

Community Infrastructure Strategic Alignment

The proposed development is demarcated into two development applications (DA1 and DA2). Pursuant to Penrith LEP 2010 each development application includes Community Infrastructure. This can be summarised as follows:

DA1 - On-Site Level 1 Tenancy - Construction, Fit-Out and Dedication of public recreation facilities (indoor)

Thornton will construct and fit-out a tenancy on the northern portion of the Land (identified in the concept plans and itemised fit-out works) at no cost to Council for use by the public as a recreation facility (indoor).

DA2 - Provision of a 'Recreation Area' (for a children's playground) and enhanced embellishment of Thornton Pedestrian through-site link

Thornton will construct and deliver a 'Recreation Area' (for a children's playground) and a suite of additional embellishments to the pedestrian through-site link (identified in the concept plans itemised works). The children's playground, and pedestrian link will be open-to-sky and publicly accessible and the Applicant will grant to Penrith City Council an easement for public walkway, with the pedestrian link remaining in the ownership of the strata owner's corporation, which will be responsible for its insurance and maintenance.

The alignment summary is broken into two sections:

- Section 1 relates to the through site link, and the strategic alignment with the Penrith DCP 2014, Penrith Recreation and Sport strategy 2020, and GANSW open space strategy.
- Section 2 relates to the indoor rec facility and the strategic alignment with the Penrith Recreation and Sport Strategy 2020.

Section 1 – Through site link

- **Penrith DCP 2014:**

Penrith Council DCP 2014 outlines a number of principles that set the role the DCP plays in guiding future development.

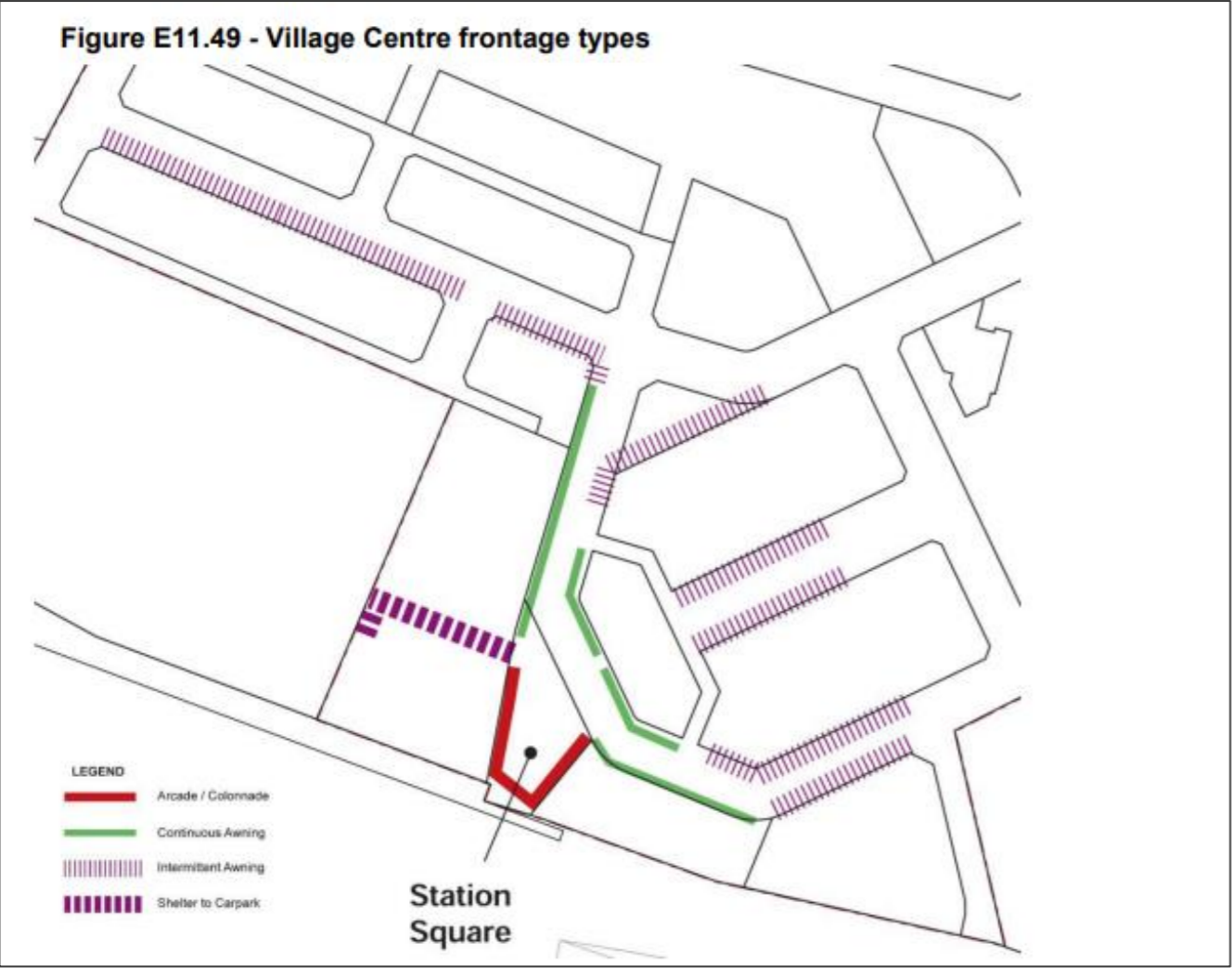
Principle 10 of the DCP notes its role is to *Enable continual improvement, based on accountability, transparency and good governance - Providing clear and comprehensive information to developers and the community about the development process and **what type and standard of development the Council would like to see in Penrith.***

In this regard, the DCP contains *Part E - Key Precincts* which outlines a series of controls and guidance specific to particular precincts throughout the LGA. Part E-11 is specific to Penrith North and provides dedicated guidance pertaining to the site the subject of this application. In the absence of site-specific Community Infrastructure criterium within the CI 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.*

On this basis it is considered strategic alignment with Part E11, Penrith North is a critical factor in determining the suitability of the Community Infrastructure offer proposed being the only available information as to Council and the communities expectations pertaining specifically to the site and its role in the success of Penrith North.

The majority of key precincts within the DCP contain a section specific to 'Public Open Space and Landscape Network'. The North Penrith Precinct does not contain such provisions. Whilst it does provide pointed guidance on the need for a *new oval with outdoor recreational facilities, canal edge boardwalk*, beyond this the section is silent on any further recreational amenity specifics.

The outcomes desired by Penrith Council for Penrith North within the DCP are for more commensurate, as one would expect, with dense, urban outcomes like social interaction, activation, economic viability and accessibility. In this regard the community infrastructure specified for the site within the DCP is shown below and prioritises a dominant through site link with active edges.



The through site connection is the critical piece of community infrastructure identified by Council within the DCP for the site and has manifested itself in the scheme as a high quality, multifunctional, urban recreation zone setting a new benchmark for public space in Penrith North.

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 Urban Desing Outcomes. A summary analysis below documents

11.8.2.2 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, the through site connection 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 the through site link 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.	The through site link is the perfect example of providing 'interconnection of public space' through which convenient and safe pedestrian access is delivered in a multipurpose recreational environment.


2.0 Penrith Sport & Recreation Strategy:

See below a summary of the strategic alignment between the proposed CI offer for the through site link, and Council's Sport and Recreation Strategy key open space strategy items. The table also provides a side-by-side strategy alignment comparing the proposed CI to the existing areas of open space/community infrastructure within the Penrith North immediate vicinity. What the table demonstrates is that the public space component of the CI offer put forward provides a strong alignment with Councils Sport and Recreation strategy and sets a benchmark when compared to the open space within the immediate facility.



Figure 1: surrounding public open space utilised within strategic alignment comparison.

1.0	PROMOTE ACCESS AND INCLUSION			Surrounding Park Alignment Comparison (Green mean achieves target, red means does not)				
	Strategy Item	Council Action	Community Infrastructure Response	CI Offer	Rail	Pocket	Canal	Oval
1.1	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.	<p>Open space distribution to be:</p> <ul style="list-style-type: none"> • For a high-density area >60 – 100 dwellings/ha, 2-3-minute walk/200m walking distance to local, district, citywide or regional park. • For a medium to low density neighbourhood 20-40 dwellings/ha, 5-minute walk/500m to local district citywide or regional park. • Workplaces and schools within 500m of open space. • 25-minute walk/2km to any district park. • Up to 30-minute travel time/5-10km on public transport or by vehicle to either citywide or regional open space 	<p>The Community Infrastructure offer is not intended as a local, district or citywide park. Rather, the CI offers role within the hierarchy of public spaces of Thornton central is to provide the 'integrated network' function desired by the strategy. From the outset, the development team sought to establish the role of the site within the community more than just providing housing, through a 'pedestrian orientated' development. This then became a fundamental design driver of the precinct.</p> <p>To respond to this driver the project needed to ensure a key piece of community infrastructure, being an active through site pedestrianised park/connection would be prioritised and held onto throughout the design journey. This connection was the key driver forming the basis of briefing to the design team and central to the subsequent CI offer presented in this package.</p> <p>As a result, a truly ground plane orientated design has been realised and the resulting CI offer provides for an urban heart of publicly accessible indoor and outdoor recreational infrastructure which will significantly contribute to the success of the site itself, and provide a conduit to the surrounding community facilities, transport nodes and parklands. More specially the CI offer aligns directly with the 'integration' aims of strategic item 1.6 of Councils recreational strategy which states:</p> <p><i>The Open Space network is to have quality public realm at the centre including squares, plazas and active streets creating opportunities for social interaction.</i></p>					
1.2	Open space is to be provided in the appropriate size and shape to ensure that the capacity of that space meets and accommodates a range of recreation activities and needs.	<p>Open space sizes to be:</p> <ul style="list-style-type: none"> • Minimum size of a local park 0.5ha – 2ha • Minimum size of park in high density area to be 0.3 – 0.5ha • Minimum size district open space 2-5ha • Minimum size of city-wide open space >20ha 	<p>There are a number of public land holdings surrounding the subject site including both community and operational land classifications. See figure 1 below.</p> <p>The site and future residents are well serviced by parks of varying scales.</p> <p>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 strategy and community generally.</p>					

			<p>The proposed CI offer fills this void through the provision of a highly programmed, well curated multifunctional space that connects 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.</p>  <p>Figure 1: Surrounding Council land holdings</p>						
1.3	Open space is to be provided and designed to accommodate multi-use inclusive participation opportunities for different recreation types.	<p>Minimum outcome performance measures for different recreation types should be the following for: Playgrounds.</p> <ul style="list-style-type: none"> • Within 5-minutes safe walking • Medium and low density within 400m for 80% of homes and within 500m for 100% of homes • For higher density, within 200m for 80% of homes and 300m for 100% of homes. <p>Youth Space (10-20 years)</p> <ul style="list-style-type: none"> • Within 10 minutes safe walking and cycling • Access to at least one youth space within 800m for 80% of houses and within 1500m for 100% ideally within 500m of public transport stop. Outdoor recreation facilities for passive enjoyment of outdoors and nature • Within five minutes safe walking • Medium and low density within 400m for 80% of homes and within 500m for 100% of homes. For higher density, within 300m for 80% of homes and 500m for 100% of homes. Active recreation space (group based active recreation such as social sporting activity) • Within 15-minutes safe walking, or 10 minutes cycling – or less than 1500m walking distance. Trail and path-based recreation. • Within 10-minutes safe walking or within 800m of 100% of houses. In high density areas multi-user path networks with linking access to extended trail or path opportunities within 500m should be considered. Organised sport and recreation • Access to at least two of the following within 20-minutes safe walking or 15-minutes safe cycling or public transport: field sports, outdoor sports courts, indoor sports, aquatic sports. 	<p>In direct response to the identified performance measures, the Community Infrastructure offer includes the following:</p> <p>Playgrounds</p> <ul style="list-style-type: none"> - Directly onsite - Combination of waterplay and fixed play equipment - Includes designing with Country principles. <p>Youth Space</p> <ul style="list-style-type: none"> - Fully conditioned indoor multimode space onsite - Agreed terms with PCYC for operational requirements of youth activities including after school care, activities, cooking classes, holiday programmes. Further information provided within this package. - Located closes to key public transport node (Penrith Station) - Well within desired travel distances identified within strategy for higher density living. <p>Organised Sport</p> <ul style="list-style-type: none"> - Fully conditioned multimode space onsite - Agreed terms with PCYC for operational requirements of organized sport including gymnastics and karate. - Located closest to key public transport node. - Well within desired travel distances identified within strategy for higher density living 						
1.4	Enhance open space connectivity through an integrated strategy that links recreational, cultural heritage and natural values.	<ul style="list-style-type: none"> • Investigate open space investment that aligns with the Sydney Green Grid - West District Project Priority Opportunities List (2019). • Establish or extend walking and cycling trails and corridors, especially river, creeks and bushland trails (as per Sydney's Green Grid). • Link natural corridors to minor road on-street connections where continuity of recreation corridors to key recreation destinations does not exist. • Map major missing links in riparian or other corridor trails identified as priority corridors and develop a priority 	<p>There are a number of public land holdings surrounding the subject site including both community (environmental and recreational) and operational (carpark), in addition to cultural facilities such as the Fire Museum.</p> <p>In recognition of this, Connectivity has been a key driver of the Community Infrastructure offer which prioritises open space corridor links through the precinct heart which:</p> <ul style="list-style-type: none"> - Extends open space within Thornton central through the provision of a high-quality urban heart providing the missing link between council's operational land holdings, the train station and the broader parks and regional community facilities. 						

		<p>implementation program. Priorities should include connections to the river along creek systems, and overcoming critical north-south barriers (e.g., along M4, Great Western Highway and Rail Corridor).</p> <ul style="list-style-type: none"> • Prioritise open space corridor links: <ul style="list-style-type: none"> - Missing links in corridors that would significantly extend open space access in areas with limited open space and high populations. - In already heavily used recreation corridors. - Where creating links would enhance natural values. - Where it overcomes major barriers (roads etc.) - Where establishing links would benefit children (for example off road paths to school, sports venues etc.). - Where it assists in developing longer routes to the city, particularly from East to West. - To major destinations for example district open space, town centers and major employment areas. - Glenmore Park, Mulgoa and Surveyors Creek. - Creating a series of destination parklands along the corridor between Penrith and Penrith Lakes. 	<ul style="list-style-type: none"> - Establishing links which will benefit children by allowing a safer pedestrian thoroughfare in an environment containing less cars, and more active edges (opportunities for visual surveillance). 						
1.5	Promote the awareness and recognition of Penrith's Aboriginal and Non-Aboriginal Heritage.	<p>Liaise with the Aboriginal community and the wider community to establish the means through which Aboriginal cultural heritage can best be recognised within the City's open spaces. This could include, but is not exclusive to:</p> <ul style="list-style-type: none"> - Conservation of sites and potential sites. - Interpretation through landscape design, planting, public art and performance in public open space. - Participation in implementing works and managing landscapes with cultural associations. - Education programs for local schools and the community, recognising and interpreting the City's agricultural, industrial, social and river history within appropriate reserves and open spaces. - Reflect local history in each suburb through specific responses in associated reserves. - Identify and categorise any open space with strong associations as such in the open space inventory settings 	<p>A fundamental driver of the Community Infrastructure offer is connection with Country. Drawing on First Nations consultations and engagement directly with the Aboriginal Land Council, 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.</p>						
1.6	The Open Space network is to have quality public realm at the centre including squares, plazas and active streets creating opportunities for social interaction.	<ul style="list-style-type: none"> • Integrate City Centre open space planning into the network of open space. • Deliver City Park (Penrith) as a priority. • Key civic spaces to be integrated with public transport opportunities and existing development with the focus to be Penrith, Kingswood, Werrington and St Marys. • South Creek and Ropes Creek to be developed as major open space recreation destinations to support the development in the Werrington, Kingswood and St Marys Precincts. • Explore opportunities to create incidental and organised open space activities via, pop up parks, use of roof tops/car parks, laneways and other urban spaces. 	<p>The proposed community infrastructure offer will be the sticky precinct and beating heart of the Thornton community.</p> <p>A key civic space for play, events, indoor and outdoor recreation adjoining a curated mix of retailers, cafes restaurants and directly adjoining Penrith train station.</p>						
1.7	Community access to existing and future public open space is to be improved through an integrated action plan that involves all modes of access.	<p>Improve pedestrian and cycle connections from areas of renewal around stations at Penrith, Kingswood, Werrington and St Marys with the open space network and the green corridors of South and Ropes Creek and the Penrith Health and Education Precinct.</p> <ul style="list-style-type: none"> • Improve pedestrian and cycle connections across the M4, Great Western Highway and the Northern Road to facilitate access to major parks and open space. • Review accessibility to all reserves by public transport. 	<p>The proposed community infrastructure is well serviced by onsite and offsite parking and is directly adjoining the Penrith train station.</p> <p>The site is flat and has been designed with DDA principles at its heart. For further information see Access report submitted with the development application.</p>						

		<ul style="list-style-type: none">• Ensure access and parking at reserves is efficient in circulation and adequate for needs, prioritising where public transport access is currently poor.• Design entries, circulation and parking to promote access and optimum used of space.• Review and update the Council's PATHS Strategy (cycling and walking plan) connecting opportunities to access open space and recreate within them, for example new shared paths, cycle circuits.• Conduct healthy built environment audits for suburbs to identify opportunities for improved access to open space.• Integrate all parks and open space into a walking network for the city which links paths with attractors (shops, public transport, work, schools etc).• Provide integrated access of all forms to Western Sydney University developments and proposed airport rail corridors.• Enhance access from Penrith City Centre to the Nepean River Foreshore and open space network.• Update access audits of all public open space across the LGA, focusing on key outcomes for parks and reserves including ease of access to park entries off streets; provision of circuit paths that can be walked or wheeled; ample seating with shade and shelter; numbers and locations of accessible parking spaces; and optimising inclusive play.• Prepare a Wayfinding Plan in keeping with the Walking and Cycling Strategy, with an emphasis on off-road routes which link key destinations; recreational circuits with distance and walking times identified; routes that can readily be undertaken by people with a disability; links between walking routes and public transport stops.							
2.0	SUPPORT ENVIRONMENTAL SUSTAINABILITY								
Strategy Item		Council Action	Community Infrastructure Response						
2.1	A network of open space is provided that provides green infrastructure for climate adaptation and resilience	<p>Continue with actions to implement Council's Cooling the City Strategy with the open space network including streets, river foreshores, creek corridors, parks, sport facilities and play areas, in particular:</p> <ul style="list-style-type: none">• Prioritise increasing canopy cover in priority hotspot areas across the city and where existing coverage is lower than 10%.• Investigate and support grants for projects that encourage shade and cooling strategies.• Develop an appropriate tree species list for urban heat mitigation and climate change resilience in Penrith.• Consider heat impacts on the community in the choice and provision of open space infrastructure.• Audit key parks of different classifications to determine where shade can be better provided and where drinking fountains are required.• A heat analysis is to be completed to inform any future stages of the Public Open Space Reinvestment Program and events in public open space are to be utilised to promote 'Cooling the City'.• Participate in and promote National Tree Day and other tree planting initiatives, including the NSW Government's 5 million Trees project, and align with priority hotspot areas.• Increase available tree shade in both sports and play reserves.	<p>Within the proposed community infrastructure offer are areas of deep soil planting and best practice WSUD techniques to adequately capture storm water runoff.</p> <p>The development also seeks to retain all of the existing street trees surrounding the site and establish new street trees to all frontages.</p>						

		<ul style="list-style-type: none"> Identify opportunities to showcase water sensitive urban design (WSUD) and integrate into projects where possible. Educate and engage with the community about the design of landscapes into the future and the benefits of open space and trees. Adapt to flooding with use of natural systems management and minimal necessary built form. Integrate best practice storm water management through WSUD techniques into all open spaces and reserve design, maximising green infrastructure assets. 						
2.2	The natural geography of the Penrith LGA is to be integrated into the planning, design and management of open space.	<p>Complete the Scenic and Cultural Landscapes Study, including statements of significance for high value landscapes.</p> <ul style="list-style-type: none"> Review mapping and planning controls for land with scenic and landscape values to protect and enhance identified high value landscapes. Complete the Rural Lands and Villages Study. Commission a biodiversity study that details areas of high conservation value. Promote and integrate the natural environment as a core value of all open spaces no matter what the setting. Capitalise, where possible, on natural ridges for walking, and potential off-road cycling routes maximising district views 	The Community Infrastructure offers recreation experiences inspired by local landscape itself. Drawing on First Nations consultations and engagement directly with the aboriginal land council, 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.					
2.3	Maintenance of open space is to support environmental sustainability	<p>Review mowing regimes and water harvesting options to reduce unnecessary mowing of areas that may be better replanted and extended irrigation to enhance carrying capacity and amenity.</p> <ul style="list-style-type: none"> Integrate best practice stormwater management through WSUD techniques into reserve design, maximizing green infrastructure assets (vegetation, natural materials etc). 	The design and ongoing maintenance (free of charge to council) incorporates best practice WSUD techniques.					
2.4	Compliment, conserve, extend and promote the appreciation and enjoyment of bushland throughout the Penrith LGA.	<p>Collaborate with the Department of Planning and Environment on the preparation of the Cumberland Plain Conservation Plan.</p> <ul style="list-style-type: none"> Review mapping and planning controls for E2 Zones and Natural Resources Sensitive Land in Penrith LEP 2010 to ensure consistency with the Cumberland Plain Conservation Plan. Incorporate bushland conservation, restoration and fabrication in all classifications of reserve as a key part of Council's Open Space and Planning Guidelines. Enhance native fauna habitat connectivity through extending the natural and recreational corridors enhancing bushland viability and diversity. Identify locations for exotic species planting and species selection that does not compromise natural bushland values. Identify selected streets for walking and cycling routes that provide continuous native tree canopy. Develop and implement a communications plan to promote awareness and enjoyment of bushland. Identify short, medium and long walks in all localities with priorities on circuits and routes that link to day-to-day destinations. Increase community knowledge of its natural environment through targeted interpretation and wayfinding signage within reserves. 	A landscape plan was submitted with the development application which identifies and celebrates local species which will play a central role in the connection to bushland.					
2.5	Continue to upgrade all river, and creek open spaces to enhance recreational and	Prepare a Green Grid Strategy for the City to refine and prioritise the corridors and projects identified in the Western City District Plan for Penrith.	NA – no river or watercourse on site.	NA	NA	NA		NA

	natural systems connectivity.	<ul style="list-style-type: none">• Use the Cumberland Plain Conservation Plan data to inform Green Grid Strategy for the City.• Prepare masterplans for 3 priority corridors identified in the District Plan Green Grid and explore opportunity for funding through the Metropolitan Greenspace Program.• Investigate opportunities for Development Contributions to fund new open space to support Blue and Green Grid Development.• Optimise riparian vegetation along river foreshores and creek corridors (ensuring key views to creeks and rivers are identified and maintained).• Maintain or restore natural riverbanks and creek profiles wherever practicable. Encourage access to the water's edge and recreation by and on the water.• Monitor and interpret water quality changes to increase the community value of natural waterways.• Conserve and promote the natural hydrology of the sub-catchments.						
3.0	CREATE ECONOMIC BENEFITS							
Strategy Item		Council Action	Community Infrastructure Response					
3.1	Explore a range of opportunities for gaining economic return from public open space.	<ul style="list-style-type: none">• Focus on cost recovery or returns from leases, licenses and concessions; events; tourism (sports, nature, water based and heritage).• Review needs for Public Open Reinvestment Program in the next 5 years.• Economic gains made from use of public open space to be returned for improvements or enhancements to the City's open space network.• Plan open space provision and protection of natural assets to support growth of the City's tourism industry and promote it as an 'adventure capital'.• Prioritise the ongoing implementation of the 'Our River Masterplan'	<p>The outdoor recreation space has been designed as a multipurpose public space, activated through the inclusion of event infrastructure, waterplay facilities, fixed play facilities and an indoor recreation facility anchoring the precinct (terms agreed with PCYC).</p> <p>However, 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 Thornton precinct.</p> <p>To remedy this, the proposal includes a highly curated retail and F&B 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 under utilised.</p> <p>Further, the outdoor CI offer, includes the provision of in-built events infrastructure including power and data to ensure ad hoc performances, markets and community gatherings can take place more regularly and embedding the recreational role of the space.</p>					
4.0	MANAGE THE CITY'S ASSETS							
Strategy Item		Council Action	Community Infrastructure Response					
4.1	Improve the livability of the city through the presentation and maintenance of open space, and the quality and quantity of infrastructure provided.	<p>Implement Open Space Planning and Design Guidelines for all existing and future open space in the city. Design guidelines, including:</p> <ul style="list-style-type: none">- Seating and shelter.- Toilets.- Amenity and safety.- Microclimate.- Lighting.- Planting.- Art and interpretation.- Technology. <ul style="list-style-type: none">• Engage with the community to establish service delivery standards.• Review facilities at and service standards for all parks as part of the above guidelines including numbers of buildings, duplication of facilities (especially play) and extent of mowing, application of irrigation etc.	<p>The CI offer has been designed with the following design drivers in mind:</p> <ul style="list-style-type: none">- Seating and shelter – included.- Toilets – publicly available facilities included.- Amenity and safety – safer by design principles (see CPTED report) and highly active edges through the provision of a curated retail plan included.- Lighting – lighting strategy including connection with country included.- Planting - Detailed species list contained within the Landscape plan.- Art and interpretation – Public Art plan submitted with the DA.- Technology – inbuilt Wi-Fi and events infrastructure					

		<ul style="list-style-type: none">• Whole of life costs and maintenance standards to be considered in provision of upgraded and new infrastructure.• Effective management and service delivery standards to be developed and regularly reviewed through customer engagement and benchmark tools e.g., Yardstick, industry standards and guidelines.• New and existing planning proposals to integrate and include open space provision that meet quantity, policy and facility provision guidelines.							
4.2	Assets are to be managed considering life cycle costs.	<p>Develop and implement a holistic management strategy for all open space with a focus on cost savings, cost recovery and new funding.</p> <ul style="list-style-type: none">• Prioritise doing ‘simple things well’ versus major capital investment including e.g., provision of seats, shade (natural and manufactured), pathways, landscaping, and playground upgrades.• Capital investment to be prioritised at facilities that will support increased use and participation by the community.• Facility provision priorities must meet criteria of:<ul style="list-style-type: none">- High functionality.- Multi use/purpose.- Value for money.- Ease of ongoing supply.- Adaptability to customisation.- Strong design aesthetic.- Facilitates cultural diversity.- Environmentally sensitive design.- Regularly cited in community satisfaction and importance surveys.- Ensure maintenance and service delivery programs meet core outcomes and are reviewed periodically.	<p>Utilising REIT style outgoings model the community infrastructures ongoing maintenance, and outgoings will be born through precinct outgoings at no cost to council or the community.</p> <p>This includes provisions for a precinct manager to ‘walk the beat daily’, establishing relationships with the operators, keeping an eye out for spills & graffiti and controlling the programme of events to ensure the proposed CI offer becomes a sticky precinct attracting visitors and the community across the 18-hour day.</p>						
4.3	Maintenance and management of open space provides an effective and efficient level of service.	<ul style="list-style-type: none">• Review and update all service levels that relate to management and maintenance of open space.• Consider maintenance intensity levels relative to the setting type and park hierarchy.	The precinct manager will be responsible for the preparation of a management plan to ensure maintenance, cleaning and precinct operations are adhered.						
4.4	Develop a partnership strategy for ongoing engagement with a range of open space and recreation stakeholders to extend the reach and capacity of the open space network	<p>Identify stakeholders and establish partnerships including, but not exclusive to:</p> <ul style="list-style-type: none">- National Parks and Wildlife Services regarding natural and recreational corridor links to the Blue Mountains, and Wianamatta Regional Park.- Western Sydney, TAFE and Department of Education regarding access to facilities.- Adjoining Councils especially in relation to shared major recreational facilities and recreation trail and natural area links and corridors.- Department of Planning and Environment.- Road and rail authorities regarding walking, cycling, walking and public transport integration of parks.- Utilities authorities, in relation to recreational use of lands, planting in easements etc.- Work with major partners on open space delivery to agree critical integration into the existing open space network (e.g. PLDC at Penrith Lakes).	The precinct managers role will be to create a sticky precinct responsible for ongoing engagement with the community, event operators, buskers and the operators within the precinct.						
4.5	Access to current technology in open space will broaden recreational value, extend information and	Contemporary technology is to be utilised in the operation, provision of information and communication, and activation of open space.	Provisions for water play, urban lighting, Wi-Fi and events infrastructure will ensure this recreational space sets a benchmark locally for activation.						

	enhance administration.							
5.0	PLANNING AND MANAGEMENT							
Strategy Item		Council Action	Community Infrastructure Response					
5.1	Open Space Planning and Design Guidelines will guide open space infrastructure provision and operations.	Establish Open Space Planning and Design Guidelines that can be used to inform: - Masterplans or Plans of Management. - Service levels. - Co-ordination when reviewing acquisition, consolidation and rationalisation strategies. - Open space requirements from development. - Liaison with other Government agencies.	NA council target.	NA	NA	NA	NA	NA
5.2	Contemporary Plans of Management and Masterplans will be in place	Prioritise existing Plans and Masterplans and update. • Identify priority parks for new Masterplans/Plans of Management	NA council target.	NA	NA	NA	NA	NA
5.3	The open space inventory will remain current and be reviewed through the life of the strategy.	Maintain mapping of all open space in GIS	NA council target.	NA	NA	NA	NA	NA

3.0 Government Architect NSW Policy - green infrastructure 'Greener Places'

The 'Government Architect NSW Policy green infrastructure document Greener Places' is referenced within Councils Sport and Recreation strategy as a contemporary approach to open space delivery. The policy is well developed in terms of the role of public space within Urban Environments and identifies four key principles to make a case for the importance of green space, how integration is essential and how greener thinking can make our cities healthier and more successful places. The four key principles are outlined below alongside responses as to how the outdoor CI offer is aligned.

#	Principle	Community Infrastructure Response
1	Integration There is a global transition away from single purpose grey infrastructure to more multipurpose infrastructure that mimics nature, provides critical ecosystem services, and promotes healthy and active living. The principle of integration proposes to combine green space with urban development and grey infrastructure. <ol style="list-style-type: none"> 1. Integrate green and grey infrastructure (green, grey) to create urban communities that deliver quality of life to residents and the community. 2. Understand physical and functional synergies between urban green space and other infrastructure (e.g. built form, water supply, transportation, wastewater) to create a shared vision. 3. Implement wider environmental, social, and economic benefits from green-grey integration. 4. Use knowledge from different disciplines and sectors and cooperate to deliver integrated greengrey approaches. 5. Balance recreational and functional requirements of parks with greening objectives to increase canopy cover. 6. Enable use of publicly owned assets such as disused railway corridors or land adjacent to creeks and stormwater channels. 7. Collaborate with road and rail authorities to maximise the opportunity to deliver green infrastructure along transport routes 	<p>The CI proposal is the first and only open space within Penrith North to create a multifunctional space with grey infrastructure and urban development integrated with green infrastructure. The through site link was a key design driver to ensure the urban community has highly active green-grey heart to deliver quality of life to all residents of Penrith North.</p> <p>The benefits of this integrated approach ensure wider social and economic benefits by creating a place where residents visitors and business can gather for recreation, events, work and shop.</p>
2	Connectivity Greener Places promotes the creation of a network of high-quality open spaces that connect with town centres, public transport hubs, rivers, creeks, and employment and residential areas – creating a network of open space. The network includes physical and functional connections that benefit people and wildlife. <ol style="list-style-type: none"> 1. Consider green space networks at multiple scales – including regional, city, and local. 	<p>The Penrith North precinct contains a network of open spaces at vary scales from the oval at regional scale, through to the trains station plaza at smaller than local scale. The proposed CI offer plays an important connection role ensuring an interlinked system of green spaces is achieved within Penrith north including from transport hubs, commuter carparks, and regional parks within the area.</p>

	<ol style="list-style-type: none"> Investigate and enhance physical and functional connections between different green spaces to create an interlinked system. Design networks that serve humans and wildlife. Link physical sites that support ecological, wildlife, and social connectivity. Enhance ecological connectivity through the restoration and conservation of urban ecology through regulating water flow or climate functions. Enhance connections to recreational trails, particularly in and around high-density precincts. Increase planting along stormwater, gas and power easements, main roads, and rail corridors. Enhance streets by planting alongside all available footpath locations, including trees where appropriate. Create a network of green streets that are connected and encourage walking and cycling. Protect and minimise fragmentation of core bushland. 	
3	<p>Multifunctionality</p> <p>Multifunctional green spaces should be high-quality and high-performing to maximise local habitat, social, environmental, and economic benefits. Multifunctionality represents the ability of green infrastructure to deliver multiple uses simultaneously.</p> <ol style="list-style-type: none"> Understand and support the development of multifunctional landscapes that offer ecological, socio-cultural, and economic benefits. Determine a clear understanding of user needs and demands to understand the requirements for multifunctionality. Design spaces that foster interaction and stewardship, community identity, sense of connectedness and community capacity. Recognise the value of existing landscape performance via improved connectivity, stormwater management, flood mitigation, local habitat, and environmental quality. Ensure that the parks within our cities contribute to the value and understanding of place. Create open space as part of urban renewal that connects and enhances the new project through highquality, high-performing green space. Use the value of public art by integrating public art into green projects. 	<p>The CI offer proposed is the first truly multifunctional public space within Penrith North precinct including ecological green spaces, indigenous connections, plays spaces, active edges, public art, event infrastructure and connectivity to high quality public transport and parking.</p> <p>The role of the space as place to sit, play, eat, shop whilst simultaneously fulfilling the functions of integration and connection optimizes the ability to deliver multiple uses simultaneously in a highly active urban, green space.</p>
4	<p>Participation</p> <p>Participation relates to a planning process that is open to all and incorporates the knowledge and needs of diverse parties. It involves stakeholders in the development and implementation of neighbourhood, local, district, and regional green infrastructure plans and actions.</p> <ol style="list-style-type: none"> Engage stakeholders early in the process and participate throughout the life of the project. Discover and balance the interest of many different stakeholders to maximise the benefits of proposed green space. Improve equity of access to green infrastructure by considering the needs, values, motivations, uses, and barriers to engagement with various cultures and user groups. Encourage the use of currently underutilised open space corridors for local community use. Create accessible spaces for all members of our community, such as inclusive play spaces. Inclusive play spaces are designed to respond to the need for recreational opportunity for all people regardless of differences in abilities, age, gender, or culture. Each playground represents a unique opportunity to enhance outdoor recreational experience for the whole community. 	<p>The most highly utilised public spaces are those that are co-located with active retail/commercial offerings such as cafes, restaurants, and recreational facilities. The CI offer proposed is the first and only green space in Penrith North which combines all of these elements adjoining public parking and high-quality transport infrastructure. Thus, ensuring through its central location the playground, water play, and ecological green spaces are highly utilised valuable assets for the community, and accessible and inclusive spaces for all members of the community.</p>

Section 2 – Indoor Recreation facility

Penrith Sport and Recreation policy 2020.

See below a summary of the strategic alignment between the proposed CI offer for the through site link, and Council's Sport and Recreation Strategy key open space strategy items.

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Strategy Item	Community Infrastructure Response
2.1	<p>An appropriate amount and quality of open space is provided to accommodate sport and recreation facilities.</p> <p>The strategy notes <i>‘Indoor sports such as swimming pools or sports halls would categorise as civic and urban spaces.’</i> In this regard the Indoor recreation facility represents a high quality civic and urban space.</p> <p>It is important to note that PCYC is not solely a ‘gymnastics facility’ but also has a range of other indoor recreation purposes of a like character. Including</p> <ul style="list-style-type: none"> -Mini Movers: Physical exercises for children aged 1-5 years intended to teach them essential motor skills. -Gymnastics studio: Activities for 5–18-year-olds focused on strength, coordination, flexibility and balance as well as developing confidence with motor skills. -Community Recreation Space & School Holiday Programs: Supporting working parents during school holidays for a variety of safe, fun, creative and inclusive recreation activities. -Monthly U-Nites: Specifically designed to meet social and physical well-being recreation activities within the local community. <p>Further work has been undertaken in relation to the use of PCYC (see attached).</p>
2.2	<p>The design, configuration and location of sport and recreation facilities will ensure capacity and participation opportunities are maximised.</p> <p>PCYC have noted the difficulty in securing locations in central areas close to public transport and adequate parking. The typical PCYC facility are located out of centres, away from transport nodes.</p> <p>The proposed facility is a high value location, on level 1. Highly visible in the public domain through large glazing details, with an open and welcoming entrance lobby adjoining the supermarket in what will no doubt be the highest foot traffic location in all of Penrith North. In addition to the visibility through the glazing, prominent way finding signage will be located throughout the public domain and within the entrance lobby to ensure maximum exposure and awareness.</p> <p>PCYC have prepared a DRAFT Plan of Management (attached) to describe the minimum practices and procedures on usage.</p>
2.3	<p>Sportsground surfaces, buildings and associated infrastructure sustain the usage demand and are fit for purpose/fit for future.</p> <p>The space has been designed for bespoke use by the PCYC. A test fit layout plan has been prepared and is attached.</p>
2.4	<p>Sports/recreation clubs and associations are provided with support to enable good governance, sustainable operations, and facility planning and development.</p> <p>The facility will be operated by the not-for-profit PCYC who leaders in NSW for are providing access to affordable recreation and sports facilities in the community.</p>
2.5	<p>Indoor sports facilities and aquatic centres will meet the needs of the community.</p> <p>The PCYC ‘Statement of impact 2022’ found on their website, identifies that PCYC patronage of Gymnastics facilities is its highest usage of any sport, and 143% greater patronage of its second highest usage being basketball. Whilst Councils strategy has specifically called out the need for more courts, NSW 4th most popular sport for children being gymnastics (see Gymnastic NSW official statistics page) is lagging for adequate facilities. Importantly, PCYC Penrith facility is at complete capacity for not only gymnastics, but also youth activities as described within the Hoyne report and needs more space which the CI offer provides in a highly visible, safe, central location adjoining Penrith train station.</p>