer Solstice (Dec. 22 AEDT)



AUTUMN
12PM Shadow Comparison:
Autumn Equinox (Mar. 21 AEDT)



A Detailed Pedestrian Wind Environmental Statement has been undertaken by the applicant’s wind consultant (WindTech) as part of the proposed development to ensure that the proposed plaza provides high pedestrian and user amenity.

This notes that the site receives shielding of direct winds due to the vicinity of neighbouring developments, the proposed podium arrangement and fixed awnings along the building perimeters. In addition, the proposed landscaping and trees in the Landscape Plans will further assist with creating a high pedestrian amenity.

A positive place for Penrith

The proposed DA1 and DA2 of Thornton Central Village provides significant Community Infrastructure for the public benefit of Penrith. As this document has outlined, DA1 and DA2 each satisfy the definitions of Community Infrastructure under clause 8.7 (6) the Penrith Local Environmental Plan 2010.

Taken together, the whole is greater than the sum of the parts. The significance of a city centre location, proximity to public transport and presence of a growing residential community amplifies the importance of Thornton Central Village as a local destination of active inspiration. Purposeful indoor recreation facilities and outdoor play spaces will be accessible for the enjoyment and betterment of the Penrith community at large.

SUBMISSION	COMMUNITY INFRASTRUCTURE DEFINITION UNDER CLAUSE 8.7 (6) OF PENRITH LEP 2010	LAND USE CONSISTENCY WITH DEFINITION	PENRITH LEP 2010 ALIGNMENT
DA1	“ Recreation Facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.”	<ul style="list-style-type: none">• 631sqm of dedicated, purpose-fit indoor recreation facility space for public use.• Programs and spaces dedicated to active recreation such as gymnastics, exercise, indoor sports play.• Experienced community operator via PCYC in-principle commitment.	YES
DA2	“ Recreation Area means a place used for outdoor recreation that is normally open to the public, and includes – (a) a children’s playground, or (b) an area used for community sporting activities, or (c) a public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).”	<ul style="list-style-type: none">• Shaded outdoor children’s playground at centre of recreation area experience.• Interactive outdoor play experiences inviting active recreation and participation through water play and musical features.• Recreational swings for public use.• Events infrastructure and inbuilt WiFi.	YES

Thornton Plaza: Delivering a successful community destination

Successful public spaces are the heart of any community. Done well, they define the lived experience and wellbeing of everyday life. It follows that the careful design, delivery, and management of public spaces is essential, and Thornton Plaza is no exception. In fact, concentrated spaces such as Thornton Plaza require larger investments of time and money per square metre than larger open spaces such as a parks which serve a more passive function.

The development team at Thornton Plaza are committed to an outcome of positive social and economic benefit for the people, businesses and visitors of Penrith. As a gateway public space adjacent to a train station with activated retail edges and embedded community infrastructure, Thornton Plaza presents a significant opportunity to enrich local life in several ways.

Spaces that invite lingering, social connection and informal gathering have a direct impact on community unity and resilience. They make places safer and adjacent businesses more stable and economically successful. Featuring places to eat, play, sit, meet, and socialize, this outdoor space has the right ingredients to become meaningful and multifaceted destination for Penrith’s Northern Precinct. Informing the components of Thornton Plaza are local and global examples that demonstrate this destinational opportunity.

KEY ATTRIBUTES

- 1. The space is accessible for all.
- 2. People are engaged in social activities.
- 3. The space is maintained and safe.
- 4. It is a place where people meet and pass through.

CASE STUDY EXAMPLES	OPEN SPACE	PLAY SPACE
Thornton Plaza	937m ²	81.25m ²
The Mezz	407m ²	72m ²
Blue Ribbon	855m ²	68m ²
Tea Tree Gully	617m ²	95m ²

The Mezz Laneway

Mt Hawthorn, Western Australia

The Mezz centre underwent a significant transformation by converting its former one-way vehicle thoroughfare into a vibrant pedestrianised recreation space. Now, the laneway serves as an enticing outdoor activation area, offering a refreshing escape and playspace for the community.

At its heart lies a shaded playground, catering to children’s playfulness while providing a serene spot for parents to unwind. The landscape design, a pivotal aspect of this redevelopment, integrates an array of edible plants, herbs, and fruits thoughtfully dispersed throughout the laneway. This incorporation not only enhances the aesthetic appeal but also encourages community engagement, allowing visitors to interact harvesting herbs, vegetables, and fruits during their experience.

Transforming a former bitumen laneway into a family-friendly, multi-purpose community and recreation space required an eclectic mix of rustic materials and fixtures used in a thoughtful manner. In this way, it successfully blended into the Mount Hawthorn context and reinforced create an authentic sense of place and connection to community.

KEY TAKEAWAYS

Variety of multi-use spaces

Central playground activation

Community oriented landscaping



“The Mezz is a great example of getting an urban recreation and social space right. Inclusive and varied for different user groups at different times of day, it provides a welcoming local space enriched by a curated retail mix and playspaces. And it is this mix that makes it work as a place for social connection and recreation, returning value and benefit to its community again and again.”

ANDREW HOYNE, FOUNDER & PRINCIPAL, HOYNE

Blue Ribbon

Shanghai, China

The Blue Ribbon stands as a vibrant public space nestled within the bustling confines of Shanghai’s LifeHub, a dynamic mixed use precinct. Purposefully crafted to encourage interaction and play, this innovative space offers a central playground where families converge, fostering connections between children and adults alike.

Designed in a ribbon-like form, The Blue Ribbon’s fluid shape creates an inviting landscape that caters to various age groups and activities. Its ergonomic design facilitates climbing, seating, lounging, and more, offering a versatile environment for diverse recreational pursuits.

Symbolically, the circular shape was chosen to represent unity, inclusivity, and continuity, embodying the concept of perpetual motion. Through careful manipulation, this basic shape was transformed into a ribbon-like structure, featuring distinct topographical profiles that evoke a sense of movement and cohesion.

The Blue Ribbon not only serves as a playful platform for children to navigate through jumps, climbs, slides, and crawls but also adapts to accommodate a range of activities, enriching the experience for all who engage with it.

“The Blue Ribbon showcases how constrained urban spaces can be brought to life with playful interventions. Designed by 100Architects, with many other great examples in their portfolio, this innovative approach to placemaking transforms what would otherwise be passive space into an engaging and inspiring destination for all ages.”

ANDREW HOYNE, FOUNDER & PRINCIPAL, HOYNE



KEY TAKEAWAYS

Playspace within constrained urban environment

Thematic concept driving meaning and interaction

Recreation and interaction for all ages

Westfield Tea Tree Plaza

Adelaide, South Australia

The transformation of Westfield Tea Tree Plaza marks a new standard for community engagement in South Australia. By envisioning a ‘village’ concept within a central public plaza, the project aims to cultivate a sense of belonging and connection among visitors. Through a carefully curated blend of leisure and entertainment offerings such as new restaurants, alfresco dining spaces, a play area, waterplay and a cinema, the redevelopment engages as a diverse destination for all ages.

The project’s three main areas, including the Entertainment and Recreation Precinct, the North-East Interface, and the car park, serve as focal points for fostering community interactions and experiences. Notably, the use of highly textural materials within the plaza draws inspiration from the natural patina of the Adelaide Hills and the Barossa Valley, enriching the atmosphere and reflecting the local character. Additionally, the thoughtfully selected planting palette adds a touch of greenery, further enhancing the community’s connection to the surrounding environment.

Overall, the redevelopment of Westfield Tea Tree Plaza not only revitalizes the retail landscape but also enhances the overall community experience, providing a welcoming space for locals to gather, socialize, and create lasting memories.

KEY TAKEAWAYS

Reinforcing local environment and character

Waterplay space for seasonal activation

Blend of offerings for range of user groups



“The scale and design approach for Tea Tree Plaza has created a village feel. Considered landscaping, lighting and materiality reflect the unique character of the area, and the diversity of recreation spaces engage all ages, day and night. It’s no surprise that the project was awarded best Civic Landscape Architecture in the SA AILA Awards.”

ANDREW HOYNE, FOUNDER & PRINCIPAL, HOYNE



MELBOURNE

102 Chapel St.
St Kilda VIC 3182
T 03 9537 1822

SYDNEY

Level 32, 1 Market St.
Sydney NSW 2000
T 02 9212 2255

BRISBANE

Level 38, 71 Eagle St.
Brisbane QLD 4000
T 07 3144 2600