

---

# Social Planning Report

## Summary

---

### Objectives

The primary objective of this Social Planning Report is to address the Key Assessment Requirements for Open Space and Community Facilities within the Concept Plan for the North Penrith site, as specified by the NSW Department of Planning's Director-General's Requirements (DGRs), dated 2 July 2010. The DGRs for the Open Space and Community Facilities component include:

- (1) A community profile and analysis of the needs of future residents to ensure that the nature and scale of proposed infrastructure accurately reflects the characteristics and likely needs of the intended population
- (2) Details of the proposed open space and community facilities and the ongoing maintenance of open space and such facilities
- (3) Details of any arrangements with Council for public use of such facilities.

Consideration of strategies to create a socially sustainable community at North Penrith addresses, in part, the DGR requirement for information to demonstrate how the development will commit to the principles of Ecologically Sustainable Development (ESD).

The Director General's Requirements for the Stage 1 Project Application for the North Penrith project contain no requirements relevant to the Social Planning Report. However, the Stage 1 Project Application includes the delivery of a community pavilion and some open space, and this report describes arrangements for the delivery of these facilities.

### Methods and consultation

The social planning assessment has been prepared on the basis of desk-top research, review of the draft Concept Plan and consultation with staff of Penrith City Council, supplemented by consultation with other local agencies and service providers.

The assessment has involved consultation with:

- Community development, open space and strategic planning staff of Penrith City Council
- NSW Department of Education and Training
- Sydney West Area Health Service
- Local childcare services
- North Penrith Neighbourhood and Community Centre
- Catholic and independent schools in the area
- A range of non-government services within Penrith City Centre

### Findings and conclusions

Key findings and conclusions of the assessment have included:

Given the proximity of the site to the Penrith CBD and established suburbs of Penrith, the future population will have ready access to a wide variety of existing community facilities, human services and areas of open space in adjoining areas. Most of these are regional or district level facilities and are considered able to absorb the very modest demand likely to be generated by the North Penrith development. Importantly, there is existing spare capacity in local schools and childcare centres.

The future population of the North Penrith development is projected to be around 1,800 people, and to comprise a mix of single people, couples without children (both younger and older people), single parent families and a small proportion of couple families with children. The social infrastructure needs of this population will include access to space at the local level for leisure, recreation and social activities, to primary schools and childcare centres and to neighbourhood retail and commercial services, and at the district and regional levels to health, education, sporting, cultural and entertainment facilities and some specialist support services for particular target groups.

The projected population will not be large enough to support new community facilities and human services for the North Penrith population alone. However to support Landcom and Council objectives to create new communities that are socially sustainable, it is proposed that the development will contain a small community facility comprising about 80 sqm of indoor meeting and activity space, an office for community services and associated amenities. This will be provided as part of a pavilion associated with the oval, together with an all abilities playground, water play area, general playground and barbecue and picnic facilities to provide a focal point for community interaction.

In addition, the development will contain 7.2 hectares of public open space, spread across 9 parks for passive recreation, an oval for active recreation and a village plaza. A network of walking and cycling paths will also address the recreation and physical activity needs of residents.

The open space and community facility will be designed and constructed by Landcom and provided as works in kind to Council to own and manage, as specified in a Statement of Commitments. The design and maintenance requirements of these facilities have been discussed with Penrith City Council. The community facility and open space will be available for public use.

### **ESD principles demonstrated in the project**

Chapter 8 discusses strategies for building a socially sustainable community within the North Penrith Urban Area. These include:

- Encouraging housing diversity and choice, including homes that will enable ageing in place and some homes for moderate income households
- Providing a healthy, safe and accessible urban environment
- Ensuring access to resources and opportunities, such as employment and education, in the wider area
- Integrating socially, culturally and physically with neighbouring communities and ensuring access between new and existing areas

- Providing access to a range of community facilities and open space and contributing towards community infrastructure for the area
- Encouraging social interaction, community networks and an active community life
- Promoting community identity and a sense of belonging
- Providing opportunities for residents to participate in decision-making, and to influence the planning of their community
- Providing benefit to the existing community as well as the new.

## **Recommendations**

The report recommends that:

1. Landcom will provide a community pavilion in accordance with the plans prepared by Tanner Architects, which form an attachment to the Stage 1 Project Application
2. Following its initial use as a Landcom sales and marketing suite, Landcom will convert the community pavilion into a publicly accessible community centre in accordance with the plans attached to the Stage 1 Project Application, and will dedicate it to Penrith City Council upon occupancy of 400 dwellings or at a time mutually agreed by both Landcom and Penrith City Council
3. Landcom will construct and embellish the land identified in the Concept Plan as public recreation in accordance with the plans at Appendix 4 prior to dedicating it to Penrith City Council
4. Landcom will provide resources to implement a community development program within North Penrith, to include a welcome kit, a community development worker and funds for community activities and programs
5. Landcom will implement a community consultation program to provide information about the development to adjacent neighbourhoods and to identify and address any residents' issues of concern.

---

# Contents

---

<b>Summary</b>	<b>1</b>
Objectives	1
Methods and consultation	1
Findings and conclusions	1
Recommendations	3
<b>1. Objectives of assessment</b>	<b>6</b>
At a glance	6
Objectives of the Social Planning Report	6
The study process	7
Landcom's Social Sustainability Policy	7
<b>2. Site analysis: the existing social context</b>	<b>9</b>
At a glance	9
Social Profile of the Surrounding Area	9
The Lemongrove neighbourhood	11
The suburb of Penrith	12
Penrith LGA	13
Further data	14
Social profile conclusion	14
Existing human services and community facilities	15
Existing services and facilities conclusion	18
<b>3. Regulatory context</b>	<b>20</b>
At a glance	20
<b>4. Population Forecasts</b>	<b>23</b>
At a glance	23
Future population size	23
Future population composition	24
Implications of population forecasts for social integration	26
<b>5. Community facilities and open space needs</b>	<b>27</b>
At a glance	27
<b>6. Arrangements for provision of community facilities and open space</b>	<b>30</b>
At a glance	30
Community facilities	30
Open space and recreation facilities	32
Aged housing and aged care	34
Landcom's community development program	34
Summary	35
<b>7. Key social issues and impacts</b>	<b>36</b>
At a glance	36

---

Social benefits	36
Social Impacts	37
<b>8. Social sustainability strategies</b>	<b>44</b>
At a glance	44
Social sustainability strategies	44
<b>9. Conclusions and recommendations</b>	<b>50</b>
At a glance	50
Recommendations	52
<b>References</b>	<b>53</b>
<b>Appendix 1: Glossary</b>	<b>56</b>
<b>Appendix 2: Demographic profile</b>	<b>57</b>
<b>Appendix 3: Existing services and facilities</b>	<b>73</b>
<b>Appendix 4: Relevant state and local level policies and plans</b>	<b>84</b>

---

---

# 1. Objectives of assessment

---

## At a glance

This Chapter outlines the objective of this Social Planning Report to address Key Assessment Requirements for Open Space and Community Facilities within the Concept Plan, as specified by the NSW Department of Planning's Director-General's Requirements (DGRs) of 2 July, 2010.

The report also aims to address Landcom's policy objectives in promoting socially sustainable communities.

## Objectives of the Social Planning Report

The primary objective of this Social Planning Report is to address the Key Assessment Requirements for Open Space and Community Facilities within the Concept Plan, as specified by the NSW Department of Planning's Director-General's Requirements (DGRs), dated 2 July 2010. The DGRs for the Open Space and Community Facilities component include:

- (1) A community profile and analysis of the needs of future residents to ensure that the nature and scale of proposed infrastructure accurately reflects the characteristics and likely needs of the intended population
- (2) Details of the proposed open space and community facilities and the ongoing maintenance of open space and such facilities
- (3) Details of any arrangements with Council for public use of such facilities.

The Director General's Requirements for the Stage 1 Project Application for the North Penrith project contain no requirements relevant to the Social Planning Report. However, the Stage 1 Project Application includes the delivery of a community pavilion and some open space, and this report describes arrangements for the delivery of these facilities.

In addition to these requirements, Landcom has requested a Social Planning Report which:

- Sets out how a socially sustainable community is to be created in North Penrith and requirements to enhance the social sustainability of the proposed development
- Provides population forecasts consistent with the number and mix of proposed dwellings
- Identifies open space and community facilities to be provided, delivery and management/maintenance responsibilities, and public access arrangements
- Identifies community development initiatives to be implemented by Landcom
- Identifies strategic actions to achieve the Landcom's social objectives and outcomes.

The assessment of requirements for a socially sustainable community addresses, in part, the Concept Plan DGR for information to demonstrate how the development will commit to the principles of Ecologically Sustainable Development (ESD).

The purpose of this Social Planning Report is therefore to:

- Investigate the social context of the North Penrith area, including its demographic and housing characteristics, and identify expected characteristics of the community likely to be attracted to the proposed development
- Provide strategic advice in relation to the community infrastructure and open space needs associated with developing the North Penrith Urban Area to ensure the project will be socially sustainable
- Develop a social plan for the project which identifies social infrastructure requirements, and other social sustainability requirements to be addressed within the masterplan and implementation strategy
- Assess the expected social impacts of the development and advise on measures to mitigate against any potentially adverse social impacts.

## **The study process**

The social planning assessment has been prepared on the basis of desk-top research and consultation with staff of Penrith City Council, supplemented by consultation with other local agencies and service providers. It has included:

1. Analysis of the social context within which development will occur, involving:
  - Preparing a social profile of the surrounding area based upon Council data, 2006 ABS Census material, and data from Centrelink, the Sydney West Area Health Service and NSW Bureau of Crime Statistics (BOCSAR) ABS data and other relevant social data
  - Identifying and mapping existing community infrastructure and assessing the extent to which services and facilities have capacity to respond to additional demand, based upon previous reports, site visits, local directories and consultation with Penrith Council, government agencies and local service providers
2. Identifying the characteristics and needs of potential residents of the future development, in relation to community facilities and open space
3. Review of relevant policies of Penrith City Council and discussions with Council community facilities and open space staff
4. Identifying requirements for social infrastructure and arrangements for timing, delivery, maintenance / management responsibilities and public access
5. Working with Landcom development managers and other members of the project team to develop initiatives in response to the likely needs of the future community
6. Undertaking a social analysis of the potential benefits, opportunities and impacts associated with the proposed development
7. Identifying community development initiatives to be implemented and strategic actions to achieve social outcomes.

## **Landcom's Social Sustainability Policy**

The Social Planning assessment has been undertaken with reference to Landcom's Social Sustainability Policy. Landcom defines socially sustainable places as:

*"connected places where relative inequalities are minimised, and where the population is diverse and supported, and has access to appropriate opportunities".*

Landcom's approach to social sustainability is based on the internationally recognised 'social determinants of health' and their application to land use. A key objective is to ensure that new development minimises inequality and does not have a negative social impact on existing and future communities.

Socially sustainable developments are considered to be those which:

- Provide opportunity for mixed communities with diversity in housing and land use. Mixed communities ensure effective use of existing housing and infrastructure, support local economic development, and provide for different life-stage groups.
- Provide homes that will enable ageing in place. This will enable people to remain in their existing area as they get older, maintaining established networks and effectively using the housing and infrastructure provided.
- Provide homes for moderate income households. Access to affordable housing is essential to overall social well-being and Landcom is committed to providing housing opportunities for moderate income households.
- Integrate socially, culturally and physically with the existing community. Inclusive development promotes social and cultural harmony while providing improved access to existing services, infrastructure and community networks.
- Ensure access between new and existing areas. This will ensure access to existing services and infrastructure while supporting healthy/active lifestyles and sustainable transport options.
- Contribute towards community infrastructure which addresses community needs. These needs include lifelong learning, community health, transport, food, employment, information/technology, community safety, public art and social support services.
- Benefit the existing community members as well as the new. This ensures sustainability through the better use and coordination of existing and future resources.

The analysis undertaken and strategies developed through this Social Planning Report will support the social sustainability of the future community proposed for this area.



---

## 2. Site analysis: the existing social context

---

### At a glance

This chapter describes the current social context of the North Penrith site, including its demographic characteristics, available community infrastructure and open space provision. Characteristics of the adjacent Lemongrove neighbourhood are discussed and compared with those of the surrounding suburb of Penrith, the wider Penrith Local Government Area (LGA), and the Sydney Statistical Division (SSD).

Human services and community facilities available within the local area are identified, together with open space and recreational facilities.

### Social Profile of the Surrounding Area

It is important to understand the social context of any new development, to ensure that the proposal takes account of and is responsive to the surrounding social conditions. A key element of the social context is understanding the characteristics of the population who surround the subject site, in order to assess how they may be affected by the development and how integration of new and existing communities might be achieved. Understanding the profile of the existing population can also help predict the characteristics of the new population who will be attracted to the proposed development.

The characteristics of the population surrounding the site have been examined at several different levels, reflecting the differing geographical areas of influence for local, district and regional impacts:

- The **immediate locality**, being the residential areas which immediately adjoin the site. The North Penrith Urban Area is surrounded on three sides by non-residential uses. The only adjoining residential neighbourhood lies to the east of the site and forms part of the Lemongrove neighbourhood. This has been defined in this study as Census Collection District (CCD) 1280507 and had a population 599 people in 2006. It is referred to in this study as the Lemongrove neighbourhood, and is located within the suburb of Penrith.
- The wider residential, commercial and industrial area surrounding the site, which forms the **suburb of Penrith**, as defined by postal, Council and census boundaries. The suburb of Penrith includes the city centre and residential neighbourhoods of North Penrith, Kingswood Park, Lemongrove and Penrith. These are older established suburbs, developed primarily in the post war era. The suburb of Penrith has a fairly stable population of 11,396 people in 2006.
- **The broader Penrith district**, comprising the Penrith Local Government Area (LGA). The strategic location of the site adjacent to the Penrith CBD / city centre makes it significant in the LGA context, as its facilities and amenities have potential to benefit the whole population of Penrith. In 2006, the population of Penrith LGA was 172,140 people.

The findings have also been compared with characteristics for the Sydney Statistical Division as a benchmark to identify characteristics of significance. Maps of these areas are provided in Appendix 2.

Preparation of the social profile has been based upon:

- Analysis of data from the ABS Census of Population and Housing 2006 and 2001 for each of the study areas outlined above
- Penrith Council's Community Profile prepared by Profile.id
- Data from Centrelink regarding numbers of people in receipt of pensions and benefits. This information has only been available for the LGA of Penrith as a whole
- Data from the Bureau of Crime Statistics and Research (BOCSAR) regarding levels of crime. This information has only been available for Penrith LGA as a whole.

Detailed tables and statistical information pertaining to the social profile of the catchments can be found in Appendix 2. A summary of the salient points is provided in the text and Table 1 below, to provide a snapshot of the area.

**Table 1: Summary of demographic characteristics for comparison areas**

<b>Indicator</b>	<b>Lemongrove CCD</b>	<b>Penrith suburb</b>	<b>Penrith LGA</b>	<b>Sydney SD</b>
<b>Population</b>	599	11,396	172,140	4,119,190
<b>Age groups (%)</b>				
0-4	6.1%	5.8%	7.5%	6.6%
5-14	10.0%	11.2%	15.5%	13.0%
15-24	21.4%	14.7%	15.6%	13.8%
25-34	19.8%	16.3%	15.0%	15.3%
35-54	27.7%	24.1%	28.4	28.8%
55-64	5.7%	10.0%	9.8%	10.2%
65+	9.5%	17.9%	8.2%	12.3%
<b>Median age (yrs)</b>	31	36	32	35
<b>Family structure (%)</b>				
Couples with children	23.6%	35.3%	51.7%	49.3%
Couples without children	35.0%	36.3%	28.4%	33.2%
Single parent families	39.3%	25.7%	18.5%	15.6%
Other family	2.1%	2.8%	1.4%	1.9%
<b>Household type</b>				
Family household	42.3%	53.1%	76.3%	68.1%
Lone person	48.6%	37.7%	18.0%	21.6%
Group household member	5.1%	4.2%	2.4%	3.9%
Average household size (no. people)	1.8	2.2	2.9	2.7
<b>Cultural diversity (%)</b>				
Aboriginal or TSI heritage	2.5%	3.65%	2.4%	1.1%
Overseas born	24.8%	29.2%	26.2%	39.6%
Speaks language other than English at home	12.7%	11.5%	13.4%	29.6%
<b>Income (\$)</b>				
Median individual income	\$519	\$416	\$517	\$518
Median household income	\$787	\$755	\$1,147	\$1,154
<b>Unemployed (%)</b>	6.6%	8.2%	5.3%	5.3%

Indicator	Lemongrove CCD	Penrith suburb	Penrith LGA	Sydney SD
<b>Housing types (%)</b>				
House	14.0%	49.9%	85.2%	63.6%
Semi-detached house	35.2%	20.3%	8.1%	11.8%
Flat/unit/ apartment	49.8%	28.9%	6.0%	23.9%
Other	1.0%	8.3%	0.6%	1.0%
Not stated	0	1.5%	0.4%	0.1%
<b>Same address 5 years previously</b>	30.9%	47.6%	60.1%	54.8%
<b>Housing tenure (%)</b>				
Fully owned	10.9%	23.2%	27.3%	31.9%
Being purchased	19.0%	20.9%	43.2%	33.1%
Rented	66.0%	50.3%	26.6%	31.3%
Other / not stated	4.0%	5.7%	2.8%	3.6%

## The Lemongrove neighbourhood

When compared with the profiles of Penrith suburb and Penrith LGA, the Lemongrove neighbourhood to the east of the site has some very distinctive characteristics.

### Age

The Lemongrove neighbourhood has a relatively young population (median age 31 years, compared to 35 years for Sydney as a whole), despite having a relatively smaller proportion of children of primary school age and younger. This young demographic arises from the particularly high proportion of young adults aged 15-34 years, which make up 41.2% of the population (compared to 30.6% for Penrith LGA and 29.1% for Sydney as a whole). Notably, the 15-24 year age group is around 50% larger than is typical across comparison areas. In addition, this area contains relatively fewer older people (15.3% are aged over 55 years, compared with 22.5% for Sydney as a whole).

### Household and family structure

Residents of Lemongrove neighbourhood tend to live in smaller households than in the rest of Penrith (average 1.8 persons per household compared with 2.9 for the LGA). The area is notable for its very high proportion of lone person households (almost 50%, compared to 18% for the LGA) and couples without children. Family households are also noticeably different from the wider suburb, with a very high proportion of single parent families (almost 40% of families) and relatively fewer couples with children (24%).

### Cultural and linguistic diversity

Residents of Lemongrove neighbourhood are predominately Australian-born and speak English at home. There is less cultural diversity in the neighbourhood than in Penrith or Sydney as a whole. The most common foreign languages spoken at home are Arabic and Chinese languages. Approximately 2.5% of the area's population identifies as Indigenous. This is double the Sydney average but consistent with the greater Penrith area, which has a larger Indigenous population than average.

**Income, employment and education**

Residents in this area tend to be well qualified and predominantly work in white collar jobs, compared to the rest of the LGA. Median weekly household income, at only \$787, is well below the Penrith LGA and Sydney averages, reflecting the high proportion of single person households, as median individual income is equivalent to the wider area averages.

In 2006 the neighbourhood had an unemployment rate slightly above the Penrith LGA and Sydney averages.

**Housing**

The area has a very different tenure pattern to the rest of Penrith. More than 50% of dwellings in this area are rented privately, compared with 15% for the Penrith LGA and 19% for Sydney as a whole. The area contains a small component of public housing (4% of dwellings), but a significant amount of 'other' dwelling types, including boarding houses and aged care accommodation.

Almost half of all dwellings in the area are flats or apartments, and a further 35% are semi-detached or attached houses. Only 14% of dwellings are detached houses, compared to 85% across the wider Penrith LGA.

Consistent with its high proportion of rental housing, the population of the Lemongrove neighbourhood is quite transient, with only 31% of the population living at the same address 5 years ago, compared with 60% for the Penrith LGA.

**The suburb of Penrith**

The suburb of Penrith, which incorporates the Lemongrove neighbourhood, has some very distinctive characteristics when compared with Lemongrove and the wider Penrith LGA.

**Age**

The age profile for the suburb of Penrith is notable for its large proportion of residents aged 65+ (18%), double the proportion for the Lemongrove CCD and the LGA overall. This area has a relatively small proportion of children aged 0-14, especially in comparison to the wider Penrith LGA, and corresponding lower proportion of adults in the 35-54 age group. The median age of 36 is the highest of all comparison areas.

**Household and family structure**

Compared to the Penrith LGA, the suburb of Penrith has significantly high proportions of lone person households and couples without children (associated with its older age profile). It also has a high proportion of single parent families and comparatively low proportion of households comprising couples with children.

**Cultural and linguistic diversity**

Penrith suburb has a particularly high proportion of Indigenous residents, almost three times the Sydney average. The area is predominantly Australian born and English speaking.

**Income, employment and education**

Penrith suburb has relatively lower income levels than the other areas. The median household income is the lowest of all areas at \$755 per week. The median individual weekly income, at only \$416, is also well below the wider Penrith and Sydney averages. This reflects the high proportion of older people and lone person households.

The education and occupation profile of the suburb is similar to that of the Penrith LGA. However, the Penrith suburb has a much higher unemployment rate (8%) and lower workforce participation rate (55%) than the other areas.

### **Housing**

The suburb of Penrith has a mix of dwelling types. Just under 50% of are separate houses, still well below the average across the LGA. Over 20% of dwellings are semi-detached or attached dwellings and a further nearly 30% are flats and apartments.

Around 30% of homes are rented privately, with a further 12% comprising public housing. Rates of home purchase are well below the proportion for the LGA, although rates of full ownership are only marginally below, reflecting the older age profile and fact that this is not a suburb that attracts young families.

The area has a more stable population than the Lemongrove CCD, but still has higher rates of mobility than the Penrith LGA and Sydney as a whole. Almost 50% of its population lived at the same address five years ago.

### **Penrith LGA**

The Census profile of Penrith LGA has been presented in detail in Appendix 2, primarily as a benchmark for comparison with the smaller areas. However, when Penrith LGA is compared with Sydney as a whole, several key characteristics are noteworthy.

The Penrith LGA has a relatively young population with a median age of 32 years, compared with 35 for Sydney, and a relatively large proportion of residents under 25. Conversely, Penrith LGA has smaller proportions of older groups than Sydney.

Households comprising couples with children are the predominant form of households in Penrith LGA, making up just over half of all households. The proportion of single parent families is also slightly above the Sydney average. Conversely proportions of lone person and couple only households are below the metropolitan average. Reflecting this, average household size is slightly above the metropolitan average.

The Penrith LGA has lower levels of cultural diversity than Sydney as a whole.

Median weekly household income levels in Penrith are consistent with those of Sydney overall. Penrith has the same unemployment rate as Sydney but a higher rate of labour force participation. Penrith has much smaller proportions of its population employed in management and professional occupations and a much higher proportion engaged in trades, clerical, service and labouring or machinery occupations. Levels of tertiary qualifications and university attendance are well below the Sydney average; however certificate qualification and TAFE attendance are greater than in Sydney as a whole.

The proportion of detached dwellings is significantly greater than the Sydney average, while the proportion of flats and apartments is particularly low. Rates of home ownership are lower than the Sydney average, but a much larger proportion of dwellings are being purchased in Penrith. The proportion of private rental housing is below the Sydney average, while the proportion of public housing is similar.

### Further data

Due to Centrelink's requirements for payment for data sets and complications with catchment area boundaries, it has only been feasible to obtain Centrelink data on receipt of pensions and benefits for the Penrith LGA. Hence there are no benchmarks for comparison with other areas. From this data (presented in Appendix 2) it can be seen that a total of 28,963 or 16.8% of residents were in receipt of pensions or benefits in 2009. This represents 18.6% of the population. The largest pension categories were the age pension and disability support pension, followed by single parent benefits and Newstart (unemployment) allowances.

These rates have increased only slightly since 2006.

Data from the Bureau of Crime Statistics and Research (BOCSAR) for the Penrith LGA is also presented in Appendix 2. This indicates that Penrith ranks reasonably highly in NSW in terms of *robbery*, *motor vehicle theft* and *stealing from people*.

Between 2006 and 2009, Penrith LGA improved its crime ranking in *Assault – non-domestic violence related*, *Break and enter – dwelling and non-dwelling* and *Stealing from motor vehicles*.

### Social profile conclusion

The Penrith LGA is predominantly a family area, with a relatively young population living mostly in detached family housing, either owned or being purchased. However the older established suburbs close to the city centre are undergoing a process of change, as the population ages and sites are redeveloped to provide higher density housing, much of which provides rental accommodation.

In this context, the suburb of Penrith and the neighbourhood of Lemongrove stand out as having some characteristics that distinguish them from the wider Penrith area. For the suburb of Penrith, these characteristics include:

- A high proportion of single parent families and comparatively low proportion of households comprising couples with children.
- A relatively high proportion of older people, and lone person and couple only households
- Associated with this, relatively low average individual and household weekly incomes
- A high proportion (nearly 50%) of semi-detached and attached forms of housing
- Nearly 30% of dwellings are private rental, and a further 12% are public housing.

The neighbourhood of Lemongrove, immediately to the east of the North Penrith site, has some further distinguishing characteristics:

- A predominance of young adults 15-34 years
- A very high proportion of lone person households, couples without children and single parent families and relatively small proportion of couples with children
- Median individual and household incomes higher than the Penrith suburb, reflecting its younger, well educated and employed population
- About 85% of housing stock comprising semi-detached or attached dwellings, and only 14% comprising detached family housing

- A very high proportion of dwellings in the private rental market, and associated high levels of population mobility.

It is clear that the area surrounding the North Penrith site provides an important role in the Penrith context in providing housing forms and tenure forms that are otherwise not widely available in the wider Penrith area. The smaller dwellings provide accommodation for households other than traditional family with children households, including single people, couples without children and single parent families. The area also provides an important source of rental housing for lower income households and mobile young people, who might otherwise not be able to live within the Penrith area. Therefore the area is important in contributing to housing and population diversity in an otherwise fairly homogeneous family area.

### **Existing human services and community facilities**

Existing community facilities, human services and open space in the area surrounding the North Penrith site have been identified and examined to assess:

- Their availability and accessibility for the incoming population
- Their suitability to the needs of the incoming population
- Their capacity to absorb demand that may be generated by the future development of the site.

Some types of facilities and services serve a local catchment, while others are provided on a district or regional level.

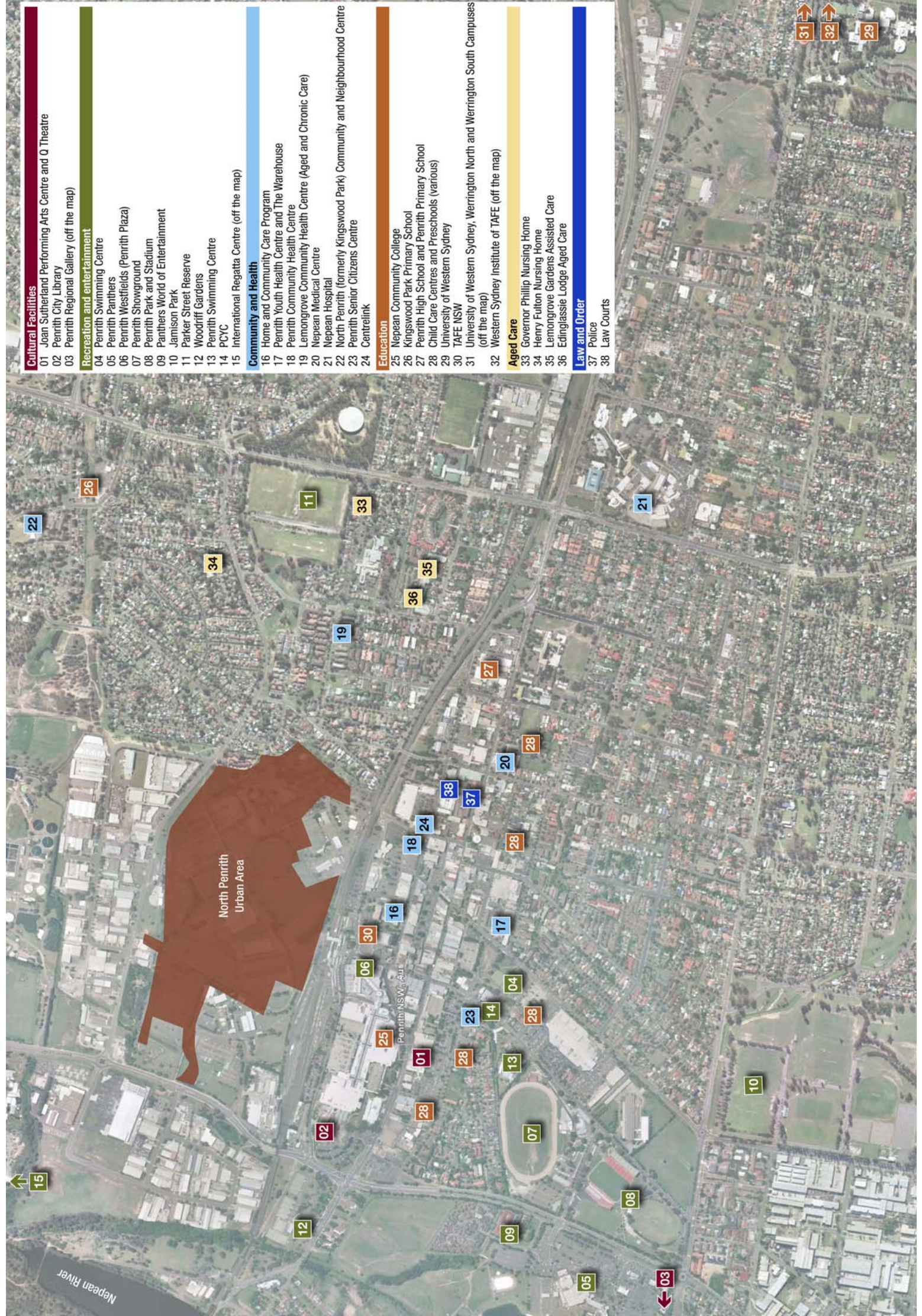
A summary of key findings with regard to existing facilities and services is provided below. A map of the main facilities in the vicinity of the site is also provided overleaf. More detailed commentary pertaining to the key facilities and services is provided in Appendix 3.

### **Overview of regional facilities**

Consistent with Penrith's role as a regional city, a wide variety of facilities and services are located within or very close to the city centre. Given the location of the North Penrith Urban Area adjoining the city centre, these facilities and services are all within easy reach of the site, either by walking or a short drive. Regional level facilities located within or near Penrith's city centre which will be accessible to the North Penrith population include:

- Joan Sutherland Performing Arts Centre and Q Theatre
- Penrith Panthers Entertainment Complex
- Penrith Regional Gallery and Lewers Bequest
- Penrith Regional Library
- Westfield Penrith, Nepean Centro and a wide range of smaller shops and commercial services
- Leisure and entertainment facilities including restaurants, cafes, cinema and clubs such as Penrith Leagues Club
- Nepean Hospital and Governor Phillip Special Hospital
- University of Western Sydney





**Cultural Facilities**

- 01 Joan Sutherland Performing Arts Centre and Q Theatre
- 02 Penrith City Library
- 03 Penrith Regional Gallery (off the map)

**Recreation and entertainment**

- 04 Penrith Swimming Centre
- 05 Penrith Panthers
- 06 Penrith Westfields (Penrith Plaza)
- 07 Penrith Showground
- 08 Penrith Park and Stadium
- 09 Panthers World of Entertainment
- 10 Jamison Park
- 11 Parker Street Reserve
- 12 Woodriff Gardens
- 13 Penrith Swimming Centre
- 14 PCYC
- 15 International Regatta Centre (off the map)

**Community and Health**

- 16 Home and Community Care Program
- 17 Penrith Youth Health Centre and The Warehouse
- 18 Penrith Community Health Centre
- 19 Lemongrove Community Health Centre (Aged and Chronic Care)
- 20 Nepean Medical Centre
- 21 Nepean Hospital
- 22 North Penrith (formerly Kingswood Park) Community and Neighbourhood Centre
- 23 Penrith Senior Citizens Centre
- 24 Centrelink

**Education**

- 25 Nepean Community College
- 26 Kingswood Park Primary School
- 27 Penrith High School and Penrith Primary School
- 28 Child Care Centres and Preschools (various)
- 29 University of Western Sydney
- 30 TAFE NSW
- 31 University of Western Sydney, Werrington North and Werrington South Campuses (off the map)
- 32 Western Sydney Institute of TAFE (off the map)

**Aged Care**

- 33 Governor Phillip Nursing Home
- 34 Henry Fulton Nursing Home
- 35 Lemongrove Gardens Assisted Care
- 36 Edlinglassie Lodge Aged Care

**Law and Order**

- 37 Police
- 38 Law Courts



- Western Sydney Institute of TAFE
- Law courts and legal services
- Australian Tax Office
- Government human service agencies including Department of Community Services, Department of Education and Training , Fair Trading, RTA Motor Registry, Centrelink, the Child Support Agency, Medicare
- Penrith Senior Citizens' Centre
- Penrith Community Health Care and private medical and allied health practitioners
- Nepean Community College and other community learning organisations
- PCYC (Police and Community Youth Centre)
- Police and fire stations
- Lemongrove retirement village and aged care services
- St Stephens retirement village
- A variety of non-government organisations providing support services for older people, young people, families, indigenous groups, people from culturally and linguistically diverse backgrounds, unemployed and low income groups, people with a disability and other special needs.

Details of the expected size and composition of the new population are presented in Chapter 4. It is anticipated that these large regional facilities would generally have capacity to absorb the very limited demand likely to be generated by the small population forecast for the development, as most of these facilities do not have a set capacity that is sensitive to particular incremental population thresholds. The additional population has potential to contribute to the viability of facilities operated on a commercial basis, such as leisure, entertainment and cultural facilities, and thereby to support the growth of Penrith as a regional city and cultural, civic and service hub for Western Sydney.

In terms of human services (as opposed to built facilities), most types of health, welfare and support services are currently operating at capacity within Penrith. However, it is likely that the majority of new residents will be re-locating from within the Penrith area (see Chapter 4), and as such, they will have already been factored into the population planning processes that underpin resource allocation for government funded services, such as hospitals and community health, Home and Community Care Program and welfare services. Nevertheless, it is acknowledged that the small population growth within Penrith LGA that this development will ultimately generate will marginally increase demand for health, welfare and support services, requiring recurrent funding increases through State and Commonwealth Government programs.

Penrith City Council is a major provider of accommodation for social services and community organisations within Penrith City Centre. In 2006 Council undertook a study to examine the accommodation needs of these services (Elton Consulting May 2006). As a result, Council proposes to redevelop some of its city centre assets and is preparing a concept plan for a new purpose-built facility within the city centre that will accommodate and co-locate a number of community services and organisations.

### **Overview of local facilities and services**

Local facilities and services include schools, childcare centres and community meeting and activity spaces, in addition to local neighbourhood retail services, which are considered in a separate report.

The closest government schools to the site are Penrith Public School and Penrith High School, within 1 km of the site to the east. There are a number of other public primary and high schools within a 5 km radius of the site. The Department of Education and Training has provided data and advice indicating that there will be spare capacity available within local primary and high schools to absorb the small numbers of children likely to live within the proposed development, as enrolments at local schools are steady or in decline as the population of the catchment area ages. The Department has welcomed the prospect of the proposed development to help revitalise the school age population in the area and help ensure the on-going viability of local schools.

In terms of children's services, discussions with providers (summarised in Appendix 3) have identified a significant oversupply of both long daycare and pre-school places in Penrith LGA generally, but especially so around the city centre. Many existing centres are struggling to fill places, and resorting to heavy advertising and discounting in order to remain viable. The oversupply appears to have resulted from a rapid development of new centres several years ago when childcare was viewed as a sound investment opportunity. This is no longer the case. There is a particular oversupply of places for older children (3-5 years), while places for 0-2 year olds are more evenly matched with demand.

Within the Penrith LGA, there are 19 neighbourhood centres and 12 community halls providing community meeting and activity space. The closest to the site is the North Penrith Neighbourhood and Community Centre (formerly Kingswood Park Community Centre) located in Illawong Avenue in Kingswood Park, a couple of kilometres to the north of the site. It provides a variety of activities and programs for mothers, children and older people, and includes space for hire for functions. It currently has some spare capacity to accommodate new residents and additional uses. Meeting rooms are also available for community use within Penrith Library, in the Penrith Civic Precinct.

### **Overview of open space and recreation facilities**

Areas in the vicinity of the North Penrith site contain a large number of local parks which meet the needs of their local communities. Approximately 23 local parks are located within a two kilometre radius of the site. These range in size from just over 1,100m<sup>2</sup> (Butler Park, South Penrith) to almost seven hectares (River Road Reserve, Emu Plains). Thirteen local parks are within one kilometre of the site.

Many nearby parks and sporting fields also serve the needs of residents in the wider district and regional areas. The closest district level sporting facility is Parker Reserve, which hosts soccer, athletics and cricket on a 13.5 ha site. Other large sporting fields within a one kilometre radius include:

- Rugby and baseball at Nepean Rugby Park (39.15 ha)
- Rugby at Hickeys Park (3.75 ha)
- Lawn bowls at Judges Park (1.87 ha)
- Tennis at Woodriff Gardens (7.16 ha)

- Rugby at Weir Reserve (7.56 ha)

Penrith Park and Showground is located less than a kilometre to the south west of the North Penrith Urban Area. Other regional and district level sport and recreation facilities within a three kilometre radius of the site are:

- Penrith swimming centre
- Nepean River and environs including Woodriff Gardens, Tench Reserve and Regatta Park
- Sydney International Regatta Centre and Penrith Whitewater Stadium
- Jamison Park (playing fields, netball courts, skate park).

These facilities will be able to meet the district and regional sport and recreation needs of the new community. Council studies have shown that the current level of provision of public open space within Penrith LGA is above Council's benchmarked standards. For district level facilities, the focus is therefore on improving the quality of existing open space, rather than acquiring additional open space.

Council policies require that each new release area provide local active and passive open space, in accordance with Council benchmarks. These are outlined in a following chapter.

### **Existing services and facilities conclusion**

In summary, the future population of the North Penrith site will have ready access to a wide variety of existing community facilities, human services and open space. This is consistent with the location of the site adjacent to the city centre and in the midst of an established residential area with an ageing population.

Key points relevant to existing services and facilities for the proposed development are:

- Penrith has a wide range of district and regional facilities and services within or close to its CBD which will be readily accessible to the North Penrith Urban Area. These facilities generally have capacity to absorb the small new population forecast for this site. Existing health, welfare and aged care services are generally operating at capacity now, and while the majority of new residents are likely to be drawn from the Penrith area, and so will have been factored into government planning processes for these types of services, the additional population in Penrith ultimately resulting from this development will generate a need for a modest increase in recurrent funding for human services through State and Commonwealth funding programs.
- Penrith City Council is planning to provide a new purpose-built facility within the city centre to accommodate and co-locate some social services and community organisations. Council has an aspiration that the North Penrith development might contribute to the cost of this new facility, although it has no mechanism (ie a current Section 94 Plan) to effect this.
- Local facilities, including schools, child care centres and the North Penrith Neighbourhood and Community Centre have capacity to absorb demand generated by the projected population for the site.
- The site is within close proximity to a number of regional and district level open space, sporting and recreational facilities and levels of open space provision already exceed

benchmarked standards. Penrith City Council seeks improvements to the quality of existing district open space and provision of additional areas of local open space in new developments.

### 3. Regulatory context

#### At a glance

This chapter summarises the main state and local government policies and plans relevant to the social planning aspects of the proposed development and provides comments on how they are addressed through the Concept Plan.

Further details of the relevant legislation and policies are provided in Appendix 4.

Planning policies at state and local government levels are important in providing a guiding framework for considering the social sustainability elements of the proposed development. They also provide guidance on the open space and community facilities Council will seek to have provided within the proposed development.

Relevant policies have been reviewed and summarised in Appendix 4. The table below lists the policies and outlines how the proposed development of the North Penrith Urban Area will address their key issues and priorities.

**Table 2: Relevance of policies and plans to proposed development**

Policy / plan	How it is proposed to be addressed in the development
<b>State Government</b>	
Sydney Metropolitan Strategy	<ul style="list-style-type: none"><li>▪ Will provide residential development around a town centre, a mix of housing types near jobs, transport and services and access to shopping, parks and recreation</li><li>▪ Will contribute to supply of housing to meet the needs of a growing population, and especially the supply of affordable housing</li><li>▪ Will encourage walking, cycling, use of public transport, active healthy lifestyles and community interaction through high quality public places and areas of open space, to enhance liveability</li></ul>
North-west Sub-regional Strategy	<ul style="list-style-type: none"><li>▪ Will contribute to meeting new housing targets set for Penrith LGA</li><li>▪ Uses at the site will complement and reinforce the Penrith city centre</li><li>▪ Housing will be built in an area well serviced by public transport</li></ul>
<b>Local Government</b>	
Penrith Strategic Plan 2031	<ul style="list-style-type: none"><li>▪ The development will incorporate many of the principles for a sustainable city, such as a mix of housing opportunities, a liveable environment, socially sustainability and vibrancy</li></ul>
Penrith Social Planning Framework, 2008	<ul style="list-style-type: none"><li>▪ The objectives of many of the policies and plans within this framework will be incorporated into this project</li></ul>
Penrith City Centre Strategy, 2006	<ul style="list-style-type: none"><li>▪ Objectives from this Strategy to be directly incorporated into the North Penrith Urban Area include:<ul style="list-style-type: none"><li>– making housing and mixed use a priority, including provision of a range of housing types and activities within walking distance of the city centre</li><li>– Creating friendly and attractive places and spaces</li><li>– Achieving a quality built environment.</li></ul></li></ul>

Policy / plan	How it is proposed to be addressed in the development
Penrith City Centre Plan – Civic Improvement Plan, 2006	<ul style="list-style-type: none"> <li>North Penrith Urban Area will aim to incorporate similar high quality design elements for public open space and the public domain, such as streets and parks, public spaces and landscaping.</li> <li>Consistency will ensure high quality outcomes, encourage integration of Penrith's central area and assist in defining its sense of place for residents, employees and visitors.</li> </ul>
Penrith City Centre Plan – Development Control Plan, 2008	<ul style="list-style-type: none"> <li>While not within the Penrith City Centre, some of the controls may be adopted in the North Penrith Urban Area, to achieve a high quality outcome, consistency and a sense of identity and place. In particular, provisions for areas of public domain and open space may be desirable in this area.</li> </ul>
Sustainable Penrith Action Plan	<ul style="list-style-type: none"> <li>Will contribute to and support a socially sustainable community as its planning and development will integrate a number of disciplines, including land use and access planning, social planning and community and cultural development strategies</li> </ul>
Sustainability Blueprint for Urban Release Areas	<ul style="list-style-type: none"> <li>Social planning for this urban release area will contribute to a cohesive community, based on sustainable, safe and satisfying living and working environments. The area will provide for some jobs that complement and support the city centre and a diversity of housing opportunities, including a component of affordable housing and adaptable housing, consistent with emerging community needs and the development of diverse neighbourhoods.</li> <li>Social infrastructure and community services needs will be assessed and provided for.</li> </ul>
The PLANS Study 2002	<ul style="list-style-type: none"> <li>The project will promote a good quality of life and leisure and recreation outcomes. By incorporating adaptable and affordable housing, universal design principles, multi-use areas, good access and connections and a mix of dwelling types, the project will cater for changing needs.</li> <li>Leisure and recreational areas will provide a high quality of open space, and experiences not currently available within Penrith</li> </ul>
Penrith Recreational and Cultural Strategy, 2004	<ul style="list-style-type: none"> <li>A quality area of multi-use active open space in the central oval and associated facilities is proposed</li> <li>Other areas of high quality open space will incorporate universal design principles for use by people of all ages and abilities, including a spray park, water environments and urban quality community open spaces</li> </ul>
Open Space Action Plan, 2007	<ul style="list-style-type: none"> <li>There will be provision for both quality passive open spaces and multi-use active open spaces to support a healthy and sustainable lifestyle for residents of diverse ages and abilities</li> <li>Passive recreational areas will support community participation in informal activities such as walking, picnics, and socialising with friends</li> <li>Specified standards for provision of open space will be met</li> </ul>
Penrith Inclusion Plan – People with a disability 2009 – 2013	<ul style="list-style-type: none"> <li>Specific built environment design elements which support inclusiveness for people with a disability will include an “all abilities” playground, 44 dwellings designed according to universal design principles, an accessible public domain, housing for older people, and areas of public open space which encourage social interaction and inclusiveness.</li> </ul>
Draft Penrith Ageing Strategy	<ul style="list-style-type: none"> <li>Provision for an ageing community is recognised through increasing the supply of smaller dwellings suited to the needs of older people, incorporation of 100 dwellings specifically for older people, use of universal design principles and adaptable housing, and a design which encourages a healthy, active lifestyle</li> </ul>

Policy / plan	How it is proposed to be addressed in the development
	<p>through its passive and active open spaces and community meeting areas. These features will support ageing in place.</p> <ul style="list-style-type: none"> <li>Residential development near Penrith's city centre will allow for ease of access to a range of available services and other facilities.</li> </ul>
Draft Child Friendly City Strategy, 2010	<ul style="list-style-type: none"> <li>High quality areas of open space to provide opportunities for play, physical activity and passive recreation will provide interesting experiences for children in attractive and accessible settings. In particular, play areas incorporating opportunities for water play and an "all abilities" playground will offer unique attractions within Penrith. Extensive network of walking and cycling paths will provide safe routes for children to move around the development.</li> </ul>
Access and Equity Policy	<ul style="list-style-type: none"> <li>The development will be designed to meet a diverse range of community needs in an equitable way, through measures outlined above including application of universal design principles, adaptable housing, housing for older people, attractive and accessible areas of active and passive open space.</li> <li>Its location within a short distance of the city centre will also support accessibility and inclusion for residents, while its facilities will be available to residents from surrounding areas and commuters.</li> </ul>
Cultural Development Action Plan 2007-2011	<ul style="list-style-type: none"> <li>Future social planning for this area will explore appropriate community development initiatives, including active community engagement around community building opportunities, cultural development activities which express creative capacity and opportunities to enhance the vitality of its public spaces.</li> </ul>
Penrith Valley Community Safety Plan 2007-2010	<ul style="list-style-type: none"> <li>Design of the built environment will address safety and security through Crime Prevention through Environmental Design (CPTED) principles. These include activation and passive surveillance of public areas, selection of surfaces, landscaping treatments, and other design elements.</li> <li>A population with a diversity of age groups will also contribute to a safe environment.</li> </ul>
Penrith Integrated Transport and Land Use Strategy 2008	<ul style="list-style-type: none"> <li>The project will support sustainable transport options through its location adjacent to the railway line, its proximity to the city centre and incorporation of walking and cycling paths.</li> </ul>

---

## 4. Population Forecasts

---

### At a glance

The Concept Plan for the North Penrith development proposes a yield of between 900 and 1,000 dwellings. Based on a mid-range estimate of 950 dwellings and the average household size for different dwelling types in Penrith LGA in the 2006 census, it is estimated that the development will generate a population of around 1,800 people. This population is expected to comprise large proportions of lone person and couple only households (both younger and older people), single parent families and a proportion of couple family with children households that is smaller than the average for Penrith. The proposed development is unlikely to impact upon the social composition of the local area, given the anticipated similarities in demographic and socio-economic characteristics of the new and existing populations.

### Future population size

As indicated in the Concept Plan, a wide range of dwelling types is proposed for the North Penrith Urban Area, including row houses, townhouses, zero-lot and courtyard houses in a variety of layouts and sizes, loft style apartments, single storey apartments in blocks of 3-6 storeys and some traditional detached houses. This mix will include 100 units suitable for older people, 44 dwellings built to adaptable housing standards and another 44 affordable housing dwellings for rental. The relatively small allotment size for dwellings will ensure that housing will be moderately priced and hence affordable to a large section of the population within the catchment.

The Concept Plan for the North Penrith development proposes a yield of between 900 and 1,000 dwellings. For the purpose of estimating population numbers, a mid-range estimate of 950 dwellings has been adopted in this study. The likely dwelling mix based on this yield is shown in the table below.

To estimate the population size likely to be generated by this yield and mix of dwellings, average household sizes for the different dwelling types pertaining in Penrith LGA in the 2006 census have been applied. The estimated size of the future population is indicated in the table below.

**Table 3: Forecast population numbers**

Dwelling type	Dwelling numbers	Average household size	Forecast population
Detached dwellings (3+ bedrooms)	114	3.0 persons per dwelling	342
Attached / semi-detached dwellings (eg townhouses, courtyard houses with 2-3 bedrooms)	262	2.2 persons per dwelling	576
Apartments, lofts and other small attached dwellings	574	1.5 persons per dwelling	861
Total	950		1,779



This table suggests that the development, with about 950 dwellings, would have a population of around 1,800 people at completion. Based on the range of 900 – 1,000 dwellings and the average household size across dwelling types of 1.9 persons, the population would range from 1,710 persons to 1,900 persons.

### Future population composition

A detailed demand and supply assessment of the local housing market has been undertaken by Landcom, as the starting point for an analysis of housing need for the North Penrith site (Landcom, May 2010). That assessment has examined the current patterns of housing demand within the Penrith LGA by household type to establish estimates of the mix of housing products that would be likely to appeal to the local market.

Based on Census data, the Landcom report notes that more than half of those who purchased and moved into a house in Penrith City Centre<sup>1</sup> in the previous five years had moved from elsewhere in the Penrith LGA. A great majority of the remainder others came from other LGAs on the city fringe such as Blue Mountains, Blacktown or Wollondilly LGAs or from overseas.

The analysis of recent purchasers within Penrith shows that families with children have chosen to live mainly in detached housing, followed by semi-detached styles. By contrast, those families without children mostly have purchased higher density flats, units or apartments, although around one third of families without children purchased detached houses. Single parent families have a preference for detached houses or semi-detached style dwellings. Almost half of people living alone are living in apartment style accommodation, with another large group living in semi-detached dwellings. Results are summarised in the table below.

**Table 4: Proportions of dwelling types chosen by movers to or within Penrith City**

Household / family type	Separate house	Semi-detached, row, terrace or townhouse	Flat, unit or apartment	Total
Couple family with children	65.5	21.1	13.3	100.0
Couple family without children	32.3	26.2	41.4	100.0
One parent family	42.7	37.1	20.2	100.0
Lone person households	12.4	38.7	48.9	100.0
Other families and household types <sup>1</sup>	46.9	18.8	34.4	100.0
<b>Weighted average</b>	<b>38.7</b>	<b>29.4</b>	<b>31.9</b>	<b>100</b>

**Note:** 1 includes other families, multiple family households and group households.

**Source:** Landcom, May 2010, citing ABS

<sup>1</sup> Defined as the area bounded by Coreen Avenue, Mulgoa Road, Castlereagh Road, Jamison Road, Colless Street and King Street. This represents a large portion of the Penrith suburb, as defined by the Australian Bureau of Statistics (ABS).

Further analysis of the data has shown:

- Of the households who moved into separate houses, 45% were couple families with children. Couples without children and one parent families each made up around 20% of those occupying houses
- Semi-detached, row or townhouse style housing was most likely to be chosen by lone person households (34%). The remainder of semi-detached housing was relatively equally split between couples with children, couples without children and one parent families
- Flats are most likely to have been occupied by lone person households (40%), followed by couples without children (31%). Around 11% of flats, units and apartments were occupied by couples with children and a similar proportion was occupied by one parent families
- Other types of families, multiple families and group households differ in their characteristics, but accounted for only 4-8% of households within each of these dwelling types.

This profile is broadly consistent with the findings of a study of the medium and higher density housing market in Penrith undertaken by Randolph and Holloway from the City Futures Research Centre (2005). It found that:

- Medium and higher density housing in Penrith caters for a distinctive housing market, in which single people, couples without children and single parents predominate
- A high proportion of households in medium and higher density dwellings comprised young people aged 15-34, and those aged 65+
- More than half of all medium and higher density dwellings were rented privately (61% of semis / townhouses, 58% of low rise flats, and 68% of high rise flats), with associated high rates of population mobility
- The medium and higher density market caters primarily for lower income groups, although older people comprise a more mixed income profile
- Couples with children, the dominant household type in Penrith, account for only one in ten households in higher density housing
- The majority of smaller households in Penrith were still living in detached family dwellings – only 10% of couples without children and 38% of lone person households lived in higher density housing.

This profile is consistent with the profile of the adjoining Lemongrove neighbourhood presented in Chapter 2.

The proposed North Penrith development will comprise predominantly medium and higher density forms of housing, consistent with Metropolitan Strategy objectives for development close to transport, service and retail areas. Based on the findings above, the Landcom analysis has concluded it would be likely to attract a high proportion of couple families without children, single parent families and lone person households. An expected breakdown of demand by market segment across the project lifetime is likely to be as indicated in the following table.

**Table 5: Expected proportion of households and family types**

Household / family type	Expected percentage of dwellings (%)
Couple families with children	15
Couple families without children	25
Single parent families	10
Lone person households	25
Investors	25
Totals	100%

The investment housing is most likely to be occupied by young people and other low income households seeking rental accommodation, based on the experience of the surrounding area.

### Implications of population forecasts for social integration

As outlined in a previous chapter, the profile of the population in the area surrounding the North Penrith Urban Area is a mixed one, reflecting the mix of dwelling types and tenures in this area. The population of the surrounding area contains relatively high proportions of single person households, couples without children, and single parent families. There are relatively smaller proportions of couple with children households. This is precisely the anticipated profile for the North Penrith site, and accordingly the proposed development is not expected to impact on the social character of the surrounding area, but rather to reinforce it. This similarity in demographic composition will assist in the social integration of the new and existing populations.

The surrounding population is also mixed in a socio-economic sense, with a predominantly young, well educated and employed population on moderate incomes in the immediate Lemongrove area and an older, lower income population in the wider suburb of Penrith. The North Penrith Urban Area population is also likely to have a broad and varied socio-economic profile, reflecting the variety of pricepoints for different dwelling sizes and types and the inclusion of some affordable dwellings, dwellings for older people and some larger detached dwellings for sale. Based on the wider Penrith experience, a reasonably high proportion of the medium and higher density dwellings is likely to be purchased by investors and made available as rental housing, as is the case in the wider area.

Previous research also suggests that the majority of new residents are likely to be drawn from the Penrith LGA, or adjacent local government areas in Western Sydney. They are therefore likely to have lifestyle values and aspirations in common with existing local residents.

In summary, the proposed development is unlikely to impact upon the social composition of the local area, given the anticipated similarities in demographic and socio-economic characteristics of the new and existing populations.

---

## 5. Community facilities and open space needs

---

### At a glance

A population of the size and demographic characteristics outlined in the previous chapter will generate modest needs for local facilities for recreation, leisure and social activities within the development. Needs for schools and childcare centres will be met by existing facilities in the surrounding area that have spare capacity. Needs for access to higher order district and regional facilities will be met by the extensive range of facilities and services available in and around the city centre.

The availability of services and facilities in the area surrounding the North Penrith site was outlined in Chapter 2 and is detailed in Appendix 3. It was noted that there is a wide range of services and facilities already available to the future population, primarily district and regional level facilities and services located in the Penrith city centre but also local level facilities within the suburb of Penrith, and in Kingswood and Cranebrook to the north and east of the site. These include schools and childcare centres with spare capacity to absorb future demand. Open space providing parks and sporting facilities in the surrounding area is also extensive. In this context the shortfall in existing social infrastructure available to the new population appears to be quite limited.

The anticipated composition of the future population of the site, in terms of its age, household and socio-economic mix, was outlined in the previous chapter. In summary it is expected to include:

- A high proportion of young adults, as both single and couple households
- A high proportion of empty nester households and older people, as both single and couple households
- A smaller proportion of single and couple only households comprising adults in the 35-55 age cohorts
- A reasonable proportion of single parent households
- A small proportion of couple families with children
- A relatively high proportion of tenant households, likely to comprise predominantly young adults, single parents and other lower income households

Accordingly, the proportion of children of all age groups within the development is expected to be quite low, particularly in comparison with the Penrith average.

A population with these characteristics will generate a need for the following types of facilities and services:

- Recreation, fitness, sporting, leisure and entertainment facilities, particularly suited to younger and older adults, seeking places to go and things to do to support their chosen lifestyle. This need is particularly significant given the medium / higher density nature of proposed development, where access to private open space (ie backyards) will be limited, thereby generating greater need for facilities in the public domain. It is likely that the bulk of the younger adults will be studying or in the workforce, and will seek leisure and recreation opportunities primarily at weekends and evenings, while a

high proportion of the older residents will be retired and seeking day time leisure opportunities.

- Opportunities for informal social interaction, spaces for meeting and gathering and for more structured community activities. This is particularly important to help foster social networks within and across different age and tenure groups in the population.
- Access to childcare, pre-schools, primary schools and high schools for the small number of children likely to live within the development.
- Play opportunities for children of diverse ages and abilities
- Opportunities for tertiary education, lifelong learning, community education and libraries
- Access to community arts and cultural facilities
- Access to health services
- Support services for older people needing help to live independently
- Access to emergency and safety services
- Family support services, particularly for single parents.

As outlined in the previous chapter, the proposed development is likely to generate a population of about 1,800 people. A population of this size will create only a modest demand for community facilities and human services and will not be large enough to justify the provision of most types of facilities and services for the new development alone. A population of this size is unlikely to sustain commercial enterprises such as childcare centres and medical services, and is also below the thresholds required for public (Council) facilities such as a standard community centre (which is generally in the order of at least 5,000 people). Also as outlined previously, the site is in close proximity to a wide variety of existing facilities and services within the city centre and adjacent areas. Accordingly, most of the needs of the new community for community facilities and human services can be met by the existing facilities and services nearby, without the need to establish new ones.

In particular, it is anticipated that needs will be met in the following ways:

1. Use of existing regional and district level facilities and services within and around the city centre for:

- health, aged care, family support and welfare services
- entertainment, arts and cultural facilities
- tertiary education, lifelong learning and library
- major sporting and recreation facilities and parks
- police and fire services

As discussed previously, it is anticipated that these large regional facilities would generally have capacity to absorb the very limited demand likely to be generated by the small population forecast for the development, as most of these facilities do not have a set capacity that is sensitive to particular incremental population thresholds. The additional population has potential to contribute to the viability of facilities operated on a commercial basis, such as leisure, entertainment and cultural facilities, and thereby to support the growth of Penrith as a regional city and cultural, civic and service hub for Western Sydney.

The relatively small size of the projected population will ensure that any additional demands placed on existing services will be marginal, especially given that a high proportion of new residents are likely to be young adults, whose need for support services is very low. Demand

for support services will come primarily from older people, and single parents to a lesser extent. While health, welfare and support services in Penrith are currently operating at capacity, it is likely that the majority of new residents will be re-locating from within the Penrith area (see Chapter 4), and as such, they will have already been factored into the population planning processes that underpin resource allocation for government funded services, such as hospitals and community health, Home and Community Care Program and welfare services. Nevertheless, it is acknowledged that the small population growth within Penrith LGA that this development will ultimately generate will marginally increase demand for health, welfare and support services, requiring recurrent funding increases through State and Commonwealth Government programs.

The inclusion of an aged housing component within the development has potential to bring some new aged care services to the site, which could help address demand arising from the development.

2. Use of the spare capacity that currently exists in local schools and childcare facilities. This spare capacity is deemed by the Department of Education and Training and childcare providers to be sufficient to meet future demand, particularly given the small numbers of children anticipated in the development. No new schools or childcare facilities are required within the site.

3. Provision of some new local level facilities within the development. These will include:

- Facilities to support the informal social and leisure needs of residents, including cafes, restaurants, the village plaza and embellishments within open space areas including barbecues, seating and picnic tables
- A number of parks, a playground, an oval and a network of walking and cycle paths to support the sporting, play, fitness and recreation needs of residents. These will include facilities for all age and ability groups
- A small community facility to provide indoor space for meeting and gathering and more structured community activities
- The aged housing component will be developed by an aged housing provider, who may include communal facilities and support services with potential to be accessible to the broader population of older people within the development.

The ways in which requirements for these local level facilities will be addressed are discussed in the following chapter.

---

## 6. Arrangements for provision of community facilities and open space

---

### At a glance

The development will not be of sufficient size to warrant a new stand alone community centre, but will include a community meeting and activity space as part of the amenities pavilion adjacent to the central oval. Nine areas of public open space, which together total 7.2348 ha (18% of the site), will provide a diversity of recreation experiences in line with the age profile and recreation needs of the expected population. Landcom will provide resources for a community development program that will assist in providing information, promoting social integration and establishing community activities to build community networks.

### Community facilities

While Penrith City Council does not see a need for a full community centre within the North Penrith development, it was acknowledged by Council staff that some provision within the site for a small area of meeting and activity space for residents would be beneficial, given that the community rooms within the library are already well used, and the North Penrith Neighbourhood and Community Centre in Kingswood Park is not easily accessible to the North Penrith site.

In order to provide a local venue for resident activities such as social and hobby groups, community meetings, arts activities, lifelong learning classes, exercise and lifestyle programs, social functions and children's indoor activities, Landcom will provide a small area of community space within the North Penrith site. Access to community space at the local level is seen as important in facilitating the development of local social networks, community identity and cultural expression, as well as activities that promote well-being and quality of life.

It is proposed in the Concept Plan and Stage 1 Project Application that a small community facility will be provided in association with the amenities pavilion in the open space adjacent to the oval (OS1 in the Concept Plan). Design requirements include:

- A multi-use room of approximately 80 square metres which can be used for the range of activities outlined above
- An office of approximately 15 square metres with filing cabinet and computer to enable delivery of services from the facility
- A small kitchen, capable of supporting social functions and events
- Opening onto shaded wide verandah or covered outdoor area to allow for sheltered indoor / outdoor activities
- Internal storage space for equipment such as extra tables and chairs, playgroup toys, and cleaners' cupboard
- Internal toilets, including accessible toilet
- Fenced external break-out area for children's activities
- Adjacent to playground equipment in order to support community activities involving children (such as playgroups, kids birthday parties)



- Adjacent to barbecues / picnic facilities / seating to support outdoor community events and informal social activities
- High quality distinctive building incorporating elements of public art to contribute to the unique identity of the place
- Design to address safety, security, operational and maintenance requirements of Council.

Delivery arrangements would be as follows:

- Landcom would design and construct the community facility as part of the Stage 1 works and use it as a sales centre during the initial sales period
- The facility would then be re-fitted as a community facility in accordance with Council's requirements and handed over to Penrith City Council by the time that the first 400 dwellings within the development are occupied, or at a time mutually agreed by both Landcom and Penrith City Council
- Penrith City Council would have responsibility for ownership, management and maintenance of the facility once it is handed over by Landcom
- Residents would have access to the facility via Council's booking system for community facilities.

Plans for the proposed community facility have been prepared by Tanner Architects and form an attachment to the Stage 1 Project Application for the North Penrith development. The proposed design covers both the use of the building as a Landcom sales office and its subsequent re-fit as a community facility, and meets all the requirements outlined above. The design has been discussed with community facility planning and operational staff from Penrith City Council and has been refined to address their requirements. Council staff have identified that, in addition to meeting the needs outlined above for local meeting and activity space, the facility appears likely to offer an attractive venue for hire for private or corporate social functions, of which there is a need in Penrith. The rental income derived from hiring the facility will assist in meeting Council maintenance costs. It should be noted that plans for the community facility and adjacent open space areas are subject to approval of the Stage 1 Project Application.

This proposal offers the following advantages:

- The community facility, playground areas, barbecue / picnic amenities and oval will together provide a focal point for informal meeting and gathering, community interaction, activities and events
- The community facility will be located in a central and visible part of the site, with expected high levels of activity around it, and this will enhance safety, security and crime prevention.

In addition to the community facility, the informal social and leisure need of residents will be addressed through commercial facilities such as cafes and restaurants located in and around the village plaza, which will provide a further space for informal meeting and gathering within the development.

It should be noted that no community use for the heritage item Thornton Hall has been identified. Such facilities are usually not suitable as community facilities because of heritage



constraints to adaptation, high maintenance costs and the fact that they have not been built for purpose, and so do not allow for contemporary and flexible community use.

## **Open space and recreation facilities**

The open space and recreation opportunities incorporated within the Concept Plan and Stage 1 Project Application will provide a distinctive character to the development, unique in the Penrith context, and provide substantial social benefit to the wider community. They will meet the local recreation and sporting needs of residents and promote an active, healthy lifestyle for all age groups.

The location and design of proposed open space within North Penrith have been described in a separate Landscape Report prepared by Place Planning Design. Key features include:

- Nine areas of public open space which together total 7.2348 ha (18% of the site) and provide a diversity of recreation experiences in line with the age profile of the expected population.
- Retention of the existing oval on the site to provide a facility for active recreation for the local population. The oval will not be given over to a particular sporting club, or marked for a particular sporting code, but will be available for use by residents according to their active recreation needs and preferences. This is particularly important given the high proportion of young adults in the forecast population. The oval will have a diameter of approximately 120 metres and will be suitable for organised sports with smaller field requirements (such as touch football), informal games and kick about activities, fitness groups, children's parties and for public hire for special occasions. The perimeter of the oval will contain a number of exercise stations to provide a fitness circuit. The oval will form part of the central community hub for the development, and will be surrounded by trees to retain its heritage character. The use of the oval for meeting local active recreation needs is seen as a better use than its expansion to provide a larger district sporting facility, which could impact negatively on adjacent residential uses in terms of potential traffic, parking, noise and lighting.
- The provision of high quality playground areas suited to the needs of children of different ages and abilities in the open space adjacent to the oval and community pavilion. These play areas will be supported by the amenities of the community pavilion and barbecue / picnic area and will include:
  - An "all abilities" playground designed to best practice universal design principles. Council has identified a need for such a facility in its broader planning and the North Penrith site presents a very suitable location for such a facility, due to its central location and proximity to transport, parking and the city centre.
  - A "pop jet plaza" providing opportunities for water play. This will be unique in the Penrith context and offer substantial community benefit.
  - Adjacent playground areas for young children (2-5) and for older children (5-12), enabling the needs of families with children of different ages to be met in the one location.
- A network of open spaces (OS5, OS6 and OS7) that will include a series of ponds and water channels to create a "water promenade". Studies of recreation demand in Western Sydney have repeatedly shown a common desire for access to water and

interactive water features, and the North Penrith development will contribute substantially to meeting this demand. In addition to providing cool, green spaces, the water will have boardwalks, seating and platforms that will provide diverse recreation opportunities for all age groups – providing walking paths, fitness trails and an attractive focus for relaxation, people watching, touching the water and as a destination for passive recreation. The boardwalks and viewpoints will all be accessible for people with a disability. The open space will be publicly accessible and so will provide a valued recreation resource of benefit to the wider community as well as new residents of the site.

- A plaza area adjacent to the railway station and village centre, which will provide a distinctive urban civic space for meeting and gathering and for activities such as outdoor dining. The plaza will include a water channel to continue the sense of water throughout the site and will provide a key element of the identity and place-making of the development.
- A large park (OS5) which will contain wetlands and associated passive recreation opportunities, together with space for a community garden. Community gardens have been found to provide important opportunities for the development of community networks and social capital in new communities, as well as opportunities for local food production. The inclusion of community gardens will reflect the farming heritage of the site and contribute to its sense of place and identity.
- A number of smaller parks (OS2, OS3, OS4, OS8) that will provide passive recreation experiences, including landscaped areas for relaxation and contemplation (especially in the parkland adjacent to Thornton Hall), together with spaces large enough for kick around areas and potential for additional playgrounds.
- A network of walking and cycling paths that will encourage physical activity, together with equipment creating fitness circuits.

Penrith Council's open space policy requires local open space to be provided in new release areas on the basis of 3.04 ha per 1,000 people. This includes 1.4 ha per 1,000 people for local active open space (sportsgrounds) and 1.64 ha per 1,000 people for local passive open space (parks). Based on these standards, a forecast population of about 1,800 people would require 2.52 ha local active open space and 2.95 ha passive open space, a total of 5.47 ha.

As outlined above, the Concept Plan provides 7.2348 ha of open space. This includes water bodies within the parks, together with the village centre plaza area. It is argued that these features should be included within the calculated quantum of open space because:

- The inclusion of water bodies will contribute significantly to the quality of the recreation experience within the development, and provide a unique setting for recreation in a residential area within Penrith. The water will add substantially to the appeal and utilisation of the open space areas, which will provide considerable benefit not only to local residents but also to the wider Penrith community.
- The village plaza area will provide a form of urban open space that will contribute to the recreation and leisure opportunities available to residents, even though it will not be a fully grassed area. As Penrith becomes a truly regional city, these types of civic

open space areas will take on increasing importance as community meeting places and spaces for outdoor cultural events. Their important value in fostering social interaction, place-making and civic identity means that they should be credited in open space calculations.

In terms of delivery arrangements, the proposed areas of open space and recreation facilities will be delivered by Landcom as works in kind, with specifications and arrangements included in the Statement of Commitments. The proposed open space and recreation facilities will be owned, managed and maintained by Penrith City Council and will all be publicly accessible. The staged delivery of the open space is outlined in the separate Landscape Report and Statement of Commitments.

### **Aged housing and aged care**

In purchasing the site, Landcom has made a commitment that the development will include 100 dwellings specifically designed to meet the needs of older people. The ways in which this commitment might be delivered are discussed in a separate Housing Report prepared by Elton Consulting which accompanies the Environmental Assessment Report.

At this stage, Landcom has not determined the precise way in which the aged housing will be provided. It is likely, however, that it will be provided by a specialist aged housing provider. While the nature and form of the housing will be subject to further market and feasibility assessment and the preferred model of any selected aged housing provider, the aged housing component could include some communal facilities and support services to meet the needs of its residents. This has been the case in other Landcom developments which have incorporated housing for older people, such as in Park Central at Campbelltown and Prince Henry at Little Bay. In these projects, the aged housing communal facilities have included community activity rooms and recreation facilities for residents. Assistance with meals, support and care services has also been provided.

The nature of any communal facilities and the provision of care and support services will depend on the approach adopted by the selected aged housing partner. The incoming aged population will also have access to the Council community pavilion described above, and this may influence the communal facilities to be provided. However, there is potential for communal facilities and care and support services to be made available to the wider population of older people who live within the North Penrith project, and not just the residents of the aged housing component. The extent to which this can occur will need to be explored in subsequent stages of the planning process.

### **Landcom's community development program**

Social infrastructure for new residential development includes not only physical facilities and the services and programs that operate from them, but also resourcing for the processes and initiatives that will enhance and strengthen the community during and after the development process. This requires both a community development strategy and a community consultation program.

As part of its commitment to the development of socially sustainable communities, Landcom provides resources for community development initiatives in all its developments with more than 200 dwellings. These resources typically include:

- A welcome kit, providing residents with a range of resources to draw on that help them connect with their community and get to know their local area.
- Resources for a 'Welcome Worker' or community facilitator, usually engaged through a partnership with a local community organisation for the duration of the development period. The worker operates collaboratively with the local community and services sector to organise a range of community development activities, ranging from social groups and classes to community festivals and events.

Landcom has indicated a commitment to the provision of such community development resources for the North Penrith Urban Area. The community development worker will link incoming residents to facilities, services and networks in the surrounding area and promote the social integration of the new and existing populations.

Further consideration of the nature and resourcing of a community development strategy for the North Penrith Urban Area will occur as planning for the project proceeds, in the context of Landcom's role in community development and the overall commercial feasibility of the project.

A program of community consultation will also be undertaken to ensure existing and new residents are informed and involved in the planning and development process. It is recommended that the community consultation process already initiated by Landcom be continued through all subsequent phases of the planning and development process to provide an opportunity for both existing and new residents to participate in the planning and to reduce uncertainty related to the development process. The community consultation program will also be a key component of the broader community development strategy, in providing a mechanism to foster the social integration of new and existing residents and to facilitate people getting to know each other and establish local networks.

### Summary

The key points identified in this section are:

- The development will not be of sufficient size to warrant a new stand alone community centre, but will include a small community facility as part of an amenities pavilion adjacent to the central oval.
- Nine areas of public open space which together total 7.2348 ha (18% of the site) will provide a diversity of recreation experiences in line with the age profile and recreation needs of the expected population.
- There is potential for an aged housing provider to provide some communal facilities, activities and services for residents of the aged housing which might also be available to other older people within the development and the wider area.
- Landcom will provide resources for a community development program that will assist in providing information, promoting social integration and establishing community activities to build community networks.

---

## 7. Key social issues and impacts

---

### At a glance

This chapter identifies the social benefits of the proposed development and ways it will contribute to the broader Penrith community. It also identifies a number of potential social risks, and outlines how they will be managed in order to minimise adverse impacts of the proposal.

Discussions with Landcom, Penrith City Council and other local community organisations and a detailed analysis of plans and other relevant project documentation have highlighted a range of social issues and benefits relevant to the proposed Concept Plan for the North Penrith Urban Area. Where there are potential risks of social impacts, these are identified below, together with suggested strategies to help manage or reduce these outcomes.

### Social benefits

The key social benefits of the proposal include:

- Potential for redevelopment and revitalisation of a key parcel of land, strategically located near Penrith's CBD and transport links. Redevelopment will allow for population and employment growth in Penrith in an area with excellent connections and access to services and facilities, thereby supporting the Penrith City Centre Strategy.
- Revitalisation of existing facilities with some spare capacity, such as local schools and childcare centres, thereby making best use of previous investment in social infrastructure.
- Creation of a socially sustainable mixed use community that showcases principles for liveable neighbourhoods, as contained in the Metropolitan Strategy, and offers a lifestyle not previously available in Penrith.
- Contribution to the stock of moderately priced and affordable housing, offering a diversity of choice in size and style. Dwellings will be suitable for smaller households, renters and young people, whose housing options in Penrith are currently constrained. In addition, the development will include at least 44 dwellings as affordable rental housing.
- Contribution to the supply of housing for older people and people with a disability in the Penrith area. The development proposal includes a commitment to provide 100 dwellings for aged housing, and a further 44 adaptable dwellings. These commitments are described in detail in the separate Housing Report.
- Inclusion of facilities, such as professional and business services and leisure activities, to accommodate a range of uses in addition to residential, which complement and support retail, commercial and community facilities within Penrith's CBD and provide employment.
- Accessibility improvements to create strong connections between the site, the CBD and surrounding neighbourhoods. This includes enhanced public access to the railway station and city centre for neighbourhoods on the northern side of the railway line, particularly adjacent neighbourhoods to the east and north-east, by providing attractive pedestrian and cycle routes through the site that connect with the station and city centre.
- Development of an attractive, active, interesting and safe village centre which becomes a desirable meeting place and a focal point which articulates in the area's identity. The

proposed village centre will include leisure facilities such as cafes as well as convenience shopping.

- Addition to the supply of publicly accessible and high quality recreational open space in Penrith, including embellishment of the existing oval and inclusion of a fitness circuit, provision of multi-purpose local parks and provision of high quality playgrounds, including an “all abilities” playground and a water play area. This will satisfy local recreation needs and encourage an active, healthy lifestyle amongst residents.
- Inclusion of a wide range of leading edge design elements and incorporation of water bodies into the design features of the open space, enhancing their attractiveness and utilisation as recreational destinations for local residents and the wider community.
- A community facility incorporated with the amenities pavilion at the oval, ensuring that space is available for local community activities, social events and the delivery of services. This facility will be owned and managed by Penrith City Council and will be available for public use.
- Creation of innovative open space and community uses such as a community garden, in an area adjacent to the planned detention basins, both as a community building initiative and as a way of growing fresh food, given the medium density nature of the proposed development.
- The site presents an opportunity to attract an aged services provider to provide the aged housing component, and for this provider potentially to address some of the broader social needs of older people, for instance through healthy ageing and wellness programs which could be available to the general community of older people.
- The considerable heritage features of the site present opportunities for place-making initiatives that will help establish a clear identity and sense of place and express the area’s unique characteristics, history, heritage and water connections.
- Community development programs will provide information to new residents to assist them in settling in, developing community networks and a sense of belonging and integrating with residents of surrounding areas.
- Community engagement processes will involve residents from adjacent neighbourhoods in the planning and design process. This will not only provide an opportunity to identify and address any issues of concern or potential impact, but will also enable local people to contribute ideas and feedback and promote a sense of involvement in, and integration with, the new development.
- Employment benefits arising from project construction and flow-on effects. Development on the site will include uses that generate at least 770 full time jobs, with a further 1,100 flow-on jobs anticipated. Details are provided in the separate Land Use and Economic Assessment report prepared by SGS.

## **Social Impacts**

At the same time, a number of potential social risks or impacts have been identified. These include:

- Attracting and retaining the target population
- Integration of affordable housing



- Social integration of the development
- Potential for social isolation
- Physical barriers to integration
- Impacts of the Penrith Training Depot
- Issues relating to the multi-storey car park
- Interface issues between zones
- Security and amenity issues
- Construction impacts

These issues are examined in the following sections.

### **Attracting and retaining the target population**

The proposed diversity of housing types and relatively high densities constitute a substantial change from traditional detached family housing available within Penrith. The medium and high density housing forms aim to attract a new target market, which is expected to comprise primarily couples without children and lone person households. Only around one fifth of households are expected to be made up of couple families with children.

However families with children seeking detached family housing remain the predominant purchaser type with Penrith LGA, and recent experience has shown that take-up for new medium and higher density dwellings is relatively subdued. This type of higher density development within Penrith is relatively untested, and hence demand is uncertain. There is a risk that the target market may not be attracted to the particular dwelling types planned for this area, and it may be a challenge to attract buyers to the development or take-up rates may be slow initially.

Given relatively high levels of rental accommodation in the adjacent Lemongrove neighbourhood and suburb of Penrith, and a target of 25% rental housing within the North Penrith Urban Area, the development is likely to attract a substantial component of rental households, consistent with tenure patterns for medium density housing across Sydney. Adding to the supply of rental accommodation in Penrith will provide community benefits, given relatively low levels of rental accommodation within the LGA as a whole. Rental housing will attract a greater diversity of residents in terms of age structure, socio-economic characteristics and tenure mix. However at the same time, challenges associated with having a higher concentration of rental housing in North Penrith include high rates of population turnover, which can act against the development of local social networks, community identity and community cohesion.

This issue will be addressed through the design and layout of the development, the village centre, community pavilion and recreation facilities, all designed to facilitate social interaction amongst neighbours, whether they are owners or renters.

### **Integration of affordable housing**

It will be important to ensure that residents of affordable housing are not identified as lower income households and stigmatised by other groups, or that lower income residents in affordable housing are not segregated in areas of low amenity or poor accessibility.

This issue has been addressed in the separate Housing Report prepared for the Concept Plan application. The location of the affordable rental dwellings has not been identified at this stage. The Housing Report recommends that affordable rental housing be well located in terms of access to services and facilities, and that it be spread through the development, rather than clustering lower income residents into one location.

### **Social integration**

As outlined in Chapter 2, the profile of the population in the area surrounding the North Penrith Urban Area is a mixed one, containing a large proportion of single persons, couples without children, and single parent families and smaller proportions of couple with children households. This is precisely the anticipated profile for the North Penrith site. This similarity in demographic composition will assist in the social integration of the new and existing populations.

In socio-economic terms the surrounding population is also a mixed one, with a predominantly young, well educated and employed population on moderate incomes in the immediate Lemongrove area and an older, lower income population in the wider suburb of Penrith. The North Penrith Urban Area population is also likely to have a broad socio-economic profile, reflecting the variety of pricepoints for different dwelling sizes and types and the inclusion of some affordable dwellings, along with larger detached dwellings for sale. Based on the wider Penrith experience, a reasonably high proportion of the medium and higher density dwellings is likely to be purchased by investors and made available as rental housing, as is the case in the wider area.

Previous research also suggests that the majority of new residents are likely to be drawn from the Penrith LGA, or adjacent local government areas in Western Sydney. They are therefore likely to have lifestyle values and aspirations in common with existing local residents.

Use of community facilities and public open space within and beyond the site by the wider community will foster interaction and assist with social integration, as will mixing of children in schools and use of common facilities in the wider area.

The proposed development is therefore unlikely to impact adversely upon the social composition of the local area, given the anticipated similarities in demographic and socio-economic characteristics of the new and existing populations.

### **Potential for social isolation**

Single person households, older people and single parents are expected to make up a significant proportion of the population in the North Penrith Urban Area. People in these groups can face social isolation if limited mobility, lack of affordability and/or limited support restricts social contact and participation in social activities.

The Concept Plan proposes a range of design features to encourage and support social inclusion for residents, support the development of social networks and reduce the potential for social isolation. These include:

- A compact design with a focus on public amenity, to encourage an active, healthy lifestyle
- Smaller dwellings, such as apartments or flats, are centrally located near the village centre and areas of public open space.



- The village centre will provide a centrally accessible focal point for activities and encourage informal meeting and social interaction.
- A wide variety activities and services beyond the site can be reached in the nearby city centre, or further afield by train or bus from the city centre.
- Provision of a community meeting place within the development will provide a local venue for organised community or family social activities.
- The proposed community development program will address the needs of vulnerable target groups and provide community activities and events that encourage social participation.
- It is recommended that aged housing be provided within easy walking distance (400 metres) of the village centre and railway station (refer Housing Report).
- The inclusion of aged housing presents opportunities for an aged housing provider to provide some communal facilities and organised social activities for older people.

These design and community development features will encourage interaction and minimise the potential for social isolation to occur.

### **Physical barriers to integration**

Communities and activities in neighbourhoods surrounding the North Penrith Urban Area have developed without reference to this site and are physically oriented towards other centres and main roads. There will be a challenge for the development to overcome real physical or perceived barriers and encourage better integration with the social fabric of surrounding communities.

Risks to integration of the development within the existing fabric of Penrith may arise because of the industrial uses which surround the site to the north and west, providing its public face along main roads and acting as a barrier to integration with other residential areas. The development will not be visible from main roads, but will be tucked behind unattractive industrial and commercial land uses. Attractive entry points along Coreen Avenue and enhanced permeability through the site will be critical in encouraging “outsiders” in, and reducing any perceptions of the site as a land-locked enclave.

The Concept Plan aims to ensure residents can connect with surrounding communities, and residents of surrounding neighbourhoods can move through and utilise facilities within this development. It includes an access road along its western border and other access routes from the north and the east, through to the village centre and Penrith Station. The attraction of these facilities and the permeability of the site, including road network, cycling and pedestrian paths and their connections to the wider network, will encourage residents of the wider area to come into and through the new development, encouraging its integration and breaking down any perceptions of segregation.

The site’s southern boundary is denoted by CityRail’s Western Rail line, which provides a physical separation between the North Penrith Urban Area and the Penrith CBD. There are currently two access points across the railway line – pedestrian access including a lift at Penrith Station, and a road bridge at Evan Street, 700 metres to the east. To minimise the impacts of the railway barrier and enhance access to the services and facilities available within the Penrith CBD, considerable effort has gone into designing the village centre and its central

plaza as a safe and attractive area that provides the stepping off point for crossing the railway line, and for attracting “outsiders” from the southern side into the development.

There is a risk that the public car park and the Penrith Training Depot could present further barriers to movement around and across the site. Together, these sites have the potential to create a narrow area at a point where public uses should be concentrated near the station. It will therefore be important to design the carpark and its adjacent uses to be complementary, open and inviting public areas. In addition, the Penrith Training Depot presents a large barrier for existing and new residents wishing to move through the area from the east. Careful planning and design of adjacent uses will be required to minimise potentially adverse noise, and visual impacts.

### **Impacts of the Penrith Training Depot**

Feedback from a market research study (Genesis Training and Research, July 2010) raised some resident concerns that continuation of use of the Penrith Training Depot by the Department of Defence could present a potential hazard to the public. There was a perception that some existing or future uses may not be compatible with residential uses.

The Department of Defence has provided an indication of the nature of future uses at the Penrith Training Depot. These include accommodation for:

- The 21st Army Cadet Unit
- The 5th Combat Engineer Regiment (5 CER), an Army Reserve unit currently located at The Crescent, Penrith. The 5 CER provides a significant military engineering capability to the 5th Brigade based in Holsworthy and also has an additional Combat Engineer Squadron in Canberra.

The majority of the units' personnel are drawn from the Penrith area and are a mix of university students and public and private sector employees. The 5 CER prides itself as being an active member of the Penrith community and has a rich military history spanning over 100 years. In this sense, the site will provide a training opportunity for residents within the local community.

It will be important, in future stages of the project, to ensure ongoing operations at the site do not present a potential for conflict with surrounding residential or commercial uses. Moreover, there may be a continuing interest from the new residents in the types of activities, and potential risks, if any, which occur within the Penrith Training Depot. There will be a need to communicate with incoming residents that activities do not present a risk. A community engagement strategy which encourages a dialogue between the Department of Defence and the developer will assist in alleviating community concerns and will establish a process for constructive interaction between community members and this important neighbour.

### **Issues relating to the multi-storey car park**

Construction of a multi-storey commuter car adjacent to Penrith Station will create both benefits and potentially adverse social impacts, many of which are covered above. The car park will formalise parking which already occurs in a large area around the northern access to Penrith Station. A new car park will limit the area taken up by car parking and help ensure it does not encroach on the residential or commercial precinct, while providing accessibility benefits for commuters who need to drive to Penrith Station.

There will be no road access into the commuter car park via the North Penrith Urban Area. This will ensure that residents do not experience traffic impacts other than from other residents and their visitors. Appropriate signage will be required to direct commuter car park vehicular traffic to appropriate access routes directly into the Parkland.

However, there is the potential for a large car park to adversely impact on the amenity of this strategically located area, near the centre of the new community and its active village centre. It will therefore be important that the car park is well designed and considers visual and amenity aspects as well as its practical function, so that it integrates as well as possible with the adjoining residential and commercial uses.

The retention and expansion of the commuter car park by Penrith City Council will ensure the continued popularity of this location for parking, but could also have some adverse impacts for residents. It will be important to ensure that the car park does not increase general levels of traffic congestion and delays for residents entering and leaving the North Penrith development. It will also be important to ensure that needs for commuter parking are satisfied within the proposed car park, and that commuter parking does spill over into the residential areas. There will be a need to limit on-street parking through Restricted Area parking or time limit controls, particularly in streets close to the railway station. Control of traffic speed along the western perimeter route to the commuter car park will also be important, given that it crosses the open space (OS 5 and 6), an area likely to be heavily used by children, walkers and joggers.

There is also likely to be a demand for a formal drop off and pick up zone close to the station, to avoid excessive traffic in residential areas, and signage which discourages cars using the car park from taking a 'short cut' through the site.

### **Interface issues between zones**

While the benefits of a mixed use, active and integrated community are strongly supported, such developments can nevertheless create impacts on the amenity of residents living near the mixed use areas, such as the village centre. For example, a design which encourages activities in the evenings or the through movement of pedestrians could equally generate lighting impacts, noise or groups of people congregating in public areas and causing disturbance to nearby residents. In areas adjacent to employment zones, there may be issues of noise and odours, vehicle traffic, visual amenity, hours of operation or lighting, which could adversely impact on residential neighbours. The interface between residential uses and public or employment uses will need to be designed and carefully managed to ensure a balance and minimise the potential for conflict.

In the employment zones, consideration will need to be given to the appropriate means of attracting businesses which will complement the existing business mix without creating tensions with neighbours. Business activities and hours of operation will need to be compatible with residential uses. Traffic management measures will be required to ensure traffic from employment areas does not encroach on residential streets. Building design, including external lighting, should not intrude on or overshadow adjacent residential properties.

### **Security and amenity issues**

There is potential for the public areas near the station or areas of open space to be used at times for anti-social behaviours (ranging from dumping of shopping trolleys to more serious criminal activity). Such behaviours may impact on the amenity and security of the residential

development. It will be important that the interface of the residential community with the public areas is managed and designed to minimise risk to the new population, to clearly distinguish public and private areas and to promote safety, casual passive surveillance and active public spaces. Safety around the railway station and on the route to the commuter car park will need some particular focus.

Good design including use of CPTED (crime prevention through environmental design) principles will further encourage community ownership of public areas and deter anti-social behaviour. This issue is considered further in the next chapter.

Consideration has also been given to the potential for noise, traffic or lighting from sporting activities or events at the oval to impact on the amenity of nearby residents. To reduce impacts, it is proposed that the oval address local sporting requirements only, and that it not be made available for district competition purposes that would generate more significant noise and parking impacts. The provision of parking areas adjacent to the oval and use of parking restrictions in nearby residential areas could also minimise parking impacts.

There is a risk that noise impacts associated with proximity to the railway line may impact on the amenity of residents living close to the railway line. This can be managed by appropriate design of dwellings.

Thornton Hall has been identified as a heritage item within the North Penrith Urban Area. The building and its curtilage will be retained under the Concept Plan. However, as there is no identified community use for this valued site at this stage, future use may generate amenity impacts if it were to be used as a function centre. Impacts on residential amenity will need to be assessed once a use is determined.

### **Construction Impacts**

Noise, dust and construction traffic would occur over the development period and are likely to cause temporary inconvenience for residents on adjacent sites. Construction is likely to commence in mid 2011, subject to approvals, and to continue for some time. Standard construction environmental management practices and consultation with neighbours about the timing and extent of inconvenience are general measures used to mitigate construction impacts.

A construction plan of management should be established for the duration of the demolition and construction phases. This should include how questions and concerns from local residents in adjacent areas can be addressed.

### **Community consultation**

As noted above, the success of a new development can be encouraged through fostering positive and open relationships with its local community, including affected neighbours. Consultation is important for developing community cohesion and facilitating the integration of a development with the surrounding area.

It will be important that a program of consultation is undertaken with adjacent communities, to involve and inform local stakeholders and to identify and address any issues of particular concern.

---

## 8. Social sustainability strategies

---

### At a glance

This chapter considers how social sustainability objectives for the development, identified in Landcom's Social Sustainability Policy and in the review of State Government and Penrith City Council policies, will be addressed. This satisfies in part the DGR to demonstrate how the development will commit to the principles of Ecologically Sustainable Development.

### Social sustainability strategies

Landcom's social sustainability objectives for its residential developments have been outlined in Chapter 1 of this report. In addition, State Government and Council policies, as outlined in Chapter 3, provide some further elements of social sustainability for consideration in the North Penrith project. When considered together, the strategies required to build a socially sustainable community within the North Penrith Urban Area include:

- Encouraging housing diversity and choice, including homes that will enable ageing in place and some homes for moderate income households
- Providing a healthy, safe and accessible urban environment
- Ensuring access to resources and opportunities, such as employment and education, in the wider area
- Integrating socially, culturally and physically with neighbouring communities and ensuring access between new and existing areas
- Providing access to a range of community facilities and open space and contributing towards community infrastructure for the area
- Encouraging social interaction, community networks and an active community life
- Promoting community identity and a sense of belonging
- Providing opportunities for residents to participate in decision-making, and to influence the planning of their community
- Providing benefit to the existing community as well as the new.

Strategies to achieve most of these objectives have been discussed in previous sections of this report. This chapter draws together and summarises these, as well as providing information about other strategies that have not been discussed previously.

#### 1. Encouraging housing diversity and choice

This issue has been addressed in Chapter 4 of this report and in the separate Housing Assessment Report which accompanies the Environmental Assessment Report.

Based upon previous studies, there appears to be a need within Penrith to expand the range of housing types and sizes available to meet the needs of a changing and ageing population, given the current overwhelming predominance of detached family housing in the LGA. There is a need for a greater supply of smaller housing types, and for housing which is affordable for

smaller households, including single person households, young people in group households, single parents and couples without children.

The housing mix proposed for the North Penrith site will include a range of dwelling forms and sizes that will meet the needs of a variety of household types. In this way it will add to housing diversity within Penrith, in terms of both dwelling type and tenure. Most of the dwellings will be in semi-detached or attached formats suitable for 1-2 person households, single parent families or other families with only one child. There will also be a small proportion of detached dwellings, suitable for families with children. This mix is important in order to provide housing diversity that will help create a balanced and socially sustainable community, rather than one that segregates families with children from other household types.

In addition, the development will include 100 aged housing dwellings, 44 affordable rental dwellings and 44 adaptable dwellings, together with affordable housing for purchase in line with Landcom's Moderate Income Housing policy. This will help ensure that it provides homes that will enable ageing in place and homes for low and moderate income households, further enhancing the social diversity of the development.

## **2. Providing a healthy, safe and accessible urban environment**

The health and well-being of residents will be promoted through urban design and amenity features including:

- Extensive areas of open space for passive and active recreation. Proximity to open space has been found in a number of studies to encourage physical activity, while access to green space for relaxation is also important for psychological health and stress reduction. Open space and sport and recreation facilities are outlined in Chapter 6 of this report, and in the separate Landscape Report prepared by Place Planning Design.
- Encouragement for incidental physical activity, walking and cycling through the provision of a network of safe paths through the development that link key destinations such as the railway station and village centre with the surrounding street network
- Well designed, quality housing
- High quality design and landscaping of the public domain.

In addition, residents will enjoy ready access to the high quality facilities within the village centre and areas of public open space in the surrounding area.

Resident health and well-being will also be promoted by developing a strong and cohesive community, through:

- The recommended social infrastructure strategy (refer Chapter 6), which will include parks, playgrounds, and a community pavilion
- The recommended community development strategy (also refer Chapter 6), designed to enhance community interaction and activity, sense of belonging and the establishment of community networks, initiatives and organisations
- The housing strategy, described in the *Housing Assessment Report*. This is intended to provide housing choice and diversity (within the limits of market tolerance) to promote social mix



- The layout of housing, with medium and higher density development located in central areas, fronting the village centre, parkland and in close proximity to the railway station.

Concerns about safety and security focus on avoiding the potential for crime and anti-social behaviour to occur within the proposed development, particularly in public areas such as the village centre and near the railway station. Enhancing safety and security, both in the public domain and around the home, has been addressed in the Concept Plan using the principles of Crime Prevention through Environmental Design (CPTED) by:

- Design of the public realm which maximises passive surveillance from private dwellings and encourages active public spaces – for instance by long straight roads with long sight lines and good visibility and avoidance of cul-de-sacs
- Open space and public domain areas are fronted by homes and bounded by public streets to enable passive surveillance.

Design details to promote safety and security include:

- Promoting active streets that encourage pedestrian use, by providing footpaths on both sides that link to the wider path network, providing cycle paths, seating and shade trees
- Encouragement for housing design features that will promote surveillance of the street, footpath and front gardens, for instance all housing to front the street, dwelling entries on the street, frontages to contain windows from a habitable room, inclusion of features such as verandahs and balconies, front fences to define the boundary between private and public spaces
- Ensuring personal safety should be a priority in the design of any rear laneways and garages by making them more active places with surveillance from adjoining houses
- Providing finishes on structures throughout the public domain that minimise graffiti and vandalism.

Promoting safety and security should also be a priority within the public domain design and landscaping strategy, for instance by:

- Planting and street trees to enable good visual surveillance
- Pedestrian paths in parks to be located along street frontages
- Paths through parks to be wide and well lit, with particularly wide entries with lighting to increase visual surveillance from the road
- Including appropriate deterrents (such as bollards) to ensure cars and motor bikes do not have access to pedestrian paths through open space.

The boundary interface with the larger areas of open space should incorporate appropriate management and safety measures to mitigate anti-social behaviour. Areas such as the oval, curtilage of Thornton Hall and the large park in the north west of the site will need to be designed to promote safety, casual surveillance and active spaces around the perimeter. Design of the park interfaces should distinguish public and private areas and give clear messages about public access to spaces.



### 3. Ensuring access to resources and opportunities in the wider area

A key benefit of the proposed development is its strategic location near Penrith Railway Station, such that most residents will be within walking distance of the rail service. This will provide public transport to access a variety of destinations within the City Rail network. A number of bus services linking with other parts of Penrith can also be accessed from the vicinity of the railway station.

The site's proximity to and connectivity with the city centre of Penrith will also provide ready access to employment, schools, TAFE, shops, and services in Penrith's CBD.

In terms of road transport, the development has been designed to provide a high degree of internal connectivity, with permeable street layout and three main access routes linking to the surrounding road network. All roads will have footpaths that link with the surrounding network and incorporate safe crossings. Bicycle paths will provide direct routes to facilities and entries and appropriate bicycle infrastructure will be provided.

### 4. Integrating socially, culturally and physically with neighbouring communities

Analysis presented in Chapter 4 indicates that the population likely to be attracted to the North Penrith Urban Area is likely to share many similar characteristics to those already living in surrounding areas. Previous research also suggests that the majority of new residents are likely to be drawn from the Penrith LGA, or adjacent local government areas in Western Sydney. They are therefore likely to have lifestyle values and aspirations in common with existing local residents. This similarity in composition will facilitate the social integration of new and existing populations. Social integration will be further enhanced by:

- Providing resources which can be shared with the wider community. The development will provide new areas of high quality open space, informal and formal meeting areas and walking and cycle paths which will be accessible to existing residents and the wider community. Importantly, the village centre will attract residents, commuters using the car park or station, visitors and others using the Penrith CBD. The park, oval and the proposed meeting rooms are community resources that will be available for all residents of Penrith, under the management of Penrith Council.
- Encouraging residents to use existing resources in the surrounding area. In keeping with the size of the incoming population, the facilities to be provided within the North Penrith Urban Area will be limited. Residents will rely on shops, services, programs and facilities available in the Penrith CBD and surrounding areas to meet many of their needs. The mixing of new and existing populations in their use of facilities and services will facilitate social integration, for instance through the establishment of friendships and social networks at schools and work that transcend the boundaries of this site. As discussed in Chapter 6, the proposed welcome program and community development initiatives should provide information to encourage use of existing services and facilities in the surrounding area.
- Implementation of a community development strategy. A key objective of the recommended community development strategy is to develop activities and programs to help build social cohesion and the integration of new and existing residents. This might be done by initiating social activities and community events designed to bring new and existing residents together around issues of common interest or need, for instance through hobby groups, kids' activities or celebration of local achievements.

- The recommended community consultation program is also intended to promote social integration, by ensuring that existing residents from the surrounding area are provided with opportunities to participate in the planning process and to express their views and ideas about the development. Understanding what is proposed for the site and having a stake in the planning outcomes will influence attitudes the project and acceptance of newcomers as they move into the area.

In term of promoting physical integration, the need to ensure the proposed development can become physically integrated with the existing Lemongrove community was discussed in the previous chapter. Strategies proposed to maximise the physical integration include:

- Road access is to be provided from three directions –along the western boundary, from the north and from the south east. Two of these entries will be extensions of existing roads. Additional internal and external access routes will be provided for pedestrians and cyclists.
- The site's location adjacent to Penrith Station and established travel patterns associated with use of the commuter car park will encourage commuters, shoppers and visitors to travel into the through the North Penrith Urban Area and support its physical integration into surrounding communities.
- The role of the village centre as a meeting place will assist its integration with the local area. Rather than becoming a distinctly separate area from the existing community, it is likely to be quickly absorbed into the range of social and commercial fabric of Penrith.

Connectivity and permeability can be encouraged with signage to direct drivers, pedestrians and cyclists from the wider area to the three access points. However, it is recommended that no gateway treatments be used which might send messages of segregation or exclusivity or highlight social differences between neighbourhoods. Signals which portray the project as “different” to, or segregated from, the adjoining neighbourhood could run the risk of making it a target for anti-social activity and may also give a message that “outsiders” are not welcome and should keep out. This would not be in keeping with the objective of promoting wider community cohesion and integration.

### **5. Providing access to community facilities and open space**

As discussed in Chapter 6, the development will provide a community pavilion containing a large meeting and activity room and office for the delivery of community services and over 7 ha of open space for passive and active recreation, together with commercial leisure facilities such as cafes and restaurants in the village centre. These facilities will be available for use by the wider community. A wide variety of higher order district and regional facilities are available in the city centre and nearby areas to meet the needs of residents.

### **6. Encouraging social interaction, community networks and an active community life**

The proposed village centre, community pavilion and open space network will provide the physical platform for social interaction and community events within the development. The proposed community development program, outlined in Chapter 6, will help to activate these facilities, by providing activities, programs and events in line with community needs to foster social networks and community life.

**7. Promoting community identity and a sense of belonging**

Community identity and sense of place will be encouraged through physical and design elements including the village centre, a high quality public domain and its unique use of water, and the use of public art.

Sense of belonging and attachment to place will also be encouraged through the proposed community development program, and in particular the welcome program (discussed in Chapter 6).

**8. Providing opportunities for residents to participate in decision-making**

Opportunities for residents to participate in the planning of the North Penrith development will be provided through the proposed community consultation process. Further opportunities to influence the development will be provided through the community development program, where the community development worker will work with incoming residents to identify and address their needs.

**9. Providing benefit to the existing community as well as the new.**

The social benefits of the proposed development have been outlined in the previous chapter.

The North Penrith Urban Area will bring a range of benefits to residents of the surrounding community through improved access to Penrith Station and the CBD, improved activities and facilities within the village centre, new open space, recreation and sporting facilities, a community pavilion and greatly enhanced amenity of both the built environment and the public realm.

The project will expand the choice of housing available in the area, including provision of some smaller dwellings for smaller households, and housing for different socio-economic target groups to enhance the social mix of the area. The new population will also enhance the viability of existing local services and facilities in the surrounding area, by increasing utilisation and making use of the spare capacity which currently exists in some types of facilities. Local shops, commercial services and public transport may benefit from increased patronage, providing stimulus to the local economy. Spare capacity in local schools and childcare facilities will be utilised, making better use of existing investment in facilities.

---

## 9. Conclusions and recommendations

---

### At a glance

This chapter summarises how compliance with the Director General's Requirements and objectives of Landcom's Social Sustainability Policy have been achieved, and sets out the recommendations of this study.

This Social Planning Report has provided an analysis of the social context of the North Penrith Urban Area, the forecast housing mix and yield and future population of the proposed development. It has considered the characteristics and expected social infrastructure requirements for the forecast population of 1,800 residents, and assessed the potential social benefits and impacts that might be generated by the development. The report has also addressed the key social planning issues identified within the NSW Department of Planning's Director General's Requirements (DGRs) and developed strategies to ensure Landcom's Social Sustainability objectives can be achieved.

The assessment concludes that the proposed North Penrith development will create a socially sustainable mixed use community that showcases principles for liveable neighbourhoods, as contained in the Metropolitan Strategy, and offers a lifestyle not previously available in Penrith. The development will meet the social infrastructure needs of residents by providing:

- A community pavilion containing spaces for community activities such as social and hobby groups, community meetings, arts activities, lifelong learning classes, exercise and lifestyle programs, social functions and the delivery of community services. Access to community space at the local level is seen as important in facilitating the development of local social networks, community identity and cultural expression, as well as activities that promote well-being and quality of life.
- A village plaza providing a meeting place and facilities such as cafes and restaurants for informal social and leisure activities
- A range of high quality areas of open space to meet the recreation, sporting, play and fitness needs of residents, including the oval, fitness circuit, "all abilities" playground and water play area, walking and cycling paths and parks incorporating water channels to create a "water promenade"
- The co-location of the community pavilion, oval, playgrounds and barbecue and picnic facilities to create a community focal point for meeting and gathering, community interaction, activities and events
- Easy access to the wide range of facilities and services that exist within the adjacent Penrith City Centre and nearby areas.

The table below summarises the extent to which the Director General's Requirements have been addressed in this report.

**Table 6. Compliance with Director General's Requirements**

<b>Director General's Requirement</b>	<b>Extent of Compliance</b>
A community profile and analysis of the needs of future residents to ensure that the nature and scale of proposed infrastructure accurately reflects the characteristics and likely needs of the intended population	Refer Chapter 2 for the community profile and Chapter 5 for the analysis of future resident needs. The North Penrith project will generate an expected future population of approximately 1,800 residents, and around 770 jobs in the mixed use zone. The future population is likely to have many similar characteristics to residents of the adjacent suburb of Lemongrove, in terms of household structure, age and socio-economic characteristics. Population characteristics are expected to differ from other new developments in Penrith LGA due to the location and proposed housing mix of the project.
Details of the proposed open space and community facilities and the ongoing maintenance of open space and such facilities	Refer Chapter 6. The report provides an assessment of the open space and community facilities requirements of this future population, through a review of existing infrastructure and services and an assessment of future needs for local and state government infrastructure and services. Proposed facilities and open space will be handed over the Penrith Council to own, manage and maintain, consistent with Council's standard asset management processes.
Details of any arrangements with Council for public use of such facilities	Refer Chapter 6. The proposed community facility and areas of open space will be the responsibility of Penrith City Council and will all be publicly accessible.

**Table 7. Compliance with Landcom's Social Sustainability Policy**

<b>Social Sustainability Policy</b>	<b>Extent of Compliance</b>
Provide opportunity for mixed communities with diversity in housing and land use.	The proposal offers a range of housing types, thus addressing Metropolitan Strategy and social sustainability objectives to increase housing diversity and enhance affordability. The proposed dwelling mix will appeal particularly to smaller households and will enhance the supply of rental housing in Penrith.
Provide homes that will enable ageing in place.	A minimum of 44 dwellings will be specifically designed to adaptable housing standards, based upon Landcom's Universal Housing Design Guidelines, to support residents to age in place. A further 100 dwellings will be provided for occupation by older people.
Provide homes for moderate income households.	44 dwellings will be specifically provided as affordable rental housing. Landcom will apply its Moderate Income Housing Policy to provide affordable housing for purchase. In addition, the smaller size of many dwellings will make them affordable to households on moderate incomes.
Integrate socially,	An analysis of demographic characteristics of the surrounding

culturally and physically with the existing community.	community indicates the incoming community will have similar characteristics to those of the adjacent neighbourhoods. The project has been designed to encourage physical integration of the streetscape, through movement of vehicles, pedestrian and cyclists and use of the village centre and open space facilities by residents of surrounding areas as well as the incoming population. Community development strategies are also planned to promote social inclusion.
Ensure access between new and existing areas.	See above.
Contribute towards community infrastructure which addresses community needs.	The project contributes towards community infrastructure through creation of a village centre, upgrade of the sporting oval, provision of a community pavilion, and extensive open space areas, including a playground designed for children of all abilities..
Benefit the existing community members as well as the new.	The project will create a new and vibrant village centre with access to convenience shopping and activities, as well as areas of open space, community activity space, walkways and play areas. These will be accessible for new residents and those living in surrounding areas.

## Recommendations

This report recommends that:

1. Landcom provide a community pavilion in accordance with the plans prepared by Tanner Architects, which form an attachment to the Stage 1 Project Application
2. Following its initial use as a Landcom sales and marketing suite, Landcom will convert the community pavilion into a publicly accessible community centre in accordance with the plans attached to the Stage 1 Project Application, and will dedicate it to Penrith City Council upon occupancy of 400 dwellings or at a time mutually agreed by both Landcom and Penrith City Council
3. Landcom will construct and embellish the land identified in the Concept Plan as public recreation in accordance with the plans at Appendix 4 prior to dedicating it to Penrith City Council
4. Landcom will provide resources to implement a community development program within North Penrith, to include a welcome kit, a community development worker and funds for community activities and programs
5. Landcom will implement a community consultation program to provide information about the development to adjacent neighbourhoods and to identify and address any residents' issues of concern.



---

## References

---

- Australian Bureau of Statistics (ABS), March 2010. *Australian Social Trends* catalogue no. 4102.0.
- Brian Elton and Associates in association with Pem Gerner, November 2000. *North Penrith Defence Land – Thornton Park Community Safety and Crime Prevention Strategy*.
- Bunker, R, D Holloway and B Randolph, December, 2005. *The social outcomes of urban consolidation in Sydney*, City Futures Research Centre, Research Paper No. 3.
- City Futures Research Centre, Faculty of Built Environment, University of New South Wales, February 2008. *Our changing city – Sydney: a census overview 2001-2006*.
- City Futures Research Centre, Faculty of Built Environment, University of New South Wales, February 2008. *Our*
- Easthope, H, A Tice and B Randolph, May 2010. *The Desirable Apartment Life?*, City Futures Research Centre, Faculty of Built Environment, University of New South Wales, refereed papers presented at the 4<sup>th</sup> Australasian Housing Researchers' Conference, Sydney 5<sup>th</sup>-7<sup>th</sup> August 2009. Available online at: [www.fbe.unsw.edu.au/cf/apnhr](http://www.fbe.unsw.edu.au/cf/apnhr)
- Landcom, May 2010. *North Penrith Project Demand and Supply Assessment*.
- MacKay, H, 14-16 April 2006. "Few takers for true adulthood", *Sydney Morning Herald, Easter Weekend Edition*, p. 16.
- NSW Department of Planning, 2010. *Metropolitan Strategy Review, Towards Sydney 2036 Discussion Paper*.
- NSW Human Services. *Housing NSW Rent and Sales Report No 9*.
- NSW Government, 2005a. *Sydney Metropolitan Strategy - City of Cities, a Plan for Sydney's Future*.
- NSW Government, 2005b. *Metropolitan Strategy, North West Subregion, Draft Subregional Strategy*
- Genesis Training and Research, 16 July 2010. *Project Panther, North Penrith Potential Buyer Consultation – A Market Research Presentation*.
- Patrick Partners, March 2009. *Land Use Strategy – North Penrith*. Prepared for Landcom.
- Penrith City Council, April 2002. *Youth Needs Audit*.
- Penrith City Council, 2003. *Sustainable Penrith Action Plan*.
- Penrith City Council, 2004. *People's Lifestyle, Aspirations and Needs Study, PLANS for our future*.
- Penrith City Council, 2004. *PLANS Recreation and Cultural Strategy*

- Penrith City Council, July 2005. *Sustainability Blueprint for Urban Release Areas*.
- Penrith City Council, July 2006. *Penrith City Centre Strategy*, prepared by MG Planning and others for Penrith City Council.
- Penrith City Council and Department of Planning, 2006. *Revitalising Penrith City Centre Plan, Civic Improvement Plan*.
- Penrith City Council, June 2007. *Open Space Action Plan*.
- Penrith City Council, 2007. *District Level Open Space Contributions Plan*.
- Penrith City Council, 2007. *Penrith Valley Community Safety Plan 2007-2010*.
- Penrith City Council, *Cultural Development Action Plan 2007 – 2011*.
- Penrith City Council, *Penrith City Health Strategy: Healthy People: Healthy Places* (in progress).
- Penrith City Council and Department of Planning, December 2008. *Revitalising Penrith City Centre Plan, Development Control Plan*.
- Penrith City Council, 2008. Social Planning Framework.
- Penrith City Council, 2008. *Penrith Inclusion Plan – People with a Disability 2009 – 2013*.
- Penrith City Council, 2008. *Penrith Integrated Transport and Land Use Strategy*.
- Penrith City Council, June 2009. *Planning for an Ageing Community – Strategy Report*, prepared by Elton Consulting for Penrith City Council.
- Penrith City Council, March 2010. *A Child Friendly City – A Way Forward, Strategic Framework – DRAFT*, prepared by Elton Consulting for Penrith City Council.
- Penrith City Council, January 2010. *Penrith City Local Area Profile*.
- Penrith City Council, June 2009. *Penrith Regional City Strategic Plan 2031*.
- Raldolph, B, June 2006. *Delivering the Compact City in Australia: Current trends and future implications*. City Futures Research Centre, Faculty of Built Environment, University of New South Wales.
- Randolph, B and A Tice, May 2010. *Unpacking the demand for higher density housing: an analysis of spatially discontinuous housing sub-markets in Sydney and Melbourne*, City Futures Research Centre, Faculty of Built Environment, University of New South Wales, refereed papers presented at the 4<sup>th</sup> Australasian Housing Researchers' Conference, Sydney 5<sup>th</sup>-7<sup>th</sup> August 2009. Available online at: [www.fbe.unsw.edu.au/cf/apnhr](http://www.fbe.unsw.edu.au/cf/apnhr)
- Randolph, B and D Holloway, June 2005. *Urban Growth Management in Penrith Stage 2, Planning for the needs of existing and future communities in Penrith*. City Futures Research Centre, Faculty of the Built Environment, University of New South Wales.

Western Sydney Regional Organisation of Councils Ltd (WSROC), February 2009. *Inquiry into the NSW Planning Framework*

## Appendix 1: Glossary

Term	Meaning
<b>ABS</b>	Australian Bureau of Statistics
<b>BOCSAR</b>	Australian Bureau of Crime Statistics and Research
<b>CBD</b>	Central business district
<b>CCD</b>	Census collection district - the smallest area at which Australian census statistics are reported
<b>CPTED</b>	Crime Prevention through Environmental Design
<b>DCP</b>	Development Control Plan
<b>DGRs</b>	Director-General's Requirements
<b>DoP</b>	NSW Department of Planning
<b>Ecologically Sustainable Development (ESD)</b>	Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making. It can be achieved by implementing the following principles and programs: <ul style="list-style-type: none"> <li>▪ the precautionary principle</li> <li>▪ inter-generational equity</li> <li>▪ conservation of biological diversity and ecological integrity</li> <li>▪ improved valuation, pricing and incentive mechanisms.</li> </ul>
<b>LGA</b>	Local government area
<b>Multi-user depot (MUD)</b>	Former name for the Department of Defence's Penrith training depot, located to the east of the North Penrith Urban Area
<b>PCYC</b>	Police and Community Youth Club
<b>Penrith training depot</b>	An area of land adjacent to the eastern boundary of the North Penrith Urban Area, formerly known as the multi-user depot (MUD)
<b>SEPP</b>	State Environmental Planning Policy
<b>SSD</b>	Sydney Statistical Division
<b>Thornton Hall</b>	A heritage building located in the north eastern part of the site
<b>WSROC</b>	Western Sydney Region of Councils

## Appendix 2: Demographic profile

This demographic profile is drawn for data from ABS Census of Population and Housing 2006. "Sydney" refers to the Sydney Statistical Division.

The Census Collection District (CCD) 1280507 in the Penrith Local Government Area (LGA) was considered separately because it has distinct demographic indicators that differentiate it from the rest of the LGA.

### Population size

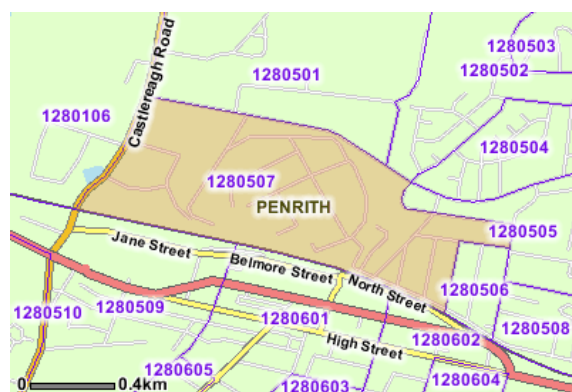
Table A1 Population size

CCD 1280507		Penrith suburb		Penrith LGA		Sydney SD
2006	% Penrith suburb	2006	% Penrith LGA	2006	% Sydney	2006
599	5.25%	11,396	6.6%	172,140	4.2%	4,119,190

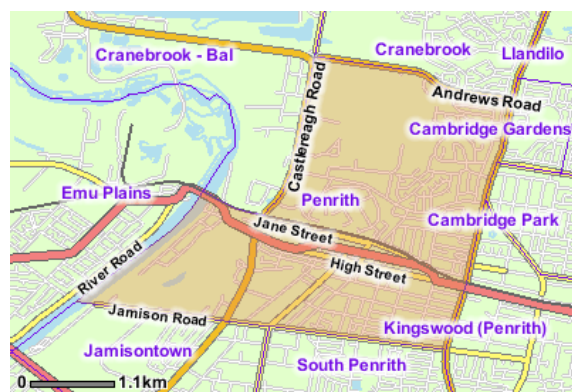
Source: ABS, 2006

The population of the Penrith LGA is 4.2% of the Sydney Statistical Division or 172,140 people. The Penrith suburb, which encompasses Penrith's commercial and retail centre, has a population of approximately 11,400 people which is the equivalent of 6.6% of the Penrith LGA.

CCD 1280507 is approximately 5% of the Penrith suburb with a population of approximately 600 people (599). Its location is identified on the map below.



CCD 1280501 boundary



Penrith suburb boundary

## Age structure

*Age structure by proportion of the population*

**Table A2 Age breakdown of population groups**

Age	CCD 1280507		Penrith suburb		Penrith LGA	Sydney SD
	2006	%	2006	%	%	%
<b>0-4</b>	37	6.1%	664	5.8%	7.5%	6.6%
<b>5-14</b>	60	10.0%	1,276	11.2%	15.5%	13.0%
<b>15-24</b>	129	21.4%	1,671	14.7%	15.6%	13.8%
<b>25-34</b>	119	19.8%	1,855	16.3%	15.0%	15.3%
<b>35-54</b>	166	27.7%	2,748	24.1%	28.4	28.8%
<b>55-64</b>	35	5.7%	1,145	10.0%	9.8%	10.2%
<b>65+</b>	57	9.5%	2,038	17.9%	8.2%	12.3%
<b>Total</b>	598	100.0%	11397	100.0%	100.0%	100.0%
<b>Median age</b>	<b>31</b>	-	<b>36</b>	-	<b>32</b>	<b>35</b>

Source: ABS, 2006

The key findings regarding the age profiles of the study areas are:

- Penrith LGA is broadly similar to Sydney in terms of age and population. Like Sydney, most people in the Penrith LGA are young adults or adults aged 25 – 54 years (43.4%). However, the LGA has a relatively younger population than the Sydney SD, as evidenced by its younger median age (32 compared with 35 years) and smaller proportions of the population in the older age groups (55 years +). The LGA has a relatively large proportion of its population aged under 25 years (38.6% compared with 33.4% for the LGA).
- Penrith suburb is an older area with a very large proportion of people aged 65+ years (17.9%), which is double the proportion of older population in Penrith LGA (8.2%) and CCD 1280507 (9.5%). As a result, there are relatively fewer children.
- CCD 1280507 is a population in transition. It has the youngest population of all comparison areas (median age 31), despite having relatively few children aged under 15 years (16.2% compared with 17% for the suburb and 23% for the LGA). Its population is dominated by young adults and middle aged adults (aged 15 – 34 years), which comprise more than 40% of its population, compared with 29% - 31% for the suburb, the LGA and Sydney as a whole. Most notably, the 15-24 year age group is around 50% larger than is typical across comparison areas.



## Family and Household type

Table A3 Family types

Family type	CCD 1280507		Penrith suburb		Penrith LGA	Sydney
	2006	%	2006	%	%	%
Couples with children	33	23.6%	961	35.3%	51.7%	49.3%
Couples without children	49	35.0%	989	36.3%	28.4%	33.2%
Single parent families	55	39.3%	699	25.7%	18.5%	15.6%
Other family	3	2.1%	75	2.8%	1.4%	1.9%

Source: ABS, 2006

Table A4 Household types

Household type	CCD 1280507		Penrith suburb		Penrith LGA	Sydney
	2006	%	2006	%	%	%
Family household	140	42.3%	2,676	53.1%	76.3%	68.1%
Lone person	17	48.6%	1,902	37.7%	18.0%	21.6%
Group household member	161	5.1%	214	4.2%	2.4%	3.9%
Average household size	1.8	-	2.2	-	2.9	2.7

Source: ABS, 2006

Tables A3 and A4 show the proportion of different types of households and families in each area. Compared to Sydney as a whole and the Penrith LGA:

- Unlike Sydney and the LGA overall where couples with children make up typically 50% of families, CCD 1280507 has relatively few couple families with children (23.6%) and is instead characterised by a large proportion of single parent families (39.9%).
- Families comprising couples without children make up around one third of families across most comparison areas.
- In the suburb of Penrith, there are roughly equal proportions of couple families with and without children (35.3% and 36.3% respectively). There is also a relatively high proportion of single parent families in this suburb (25.7%), compared with the Penrith LGA (18.5%) and Sydney (15.6%).
- Penrith LGA is dominated by couple families with children, comprising more than 51% of all families. Overall, there are relatively fewer childless households than for any other comparison area (28.4%).
- While family households are by far the dominant household type in the LGA (more than 76%) and Sydney (68%), it is significant that almost half all households in CCD 128050 are made up of people living by themselves. As a result, households in the CCD are roughly divided between family households and single person households,

an unusual demographic compared to the rest of the study area and Sydney in general.

- As a result of the large proportion of lone person households, average household size in the CCD 1280507 is relatively small, at 1.8 persons, compared with an average of 2.2 for the suburb and a relatively large 2.9 persons per household across the LGA.

## Cultural & Linguistic Diversity

**Table A5 2006 Aboriginal and Torres Strait Islander population**

CCD 1280507		Penrith (suburb)		Penrith LGA		Sydney	
No.	%	2006	%	2006	%	2006	%
15	2.5%	406	3.6%	4,048	2.4%	43,518	1.1%

Source: ABS, 2006

The suburb of Penrith has a relatively large Indigenous population (3.6% identified as having Aboriginal and Torres Strait Islander background compared with 2.4% of the LGA population and 1.1 % across Sydney). The Indigenous population in CCD 1280507 represented 2.5% of its population, slightly smaller than the suburb but consistent with the LGA average.

**Table A6 Cultural and linguistic diversity, 2006**

Characteristic	CCD 1280507		Penrith suburb		Penrith LGA		Sydney
	2006	%	2006	%	2006	%	%
Total overseas born	148	24.8%	3331	29.2%	45,082	26.2%	39.6%
Australian born	448	75.2%	8065	70.8%	127,058	73.8%	60.4%
Speaks English only	523	87.3%	9255	81.2%	140,938	81.9%	64.0%
Speaks language other than English at home	46	12.7%	1307	11.5%	23,130	13.4%	29.6%
Not stated	30	5.0%	834	7.3%	8,072	4.7%	6.4%

Source: ABS, 2006

Table A6 represents the ethnic origin and linguistic preferences of the population. Penrith LGA's cultural and linguistic profile does not mirror Sydney as a whole; its population is predominately Australian born (73.8% compared to Sydney 60.4%) and the great majority speak only English at home (81.9%). This trend is even more magnified within the study area: CCD 1280507 has a very small proportion of overseas born residents compared with other areas shown here and close to 90% speak only English at home.

Table A7 Top five overseas countries of birth<sup>2</sup>

Country	CCD 1280507	Penrith suburb	Penrith LGA	Sydney
	2006	2006	2006	2006
<b>Top 5 overseas countries of birth</b>	<ul style="list-style-type: none"> <li>• United Kingdom</li> <li>• New Zealand</li> <li>• Philippines</li> <li>• South Africa</li> <li>• China</li> </ul>	<ul style="list-style-type: none"> <li>• United Kingdom</li> <li>• New Zealand</li> <li>• India</li> <li>• Philippines</li> <li>• China</li> </ul>	<ul style="list-style-type: none"> <li>• United Kingdom</li> <li>• New Zealand</li> <li>• Philippines</li> <li>• India</li> <li>• Malta</li> </ul>	<ul style="list-style-type: none"> <li>• United Kingdom</li> <li>• China</li> <li>• New Zealand</li> <li>• Viet Nam</li> <li>• Lebanon</li> </ul>

Source: ABS 2006

Further analysis of this data and additional information about migrant members of these communities shows that:

- In all areas of Penrith shown here, the majority of migrants come from Anglo-Saxon countries such as the United Kingdom, followed by New Zealand. Other common countries of origin include the Philippines, China, South Africa and India.
- In CCD 1280507 and the Penrith suburb, analysis suggests that migrants from China and Arabic countries are most likely to speak their native language at home. This is slightly different to the Penrith LGA, where Arabic and Italian are the most popular languages spoken at home.

## Income

Table A8 and Figure A1 detail the weekly earnings of households in each of the study areas. The main findings were:

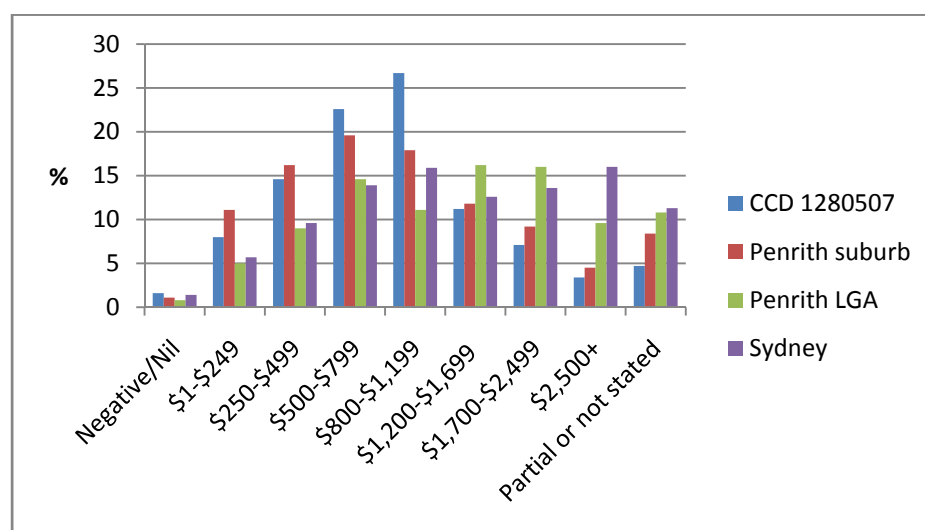
- The suburb of Penrith is a relatively low income earning area compared to the CCD, the LGA and Sydney, with more than half of its households earning less than \$600 per week.
- Although CCD 1280507, the LGA and Sydney overall have similar median household incomes, a higher proportion of households in the CCD fall into low and middle income groups, but not the negative or nil income group. Penrith LGA has a higher proportion of its households earning negative or nil income than the CCD (and more 'not stated').
- Conversely, all of the study areas have small populations who are high income earners (\$1600+ weekly per household). This group is especially small in the Penrith suburb (2.7%); this group is almost one quarter of the comparable group in Sydney (8.5%). Sydney as a whole has a substantially higher proportion of higher income households, as well as a significantly lower proportion of low income earning households. Sydney also has a relatively higher proportion of households in the negative/nil group.

<sup>2</sup> Excludes Country of birth not stated and Born elsewhere(e)

Table A8 Average weekly household income 2006

Weekly income	CCD 1280507		Penrith suburb		Penrith LGA		Sydney
	2006	%	2006	%	2006	%	%
Negative/Nil	5	1.6	54	1.1	451	0.8	1.4
\$1-\$249	26	8.0	535	11.1	2,844	5.0	5.7
\$250-\$499	47	14.6	775	16.2	5,112	9.0	9.6
\$500-\$799	73	22.6	938	19.6	8,334	14.6	13.9
\$800-\$1,199	86	26.7	859	17.9	10,274	11.1	15.9
\$1,200-\$1,699	36	11.2	570	11.8	9,203	16.2	12.6
\$1,700-\$2,499	23	7.1	443	9.2	9,085	16.0	13.6
\$2,500+	11	3.4	215	4.5	5,454	9.6	16.0
<b>Partial or not stated</b>	<b>15</b>	<b>4.7</b>	<b>405</b>	<b>8.4</b>	<b>6,175</b>	<b>10.8</b>	<b>11.3</b>
<b>Total</b>	<b>322</b>	<b>100%</b>	<b>9,456</b>	<b>100%</b>	<b>132,609</b>	<b>100%</b>	<b>100%</b>
<b>Median individual income</b>	<b>\$519</b>	-	<b>\$416</b>	-	<b>\$517</b>	-	<b>\$518</b>
<b>Median household income</b>	<b>\$787</b>	-	<b>\$755</b>		<b>\$1,147</b>		<b>\$1,154</b>

Figure A1 Weekly household income



Source: ABS, 2006

## Employment

Table A9 Employment status 2006

Employment status	CCD 1280507		Penrith (suburb)		Penrith LGA		Sydney
	2006	%	2006	%	2006	%	%
<b>Employed:</b>							
Full-time	233	69.8%	3,265	62.8%	56,669	64.3%	63.1%
Part-time	62	18.6%	1,207	23.2%	21,340	24.2%	25.7%
Not stated	8	2.7%	147	2.8%	2,634	3.0%	2.8%
<b>Total</b>		91.1%		88.8%	83,463	91.3%	91.6%
<b>Unemployed</b>	22	6.6%	424	8.2%	4,653	5.3%	5.3%
<b>Total in labour force</b>	<b>333</b>	<b>65.9%</b>	<b>5,197</b>	<b>55.0%</b>	<b>88,116</b>	<b>66.4%</b>	<b>60.6%</b>
<b>Not in labour force</b>	150	29.7%	3,472	36.7%	37,872	28.6%	31.8%
<b>Other (including not stated)</b>	22	4.4%	787	8.3%	6,618	5.0%	7.6%
<b>Total</b>	<b>505</b>	<b>100%</b>	<b>9,456</b>	<b>100%</b>	<b>132,606</b>	<b>100%</b>	<b>100%</b>

Source: ABS, 2006

Employment rates are not consistent across the three study areas.

- CCD 1280507 has a relatively high proportion of its residents in full time employment (69.8%) and relatively fewer in part time employment (18.6%) than the suburb, the LGA and Sydney. There is also a relatively small proportion of the population not in the labour force compared with the suburb of Penrith.
- By contrast, Penrith suburb has a much higher unemployment rate (8.2%) than Sydney's average (5.3%) in 2006. CCD 1280507 also has a relatively high unemployment rate at 6.6%, while Penrith LGA as a whole is similar to that of Sydney at 5.3%.

## Occupation

Compared with Sydney as a whole, Penrith suburb and Penrith LGA had lower proportions of people in the white collar occupational categories (managers and professionals) and higher proportions in the less skilled categories (tradespersons, clerical, sales and service workers, production and transport workers and labourers).

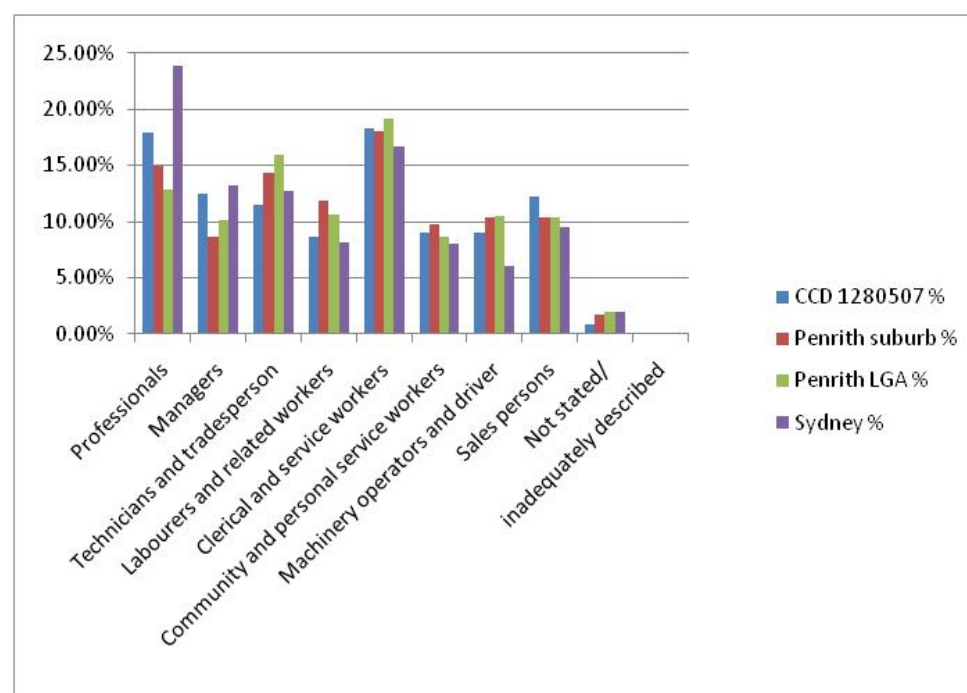
Of the sub-areas, CCD 1280507 most closely resembles the occupational breakdown of Sydney overall, with relatively high proportions of its employees in white collar occupations.

Table A10 Occupations 2006

Occupation	CCD 1280507		Penrith (suburb)		Penrith LGA	Sydney
	2006	%	2006	%	%	%
Professionals	56	17.9%	714	15%	12.8%	23.8%
Managers	39	12.5%	415	8.7%	10.1%	13.2%
Technicians and tradesperson	36	11.5%	682	14.3%	15.9%	12.7%
Labourers and related workers	27	8.7%	561	11.8%	10.6%	8.1%
Clerical and service workers	57	18.3%	860	18.0%	19.1%	16.7%
Community and personal service workers	28	9.0%	462	9.7%	8.6%	8.0%
Machinery operators and driver	28	9.0%	494	10.4%	10.5%	6.0%
Sales persons	38	12.2%	496	10.4%	10.4%	9.5%
<b>Not stated/ inadequately described</b>	-	<b>0.9%</b>	-	<b>1.7%</b>	<b>2.0%</b>	<b>2.0%</b>

Source: ABS, 2006

Figure A2 Occupational breakdown





CCD 1280507 had 32% of people classified as professionals or managers, compared to Sydney's 37%. Penrith suburb and Penrith LGA have similarly small proportions of skilled workers at 23-24% of their population.

The most popular occupation type across the whole study area was clerical and service workers (18.0 – 19.1%).

## Education

**Table A11 Level of education 2006**

Qualification	CCD 1280507		Penrith suburb		Penrith LGA		Sydney	
Degree or higher	92	33.2%	866	18.9%	11,570	18.4%	663,471	35.0%
Advanced Diploma/Diploma	26	9.4%	479	10.5%	7,912	12.6%	267,644	14.1%
Certificate	106	38.3%	1,714	37.5%	27,165	43.2%	493,124	26.0%
Not applicable(c)	4	1.4%	123	2.7%	1,981	3.2%	56,754	3.0%
Not stated(b)	49	17.7%	1,388	30.4%	14,218	22.6%	416,511	22.0%
<b>Total</b>	<b>277</b>	<b>100%</b>	<b>4,570</b>	<b>100%</b>	<b>62,846</b>	<b>100%</b>	<b>1,897,504</b>	<b>100%</b>

Source: ABS, 2006

Compared with Sydney averages, Penrith LGA and the suburb of Penrith show relatively few residents with degree qualifications or higher and a far greater proportion of residents holding certificate qualifications.

By contrast, residents in CCD 1280507 hold similar levels of university qualification to the Sydney average and a much higher proportion of certificate qualifications, thus having overall a higher proportion of its residents with qualifications than the Sydney average.

Residents of Penrith suburb are the least likely to hold qualifications, on average.

**Table A12 Type of educational institution 2006**

Educational institution	CCD 1280507		Penrith suburb		Penrith LGA		Sydney	
Pre-school	6	4.1%	154	4.7%	3,528	6.4%	69,912	5.1%
Primary school	35	23.6%	804	24.8%	16,700	30.2%	330,382	24.3%
Secondary:								
Government	16	10.8%	333	10.3%	7,164	13.0%	150,440	11.1%

Private <sup>3</sup>	4	2.7%	185	5.7%	5,677	10.3%	119,316	8.8%
Total	20	13.5%	518	16.0%	12,841	23.3%	269,756	19.8%
TAFE	20	13.5%	322	9.9%	4,467	8.1%	101,418	7.5%
University	21	14.2%	252	7.8%	4,013	7.3%	179,610	13.2%
Other	4	2.7%	69	2.1%	860	1.6%	31,306	2.3%
Not stated	42	28.4%	1125	34.7%	12,812	23.2%	377,597	27.8%
<b>Total</b>	<b>148</b>	<b>100%</b>	<b>3244</b>	<b>100%</b>	<b>55,221</b>	<b>100%</b>	<b>1,359,981</b>	<b>100%</b>

Source: ABS, 2006

Compared with Sydney as a whole, Penrith LGA in 2006 has a significantly lower proportion of its population attending university (7.3% to Sydney's 13.2%). However, within the LGA, CCD 1280507 has an unusually high proportion of people attending University (14.2%), double that of Penrith LGA and higher than the Sydney average. CCD 1280507 also had the proportionally biggest group of people attending TAFE or vocational courses. These findings are consistent with occupational data that shows CCD 1280507 has the highest proportion of skilled workers in the study area.

It is significant to note that Penrith LGA has strong attendance at Secondary schools, with a balance between Government (13.0%) and private school providers (10.3%). All areas had average proportions of young people enrolled in primary school, when compared to Sydney.

## Internet connections

Table A13 Number of internet connections as a proportion of all households.

	CCD 1280507		Penrith suburb		Penrith LGA		Sydney	
	2006	%	2006	%	2006	%	2006	%
Internet connection (all types)	148	46.2%	2,182	45.5%	36,125	63.5%	938,111	65.9%
No internet connection	158	49.2%	2,329	48.6%	19,045	33.4%	435,803	30.6%
Not stated	15	4.6%	284	5.9%	1,761	3.1%	49,620	3.5%
<b>Total</b>	<b>321</b>	<b>100%</b>	<b>4,795</b>	<b>100%</b>	<b>56,931</b>	<b>100%</b>	<b>1,423,534</b>	<b>100%</b>

Source: ABS, 2006

The table above indicates computer and internet usage of the population.

- Computer use and internet use in the Penrith LGA, overall, is similar to Sydney at 63.5%.

<sup>3</sup> Includes Catholic schools and 'other'.

- However when the areas are broken down, internet access is relatively poor in both CCD 1280507 and the suburb of Penrith, with both areas noting only 45% (approximately) of their populations have an internet connection.

## Housing

Table A14 Housing type as a proportion of all dwellings.

Housing type	CCD 1280507		Penrith (suburb)		Penrith LGA		Sydney	
	2006	%	2006	%	2006	%	2006	%
House	45	14.0%	2396	49.9%	48,514	85.2%	905,635	63.6%
Semi-detached house	113	35.2%	975	20.3%	4,635	8.1%	168,433	11.8%
Flat/unit/apartment	160	49.8%	1377	28.9%	3,407	6.0%	339,782	23.9%
Other	3	1.0%	40	8.3%	348	0.6%	8,646	1.0%
Not stated	0	0	7	1.5%	26	0.4%	1,039	0.1%
<b>Total</b>	<b>321</b>	<b>100%</b>	<b>4795</b>	<b>100%</b>	<b>56,930</b>	<b>100%</b>	<b>1,423,535</b>	<b>100%</b>
<b>Average household (people)</b>	2.2	-	2.7		2.9		2.7	

Source: ABS, 2006

In terms of housing type, the overall picture of the Penrith LGA is very different to its sub-areas, CCD 1280507 and the Penrith suburb.

- While the Penrith LGA is characterised by an overwhelming predominance of separate houses (85.2%), almost 50% of CCD 1280507 is made up of flats and apartments (49.8%).
- The predominate type of housing in Penrith suburb is also separate houses (49.9%) however this area also has a mix of semi-detached houses and apartments (with slightly more apartments at 28.9%).
- Penrith LGA has very few apartments when considered as a local government area in its entirety, with only 6.0% of medium density housing, less than one-quarter of the Sydney average.

In terms of housing tenure:

- The profile for Penrith LGA is similar to that of Sydney as a whole, although more private homes are being purchased in the LGA (43.2% compared to 33.1%) and there are fewer rentals (26.6% compared to 31.3% in Sydney). Approximately 27% of the remaining dwellings are being purchased outright (27.3%).

Table A15 Housing tenure as a proportion of all private dwellings 2006 (number of dwellings)

	CCD 1280507		Penrith (suburb)		Penrith LGA		Sydney	
Fully owned	35	10.9%	1,112	23.2%	15,567	27.3%	454,596	31.9%
Being purchased	61	19.0%	1,000	20.9%	24,575	43.2%	471,084	33.1%
Rented - private	165	51.4%	1,406	29.3%	8,920	15.7%	276,139	19.4%
Rented - Government	14	4.4%	570	11.9%	2,531	4.4%	68,664	4.8%
Rented – community group	0	0.0%	66	1.4%	202	0.4%	7,665	0.5%
Rented – other (including not stated)	33	10.3%	368	7.7%	3,513	6.2%	93,223	6.5%
<i>Rented - Total</i>	<i>212</i>	<i>66.0%</i>	<i>2,410</i>	<i>50.3%</i>	<i>15,166</i>	<i>26.6%</i>	<i>445,691</i>	<i>31.3%</i>
Other	0	0.0%	61	1.3%	241	0.4%	10,484	0.7%
Not stated	13	4.0%	211	4.4%	1,379	2.4%	41,684	2.9%
<b>Total</b>	<b>321</b>	<b>-</b>	<b>4,794</b>	<b>-</b>	<b>56,928</b>	<b>-</b>	<b>1,423,539</b>	<b>-</b>

Source: ABS, 2006

Note: 'Rented/other/not stated' or 'other/not stated' include 'other' dwelling types such as boarding houses, aged care and hotel/motel accommodation

- CCD 1280507 had the smallest proportion of dwellings which were fully owned (10.9%) or being purchased (19.0%) of all areas, rates that are substantially below the other areas. More than 50% of dwellings in this area are being rented in the private market, compared with rates of 29% for the suburb and 16-19% for the LGA and Sydney. In addition, there is a relatively high proportion of 'other' dwelling types such as boarding houses and aged care accommodation. This represents a very different tenure regime to traditional patterns elsewhere.
- Overall in the CCD, rental accommodation constitutes two-thirds (66.0%) of occupied dwellings.

In terms of stability of areas within a 1 year and 5 year time frame:

- CCD 1280507 has had relatively high levels of population turnover over the 5 year time scale, probably associated with its high proportion of rental housing.
- Penrith suburb also had a relatively high proportion of people who had moved in the previous five years, probably associated with its high proportion of renters and location near transport hubs and Penrith's commercial centre.
- Penrith LGA as a whole had relatively low levels of population turnover for one and five years, and was more stable than Sydney average. This could be associated with

the very high proportion of houses and the large proportion of new home owners still purchasing their houses across the LGA.

**Table A16 Same address 1 year and 5 years previously**

Same address	CCD 1280507	Penrith (suburb)	Penrith LGA	Sydney
	%	%	%	%
<b>1 year ago</b>	69.2%	74.5%	82.8%	79.2%
<b>5 years ago</b>	30.9%	47.6%	60.1%	54.8%

Source: ABS, 2006

## Car ownership

**Table A17 Car ownership at each dwelling**

	CCD 1280507		Penrith (suburb)		Penrith LGA		Sydney	
<b>No vehicle</b>	69	22.5%	1,152	25.6%	5,087	9.3%	187,818	13.7%
<b>1 vehicle</b>	169	55.0%	2,004	44.5%	18,565	33.8%	548,427	40.1%
<b>2 vehicles</b>	53	17.3%	1,002	22.3%	21,150	38.5%	457,785	33.4%
<b>3 or more vehicles</b>	8	2.6%	252	5.6%	6,707	12.2%	120,972	8.8%
<b>Not stated</b>	8	2.6%	89	2.0%	3,380	6.2%	53,586	3.9%
<b>Total</b>	<b>307</b>	-	<b>4,499</b>	-	<b>54,889</b>	-	<b>1,368,588</b>	-

Source: ABS, 2006

Most dwellings – in all areas across the study area– own at least one car, however each area is slightly different:

- The majority (55%) of residents in CCD 1280507 own one car (55%). While some own two cars (17.3%), this proportion is half of the Sydney average. It is very uncommon in this area to own 3 or more cars.
- Penrith suburb also had very high rates of people owning one car (44.5%) and a higher rate of households owning two or more vehicles (27.9%) than the CCD. This area also had the highest proportion of households with no car.
- Households owning multiple cars are most common when the Penrith LGA is considered as a whole. Just over half (50.7%) of households across this LGA have two or more cars. This is a greater proportion than in Sydney (42.4%).

## SEIFA Index

The Penrith LGA 2006 SEIFA of Advantage/ Disadvantage (score=999) was in the 9th decile for Australia and 8th decile for NSW. This indicates that Penrith LGA had a higher proportion of advantaged residents than the Australian average and up to 80% of other LGAs in NSW had a lower proportion of advantaged residents than Penrith LGA.

The 2006 SEIFA of Disadvantage (score=1006) for Penrith LGA was in the 8th decile for Australia and NSW. This indicates that Penrith LGA had a lower proportion of disadvantaged families than the Australian average and up to 80% of other LGAs in NSW had a higher proportion of disadvantaged residents than Penrith LGA.

The 2006 SEIFA of Economic Resources (score=1,023) for Penrith LGA was in the 9th decile for Australia and 8th decile for NSW. This indicates that Penrith LGA had a higher proportion of well-resourced families than the Australian average and up to 80% of other LGAs in NSW had a lower proportion of well-resourced families.

The 2006 SEIFA of Education and Occupation (score=936) for Penrith LGA was in the 4th decile for Australia and NSW. This indicates that Penrith LGA had higher proportions of residents in unskilled occupations and residents with low educational attainment than the Australian average.

Up to 60% of other LGAs in NSW had higher proportions of skilled workers and residents with higher educational attainment than Penrith LGA.

### **Health behaviours and health risk factors**

Penrith LGA population has significantly higher proportions of the population who participate in health harming behaviours than NSW. These included a higher proportion of residents who smoked and a significantly lower proportion of smoke-free households.

Penrith LGA population had significantly lower proportions of the population who participated in health promoting behaviours. These included a significantly lower proportion of Penrith LGA residents who consumed the recommended amounts of fruit (44%) and who ate the recommended amounts of vegetables (7%) than NSW residents (54% and 12%, respectively).

Penrith LGA residents were less likely to get adequate physical activity (46%) and to be vaccinated against pneumococcal diseases (47%). Penrith LGA population also had a significantly higher proportion of residents that were obese or overweight than NSW.

Life expectancy is a statistical measure of the average life span (average length of survival) of a specified population. The life expectancy of a male resident in Penrith LGA born in the period 1999 to 2003 was 77 years, which was 0.8 years lower than for NSW. The life expectancy for Penrith LGA females was 82.9 years, 0.2 years lower than for NSW females.

### **Centrelink Statistics**

The Centrelink statistics outlined above highlight pension payments for the Penrith LGA for 2006 and 2009. Comparison data was not available for Sydney.

- In total, 28,357 people (or 16.5% of the Penrith LGA population) were recipients of Centrelink pensions or benefits in 2006, compared with 16.8% in 2009.
- The table shows small increases in the proportion of residents receiving the age pension and carer's allowances between 2006 and 2009. There has also been an increase in the number of residents receiving Newstart allowance.



Table A18 Pension types

Pension type	Penrith LGA (population 172,140)*			
	2006	%	2009	%
Age Pension (Centrelink and DVA)	10882	6.3%	11946	6.9%
Carer Payment	931	0.5%	1208	0.7%
Disability Support Pension	5810	3.4%	5844	3.4%
Newstart Allowance	3395	2.0%	3469	2.0%
Parenting Payment Single	4672	2.7%	4064	2.4%
Youth Allowance	2667	1.5%	2432	1.4%
<b>Total</b>	<b>28,357</b>	<b>16.5%</b>	<b>28,963</b>	<b>16.8%</b>
Newstart Allowance – more than 365 days	-	50.6%	-	53.3%

Source: ABS 2006 National Regional Profile

\* Population of Penrith LGA are based on ABS 2006 Postcodes

## Crime Statistics

NSW Bureau of Crime Statistics and Research (BOCSAR) rates all LGAs in NSW according to the instances of a particular crime in their area as a proportion of their population.

According to **2009** data outlined in the table above, the Penrith LGA rates in the top 50 worst LGAs for **six** of the 10 crimes identified in the table above. This is an improvement on 2006, where Penrith LGA ranked in the top 50 worst LGAs for eight of the crimes identified in the above table. Penrith LGA has improved its BOCSAR crime ranking in the following categories:

- Assault – non-domestic violence related
- Break and enter – dwelling and non-dwelling and
- Stealing from motor vehicles.

Table A19 BOCSAR crime statistics

Offence	Year	Rank in NSW (1=worst)	Number	Rate per 100,000 people
<b>Assault – non domestic violence related</b>	2006	44	1285	725.4
	2009	47	1222	661.9
<b>Assault – domestic violence related</b>	2006	50	826	464.2
	2009	45	863	477.4
<b>Sexual offences</b>	2006	72	241	136.0
	2009	53	170	314.0
<b>Robbery</b>	2006	24	202	114.0
	2009	18	177	95.9
<b>Break &amp; Enter – dwelling</b>	2006	39	1,377	777.3
	2009	64	957	518.4
<b>Break &amp; Enter – Non dwelling</b>	2006	101	485	273.8
	2009	114	336	182.0
<b>Motor vehicle theft</b>	2006	22	924	521.6
	2009	13	881	477.2
<b>Steal from motor vehicle</b>	2006	20	1,682	949.5
	2009	33	1,315	721.3
<b>Steal from people</b>	2006	31	109	107.3
	2009	27	163	88.3
<b>Malicious damage to property</b>	2006	53	3,178	1793.9
	2009	51	3,086	1671.6

Source: BOCSAR 2006 and 2009

---

## Appendix 3: Existing services and facilities

---

Existing community facilities and human services in the area surrounding the Penrith site have been identified and examined to assess:

- Their availability and accessibility for an incoming population
- Their suitability
- Their capacity to absorb demand that may be generated by the future development.

Some types of facilities and services serve a local catchment, while others are provided on a district or regional level. The site is in close proximity to the Penrith CBD, which contains many of the local level services and facilities as well as the district and regional facilities. Existing services and facilities in the surrounding area are discussed below but can be identified in Maps 2 and 3 (see Section 2).

### Children's Services

There is an oversupply of both Long Day Care and Preschools in Penrith generally but especially so around the city centre/ Penrith Westfields area. Most centres are private; Council-run centres are concentrated around South Penrith. Some preschools have an emphasis on educational programs, however most also have Long Day Centres attached and are open for at least 11 hours a day. One Director interviewed commented that offering Long Day Care and longer hours is absolutely essential to attracting enrolments from working families, especially for parents travelling to the city for work – a common characteristic in the area.

Local service providers have indicated that many centres are struggling to fill places because of the oversupply in the area. One Director commented that most centres are “half empty”. Several new centres were opened around 2005, when childcare began to be seen as “an investment opportunity” by the private sector. Oversupply has resulted in the “quick changing of hands” of many centres over the past two years as centres struggle to remain viable. The Director of one centre had taken over a centre two years ago after it had gone into receivership. This centre is now full and has a waiting list, although some gaps will become available in December/January when older children leave childcare to go to school.

Many centres are advertising quite heavily and are offering special deals, e.g. discounted services. Enrolments differ between centres: some find it easiest to fill 0-2 year old places while others struggle with older children (especially in Long Day Care centres). All Directors commented that the Penrith area has the capacity to accommodate any new families/children that come to the area from the North Penrith development.

Public occasional care is only offered at the St. Marys Occasional Care Centre which is a significant distance to the east of the study area (approximately eight kilometres). This may be too far for new residents to access. Penrith City Council runs a mobile playvan for 0-5 year olds, which visits neighbourhood parks and reserves on a [rostered weekly basis](#) during school terms.

Penrith City Council is currently finalising its study into making Penrith a more child friendly city.

## **Community Centres and meeting space**

Community centres provide space for a variety of local community activities, for community meetings, for seasonal and outreach services and for private functions, such as birthday parties. They also provide a focal point for community development initiatives. Such centres are owned and managed by Penrith City Council or managed by local management committees.

Within the wider Penrith LGA, there are 19 neighbourhood & community centres and 12 public halls, two senior citizens centres and four youth centres which also offer meeting spaces. None of these community or neighbourhood centres are located in Penrith itself. The closest community centre to the site is the North Penrith Neighbourhood and Community Centre (formerly Kingswood Park) located on Illawong Avenue in Kingswood Park. While not in Penrith city, the centre is close 1.5kms from the northern side of the site and accessible by road. The centre currently runs activities such as yoga, senior's activities, SPYNS (see community services section) and exercise programs and recently ran activities for new mothers. The centre is also available for hire for functions. From our conversations with the Centre, we understand it has some capacity to accommodate new residents and additional users.

Two community halls are located in Penrith suburb with additional meeting space available at the Penrith Paceway.

## **Schools and Further Education**

The table below indicates the capacity of schools in the suburb of Penrith and surrounding suburbs Cambridge Park, Cranebrook and South Penrith, to accommodate future students from the North Penrith site.

In terms of public schools, Penrith Public School (east of Penrith railway station) is the closest primary school to the site (within 1km). The closest high school is Penrith High School which is co-located with Penrith Public, but is a selective high school and so will not accommodate all students. An alternative public high school close to the site is Cambridge Park High School, approximately 4.5 kilometres away.

The closest co-ed non-government high schools to the site are St Pauls Grammar and Xavier Catholic College, both 8-9 kilometres from the site. There are currently 1,248 students enrolled at St Pauls Grammar and 902 students currently enrolled in Xavier Catholic College. Single-sex schools near the site include the Caroline Chisholm College for Girls (955 students) and St Dominic's College, Kingswood (1,136 students).

In addition, there are two special schools of note: Kurrambee School, for students with severe intellectual disabilities has 111 enrolments, and Putland School, for students in juvenile detention, with 66 students.

Table B1 Public schools within reach of the North Penrith site

Schools	Distance from North Penrith Urban Area (km)	No. of students	Utilisation (%)	Trend
<b>High Schools</b>				
Penrith High School - selective	<1km	904	75	Steady
Cambridge Park High School	2.5 km	596	60	Small decline
Kingswood High School	3 km	814	81	Slight increase projected
Jamison High School	3 km	1,022	82	Small increase projected
Cranebrook High School	5 km	884	84	Slight decline projected
<b>Primary schools</b>				
Penrith Public School	<1km	373	105	Slight decline
Kingswood Park Public School	1 km	147	53	Slight increase
Cambridge Park Primary School	2 km	462	85	Decline
Penrith South Public School	2.2km	344	54	Decline
Cambridge Gardens Public School	2 km	277	85	Large decline
Kingswood Public School	3 km	325	93	Increase
Kingswood South Public School	3 km	282	100	Decline
Jamisontown Public School	3 km	328	87	Steady
York Public School (South Penrith)	3 km	480	100	Increase

Table B2: Independent schools within reach of the North Penrith site

<b>Non-government schools</b>			
St Josephs Primary school, Penrith	3 km	394	
Mary Mackillop Catholic Primary School, South Penrith	3.5 km	374	
McCarthy Catholic School, Emu Plains	2 km	737	
St Nicholas of Myra Catholic Primary School	<1km	185	
St Pauls Grammar School Penrith, Cranebrook	9km	1,248	
Xavier Catholic College (Cranebrook)	8km	902	
<b>Colleges</b>			
Caroline Chisholm College, Glenmore Park	4 km	955	Girls' school
St Dominic's College, Kingswood	1 km	1,136	Boys' school

In terms of tertiary education and training opportunities for young people, the Penrith suburb contains the Nepean College of TAFE, which has a second campus at neighbouring suburb Kingswood. Penrith campuses of the University of Western Sydney (UWS) can be found in both Werrington and Kingswood.

Community education is accessible at the Nepean Community College, which operates out of various local sites such as the Penrith High School, Westfield shopping centre (Penrith Plaza) and the Penrith Rowing Club.

Other training opportunities in the area include:

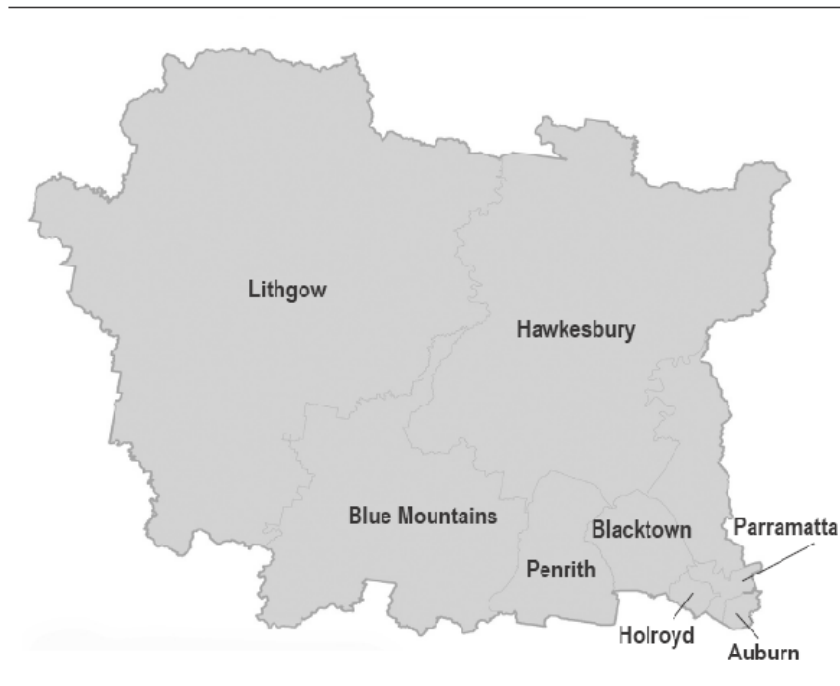
- Skills west Training Company, a registered training organisation that offers a range of accredited services for a variety of industries including construction, business, IT, retail, automotive, engineering, horticulture, transport and distribution and hospitality.
- Nepean Hospital, a major teaching hospital providing clinical services in most medical disciplines and sub-specialities to the people of Penrith, as well as Hawkesbury and Blue Mountains.
- The Muru Mittigar Aboriginal Cultural & Education Centre in neighbouring Castlereagh which offers placements for people undertaking employment and training programs including Work for the Dole, Greencorp and volunteering programs
- The University of the Third Age (UA3), a volunteer group who offer further education for retirees who are over 50. This group is run primarily from the Penrith School of Arts in downtown Penrith. A conversation with one of the UA3's staff indicated they would have the capacity to accommodate more seniors as they move to the area.



## Health

### Services

Public health services are provided by the Sydney West Area Health Service (SWAHS) and include hospitals, community health services, early childhood health centres and specialist services (e.g. drug and alcohol, sexual assault).



*Image: Sydney West Area Health Service geographical spread*

### Clinical

Within the SWAHS, Penrith is part of 'the Western Cluster' which has seven hospital and aged care facilities (total: 878 hospital beds). The closest public hospital to the study area is Nepean Hospital which is located out of Penrith centre towards Kingswood, in the south of the LGA. This hospital is the largest facility in the area with 542 beds.<sup>4</sup> Nepean Hospital offers a comprehensive range of services so most procedures can be accessed locally. Only a few surgeries are not available making it necessary for locals to travel to Westmead Hospital (approximately 30 kilometres to the east). It should be noted that Nepean Hospital is a "feeder hospital" that also accommodates many rural people seeking health care. Nepean Hospital is currently putting strategies in place to deal with state wide budget cuts that have occurred over the last 12 months.

Private health centres include: Jamison Private Hospital (Surgery and Cancer Treatment Centre), and Nepean Private Hospital, Kingswood (a 420 bed teaching hospital which offers a wide range of services). There are numerous private medical centres within Penrith CBD, including Penrith Medical Centre, Penrith Mall Medical Centre, Ozmed Surgery and Medeco

<sup>4</sup> Source: Sydney West Area Health Service, "A profile of the Western Cluster", <http://www.wsahs.nsw.gov.au/services/clinicaloperations/westernCluster/index.htm>

Medical Centre. An after-hours GP service is located in the Outpatient Department of the Nepean Hospital.

### **Community**

There is a good network of community health services in Penrith that were described as “motoring along” or coping well by SWAHS. Community health in Penrith is delivered in two strands: family and children’s services and chronic care/aged services. Family and children’s health services are the most abundant and receive the most funding, though this funding may change with recent health reforms. The closest community family and children’s health centre is in Soper Place, directly adjacent to the site. This centre provides early childhood health and family, counselling, speech pathology, physiotherapy, occupational therapy, a playgym, women’s health services and a school health program.

Chronic and complex care for older people is run from the Lemongrove Community Health Centre to the north of the site rather than the Nepean Hospital, so is more accessible to the local population. Services offered at Lemongrove include assessment, intervention and information, an Aged Care Assessment Team (ACAT), Community Nursing, Palliative Care, Social Work, Physiotherapy, Occupational Therapy and day care for frail aged people and those with dementia.

There appears to be good health information services for young people around reproductive and sexual health and some creative health initiatives for homeless young people and Indigenous people. In terms of health services for young people close to the site, Child and Adolescent Services, Penrith (High St, Penrith) provides mental health services for young people while the Penrith Youth Health Centre, ‘The Warehouse’ (Reserve St) provides reproductive and sexual health services including clinical services, health promotion, information and referral information. The Warehouse has recently expanded to offer these services to all ages.

Other key community services in the area include: Western Sydney Drug and Alcohol Resource Centre, Penrith Community Service Centre: Department of Communities NSW branch office, MS Australia, Connect First (Speech Pathology & Occupational Therapy Services), SPYNS Inc (referral, information, advocacy and community development services including dedicated youth and Aboriginal and Torres Strait Islander workers and programs), Barnardos, Anglicare and the Benevolent Society.

### **Issues**

Conversations with SWAHS indicated that the biggest pressure on health in the Penrith area is its rapidly ageing population. Current services are re-evaluating their service delivery and planning. For example, SWAHS is currently transferring its residential aged care (high care nursing home) on Governor Phillip Campus to a separate provider. This facility currently operates with 69 beds. Its new provider and the effect this transfer will have on supply has not yet been confirmed.

There are 79 General Practices in the Nepean Cluster (under which the North Penrith site falls). SWAHS indicated that General Practitioners (GPs) are hard to attract to the area. However this is not unique to Penrith; it is difficult to attract GPs to most areas outside of the inner city or Eastern suburbs. Nepean Hospital has instituted many incentives to attract and retain staff, especially for students as they finish their tertiary study.

## Support Services or Specialist Services for Disadvantaged Groups

Current support services in the Penrith area include counselling, accommodation, welfare, material aid, family support, services for people from culturally and linguistically diverse backgrounds, services for Aboriginal people and disability services. Such services are not usually provided at the local level; rather they serve a district or regional population e.g. in the Penrith city centre.

Some specific initiatives and services include:

- The Penrith Disabilities Resource Centre Inc (PDRC) (funded by the Department of Ageing, Disability and Home Care (ADHC)). Resources and support for people with all types of disabilities who live, work in, and/or utilise services based in the Penrith Local Area
- State and Federal services including Centrelink, Child Support Agency, NSW Department of Housing and NSW Department of Community Services
- The Nepean Multicultural Access Service provides CALD (cultural and linguistically diverse) appropriate Home and Community Care (HACC) and other services for frail older people and people with disabilities from non-English speaking backgrounds.
- Penrith Streetworks Project, a health service for homeless young people.

Some key Aboriginal services located in Penrith and surrounding suburbs include:

- The Aboriginal Children's Service, Aboriginal Catholic Ministry, Aboriginal Health Unit (a division of the Sydney West Area Health Service), Butucarbin Aboriginal Corporation, Carawarra Women's and Children's Refuge Aboriginal Corporation, the Cranebrook Neighbourhood Centre – Aboriginal and Torres Strait Islander Project, Djalaringi Child Care Centre, Gilgai Aboriginal Centre, Namatjira Before and After School and Vacation Care Service.

## Services and Facilities for Young People

Council is the major provider of facilities for young people in the Penrith LGA. There are several youth centres in the LGA including facilities at Werrington, Cranebrook, Glenbrook and South Penrith. Of these centres, Werrington is perhaps the closest study area that may be used by new residents. Other activities for children are delivered by Council through neighbourhood centres around the LGA. Activities include school holiday playgroups, arts and crafts and some special groups targeted at Aboriginal children. Groups such as the Nepean Art Society also offer cultural activities, in this case art lessons children.

Other Council community facilities and privately managed facilities such as the Penrith City YMCA also provide activities targeting young people such as a fitness centre, gymnastics facility, indoor sports stadium and indoor rock climbing. The Victoria Street Community Cottage (run by Council) has some meeting spaces young people can access.

### Sporting facilities

In terms of sporting and recreational activities for young people, there is a large range of sporting fields for public use in the wider LGA area, the majority of which are located in and around already established areas (with a small handful in rural areas). Sporting facilities include: sporting fields such as football fields (AFL, soccer, Rugby League and Rugby Union),

athletics fields, baseball diamonds, cricket fields, golf courses, softball diamonds and tennis courts.<sup>5</sup>

There are additional privately run Indoor Sports Centres in the area such as Don Bosco Youth & Recreation Centre, Nepean District PYC and the Penrith Sports Stadium. The outdoor swimming pool (Penrith Swimming Pool) is located less than one kilometre to the south of the North Penrith site. The only Penrith City-based indoor aquatic centre is located in St Marys (the Ripples Aquatic Centre).

There is an identified the need for a district level youth recreation facility that would provide a mix of indoor and outdoor recreation and social activities. It also identified a need for a regional / LGA wide sports facility to be located in regional open space. At that time, research suggested major active recreation facility shortages included tennis courts, rugby grounds and indoor sports centres. The strategy also identified a need for space for growing sports through provision of additional sporting fields for AFL, rugby, soccer and a district athletics facility.

### **Services and Facilities for Older People**

The University of the Third Age, run from the Penrith School of Arts in downtown Penrith, offers seniors over 50 years educational courses for a small subscription fee.

Issues identified for older people include promoting access to recreational, cultural, educational and social activities such as walking, cultural events, computing classes, the arts, social outings, environmental care and hydrotherapy, and increasing the availability of safe, flexible, accessible and affordable transport for older people.

There are a number of social groups for older people concentrated in the Penrith city centre. Senior citizens' centres in the local areas play a crucial role to older people's continual engagement with people beyond their home.

The closest senior's centre (Penrith Valley Seniors Centre) is located just south of Penrith railway station. The centre is specifically dedicated to older people and offers a range of social activities and 'sub groups' including the Penrith Valley Seniors Computer Club, Bridge Club, Seniors and Pensioners Club, a dance club, an older women's network and Heartmoves exercise group. The Penrith Community Centre and some church halls also provide space for senior groups to meet.

A number of aged care services to support older people living at home and their carers are provided across the Penrith area. District level services funded under the Home and Community Care (HACC) Program are located at the Nepean Hospitals and the Lemongrove Community Health Centre.

There are a number of residential aged care facilities and retirement villages in the Penrith LGA including:

---

<sup>5</sup> No qualitative assessment of the size, condition and utilisation of the facilities was available from the study (Penrith City Open Space Action Plan).

## Governor Phillip Nursing Home

- Henry Fulton Nursing Home
- Hornseywood House
- Mountainview Nursing Home.

## Emergency Services

With a projected population of 1,659, the North Penrith development will increase the population catchment for police, ambulance and fire services only marginally, and would not be expected to generate additional demand which would be beyond the capacity of these services. The closest police stations are located within the Penrith CBD (High St) and eight kilometres to the east in St Marys. The nearest ambulance service is also based at High St with a second hub at the Nepean Hospital in nearby Kingswood.

Penrith LGA has 10 Fire Brigade stations including stations in Penrith (High St), Cranebrook and St Marys. There is also a Rural Fire Service (RFS) located in Penrith. The RFS are currently responsible for responding to any major incident on the undeveloped site that involves grass or bush. However, the RFS explained that once the site is developed this area is wholly handed over to the Penrith Fire Brigade.

For all emergency services, the critical factor in servicing an area is the time required to respond to a call, a function of travel distance and road layout, rather than population or dwelling numbers. Further input from the emergency services will be required once the access points and internal road layouts for the sites have been determined, once a draft masterplan has been prepared.

## Open Space and Recreation Facilities

Current open space in close proximity to the North Penrith site includes the Penrith Showgrounds, Penrith Park, Judges Park and Woodriff Gardens including tennis courts. All of these facilities are within walking distance from Penrith train station and therefore will be accessible for residents at the new development.

### Open space in the wider LGA

Within the wider Penrith LGA, Council currently manages 1,206 hectares of active and passive open spaces including parks, sporting fields, community use, natural areas and other areas under Council's care. There are a total of 540 parks and reserves throughout Penrith LGA; 141 with playgrounds. PLANS (People's Lifestyle Aspirations and Needs Study) research published by Council in 2002 identified the need to improve the quality of Council's current open spaces and facilities and increase the amount of active open spaces to accommodate a growing population. Data from Penrith Council (2002)<sup>6</sup> identifies that there is the current level of provision for public space is above the benchmarked standards. However Council recognises that the North Penrith development will have change this level of provision; it also notes this area (as a new release area) will have higher proportion of young families relative to the rest of the Penrith LGA, increasing the need for local access to outdoor sports facilities (such as soccer and cricket). Like the wider Australian population, the population of Penrith

---

<sup>6</sup> Penrith City Council PLANS Final Report (Recreation and Cultural Strategy)

LGA (new and existing) is ageing and so will face issues of mobility and access, which will affect their use of active open spaces.

As a general rule, each release area is to provide for the required local active and passive open space needs and are also required to pay financial contributions to the development or embellishment of district open space and facilities.

### **Shops and Commercial Services**

There is a major shopping centre (Westfield Penrith) situated within 500 metres of the North Penrith development on High Street in the Penrith CBD. This centre was refurbished and expanded in 2005 to include an additional 110 shops. Its total capacity is now 310 retail shops, including two supermarkets and a range of boutique and specialty stores, sufficient to meet everyday needs. There are also 270 specialty stores located on High St in Penrith, an area currently being targeted for revitalisation by Penrith Council.

Penrith has various business support services including the Penrith Valley Economic Development Corporation (PVEDC), Penrith City Centre Association (PCCA) , Penrith Valley Chamber of Commerce and the Penrith Valley Business Enterprise Centre.

A second commercial and business centre is located at St Marys, described by Council and the Department of Planning as a “district sized commercial centre”. St Marys is located eight kilometres to the east of the North Penrith site and is undergoing a major revitalisation programme to improve the quality, the experience and range of services for users while continuing to expand in line with the growth of the Penrith region. St Mary’s is also an important industrial area containing approximately 500 businesses dominated by manufacturing, engineering (metal works), timber value adding and automobile servicing industries. The St Mary’s Town Centre also has a smaller neighbourhood shopping centre run by Mirvac that was recently upgraded.

### **Entertainment and Cultural Facilities**

The population will require access to a variety of entertainment and cultural facilities, such as restaurants, cinemas, clubs, pubs and performance spaces. These are currently centred around the Penrith CBD (High Street) within the suburb of Penrith. Penrith Panthers (Panthers) Entertainment Complex has recently been expanded and is currently the biggest recreation facility in the area. Panthers is located southwest of the Penrith CBD and provides bars, restaurants, amusements and sporting activities such as cable skiing and wake boarding, golf and aqua golf. It also contains Penrith Stadium, which is leased from Council. Other entertainment facilities in the area include the Olympic Whitewater Stadium, close to the study area.

Cinemas within the Penrith LGA are located at Penrith Plaza, a Westfield shopping centre adjacent to the Penrith train station in the CBD.

Cultural facilities include the Joan Sutherland Centre, Q Theatre, Penrith Regional Gallery & the Lewers Bequest, and the St Marys Corner Community and Cultural Precinct. Close to the study area is the Museum of Fire, Arms of Australia Inn Museum, the Penrith Museum of Printing and the St Marys Historical Society. The Penrith Art Society runs a cottage for art exhibitions and lessons close to the CBD.



Council halls and community centres are also used for cultural activities; neighbourhood centres, Senior Citizens Centres and public halls are also in venues for recreational and cultural activities such as arts, crafts and drama for a range of age and cultural groups. In neighbouring Castlereagh (towards Richmond) there is a specialist Aboriginal Cultural & Education Centre called Muru Mittigar) that offers cultural tours and educational activities focusing on the local Aboriginal people, the Darug people. The Penrith Lakes Environmental Education Centre also at Castlereagh offers educational tours and programs for students (Kindergarten to Tertiary) based on the ecology of the Penrith Lakes Scheme. This scheme is rehabilitating 2000 hectares of mining and quarry lands into lakes and parklands.

### **Library services**

The library system serving the Penrith suburb and wider LGA area is comprised of a Central Library at Penrith and four branch libraries at St Marys, St Clair, South Penrith & Emu Plains. In addition to traditional library services, the libraries offer book readings for children and meeting rooms that can be hired by members of the public.

### **Churches and religious facilities**

There are seven churches and places of worship within the Penrith suburb and an additional seven in Cambridge Park and Cranebrook. It should be noted that these churches are predominately Christian churches; the nearest Mosque for Islamic worship is located in Kingswood on the campus of the University of Western Sydney.

---

## Appendix 4: Relevant state and local level policies and plans

---

### State level plans

#### Sydney Metropolitan Strategy

The *Sydney Metropolitan Strategy - City of Cities, a Plan for Sydney's Future* (NSW Government, 2005a) is a strategic document that outlines a vision for the greater Sydney area over the next 25 years. As Sydney is expected to grow by an additional 1.1 million people by 2031, the city will require an additional 640,000 new homes and 500,000 new jobs. To accommodate this growth, approximately 60% to 70% of new homes are planned to be built within Sydney's existing suburbs. The remaining 30% to 40% of homes will be in land release areas, such as the North Penrith Urban Area.

The *Metropolitan Strategy* and its companion *North-west Sub-Regional Strategy* (NSW Government, 2005b), identify Penrith as a future regional city, with a role as a service, business, government, education, cultural, civic and employment hub in western Sydney. Objectives of the strategy which are most relevant to achieving social sustainability outcomes for residents in North Penrith include:

- Focus residential development around town centres, villages and neighbourhood centres
- Plan for a housing mix near jobs, transport and services
- Provide for a range of dwellings suited to the changing population
- Improve housing affordability
- Promote good access to services and timely infrastructure
- Improve access to shopping, friends and family, parks and recreation and other daily activities
- Encourage use of active transport – public transport, walking and cycling - to improve community health and connectivity to services and facilities
- Promote active healthy lifestyles and community interaction through provision of parks, sporting facilities and public places
- Provide a diverse mix of parks and public places and improve the quality of local open space
- Apply sustainability criteria for new urban development. The sustainability criteria include the provision of mechanisms to ensure infrastructure (including social infrastructure) is provided in a timely and efficient way, and that adequate and accessible services and facilities are available to meet quality and equity objectives.

In the current review of the *Metropolitan Strategy* (NSW Department of Planning, 2010), population, housing and employment forecasts are being revised. The Strategy will now plan for 770,000 new dwellings by 2036 (25,000 per year), including 350,000 by 2031 in western Sydney. The North-West subregion is expected to experience relatively high rates of growth, with an increase of more than 50% in its projected population by 2036. There is a new emphasis on accessibility, with 80% of new housing to be located within walking distance of a

town centre and public transport, to enable access to jobs and other services. There is also a greater focus on support for employment opportunities in western Sydney.

### **North-West Sub-Regional Strategy**

The North west sub-region is expected to accommodate 140,000 new dwellings by 2031, with Penrith LGA having a target of 25,000 new dwellings. Significant growth is planned for Penrith city centre, including 10,000 new jobs and 10,000 additional residents.

Key directions outlined in the sub-regional strategy for Penrith include:

- Preparation of a Structure Plan for the North Penrith Defence Lands to complement the existing city and the draft City Centre Plan. Future use and development of this site should attract new forms of development to the city centre, while complementing and reinforcing the existing city centre
- Planning for housing growth in centres well serviced by public transport and compatible with the centres' employment role
- Strengthen connections between the UWS Penrith campus, Nepean Hospital and Penrith Regional City.

## **Penrith City Council plans**

### **Penrith Strategic Plan 2031**

Penrith City Council produced a new Strategic Plan during 2009, representing Council's principal policy statement. It is considered to be the 'big picture' document that looks at a long term view for the City and provides the basis upon which all other Council plans and policies are built and implemented. It is founded on Penrith's principles for a sustainable city.

This plan identifies five key themes that are intended to prioritise Council action over the next ten years:

- A leading city
- City of opportunities
- A green city
- A liveable city
- A vibrant city

### **Penrith City Centre Plan, Civic Improvement Plan**

This plan for the Penrith city centre describes the civic infrastructure that will be to support its future growth and provides a framework for contributions towards the necessary funding for these facilities. It is one of four documents prepared with the Department of Planning, which also include a Vision Statement, Local Environmental Plan and a Development Control Plan.

The Vision establishes the nexus between the growth development and the need for public domain projects and special city centre projects identified in this Civic Improvements Plan. The Civic Improvements Plan sets out design principles and strategies for the public domain to support revitalisation and growth. These include enriching and expanding design of streetscapes and key public places including streets and parks, new public squares and

improved landscaping such as paving, tree planting, lighting, urban furniture, signage and city ecology.

Objectives of the Plan include:

- To strengthen the regional position of the Penrith City Centre as a multifunctional and innovative centre that encourages employment and economic growth
- To raise funds required to provide the capital works and infrastructure needed to service the new development likely to occur within the Penrith City Centre over the next twenty years.

The main city centre projects will include:

- City park and square
- Civic precinct
- Public domain improvements to High Street, Station Street, Woodriff Street and Jane Street and bypass
- A community precinct
- Traffic management and access
- Stormwater
- Multi-storey car parks

In addition, four state infrastructure projects affect the city centre over the next ten years:

- Quadruplication of the railway line
- Nepean hospital expansion and refurbishment
- Penrith high school upgrade
- Penrith court upgrade.

The Plan also guides the funding required, some of which will be monetary contributions levied under Section 94 of the EP&A Act.

### **Penrith City Centre Plan, Development Control Plan (DCP)**

This DCP was developed to assist in strengthening the regional role of Penrith city centre as a multifunctional and innovative centre that encourages employment and economic growth. It contains provisions which supplement the Local Environmental Plan for Penrith.

The DCP identifies specific precincts and describes building form, pedestrian amenity, access, parking and servicing and sustainability requirements for development within these areas, as well as controls for special areas and specific developments.

### **Penrith City Council's Social Planning Framework 2008**

A strategic approach to social planning has been adopted by Penrith City Council, based on the development and use of a *Social Planning Framework*, which encompasses all of Council's activities that have social implications. The *Social Planning Framework* acknowledges that there are wide differences in social advantage between and within communities. It identifies that to achieve social justice in Penrith, commitment from other levels of government is required.

Council's *Social Planning Framework* comprises the following five key elements:

- Consultation and participation
- Demographic information
- Council's Strategic and Management Plan
- Council's Equity and Access Policy
- Partnerships with other levels of government.

A range of plans and policies described below have been developed in recent years and form part of Council's *Social Planning Framework*:

- PLANS Study
- Universal Design
- Cultural Development Action Plan
- Community Safety Plan
- Sustainability Blueprint for new urban areas
- City Centres Strategy
- State of the Environment Report
- Sustainable Penrith Strategy
- Integrated Transport and Land Use Strategy
- Penrith Local Environmental Plan 2008
- Youth Needs Audit
- Access and Equity Review
- Ageing Strategy
- Disability Action Plan

The ways in which they specifically address issues relevant to the socially sustainable development of the North Penrith Urban Area are summarised below.

In addition, Council operates, or contributes resources to, a range of social programs, projects and services across the city.

### **Penrith City Centre Strategy**

This Strategy (July 2006) establishes a set of principles which underpin planning controls in Penrith's city centre, as input to the Department of Planning's review of planning for identified Regional Cities. The Strategy notes the demand for a wider range of housing types and the need for a diverse range of activities to be concentrated within walking distance of the city centre. The Strategy identifies nine distinct activity precincts for the city, with the two closest to the North Penrith Urban Area being the Station Commercial / Retail Core and the Central Retail / Commercial core. Ten Strategies and the actions to implement those strategies are articulated. Key strategies include:

- Creating friendly and attractive places and spaces

- Creating a cultural / entertainment precinct
- Making housing and mixed use a priority
- Managing parking and improving access
- Achieving a quality built environment.

### **Sustainable Penrith Action Plan**

The *Sustainable Penrith Action Plan* forms part of Penrith's sustainability agenda of ensuring higher quality of life for all into the future, through economic growth, environmental protection and social equity. It identifies that the development of socially sustainable communities requires the integration of a number of disciplines, including land use and access planning, social planning and community and cultural development strategies. These initiatives are implemented through Council's Strategic Plan and Management Plan.

### **Sustainability Blueprint for Urban Release Areas**

Within the *Sustainable Penrith Action Plan* sits a *Sustainability Blueprint for Urban Release Areas*. The Blueprint aims to integrate social, environmental and economic sustainability initiatives into future land use planning and community development for new urban release areas within the Penrith LGA.

This document identifies ten key sustainability design principles to promote sustainable, vibrant, and resourceful communities with their own unique identities. In the development of new urban release areas in Penrith, Council is seeking to create cohesive communities based on sustainable, safe and satisfying living and working environments. Importantly, new release areas are to deliver jobs that match incoming workforce participant numbers. They will provide for a diversity of housing opportunities, including affordable housing, consistent with emerging community needs and the development of diverse neighbourhoods. Timely delivery of services to new urban areas must also be secured. Specifically the Blueprint requires that dwellings in new release areas are accessible and capable of being adapted to accommodate people of all ages and abilities, in addition to the provision of a range of housing types which can be adapted over time to meet changing household requirements, such as an ageing population.

### **The PLANS Study 2002**

The *PLANS Study* (Peoples' Lifestyles, Aspirations and Needs) assessed the strategies needing to be developed to enhance residents' quality of life and leisure and recreation outcomes.

The Study recommended that existing sites could be better developed to cater for changing community needs. This should include the establishment of more multi-use areas that incorporate both active and passive recreation, the establishment of better pathways and connections, the provision of a greater range of cultural and recreational experiences and the provision of high quality open space for all segments of the community.

### **The Penrith Recreational and Cultural Strategy (2004)**

This strategy identified a need for a district level youth recreation facility that would provide a mix of indoor and outdoor recreation and social activities. It also identified a need for a regional / LGA wide sports facility to be located in regional open space. At that time, research suggested major active recreation facility shortages included tennis courts, rugby grounds and indoor sports centres. The strategy also identified a need for space for growing sports through provision of additional sporting fields for AFL, rugby, soccer and a district athletics facility.



### The Open Space Action Plan (June 2007)

This sets out criteria relating to quantum, size, catchment area and primary function for areas within the Penrith open space network, and is closely aligned with Council's *Recreation and Cultural Facilities Strategy*. Penrith City Council supports the development of a healthy and sustainable lifestyle for residents and visitors by planning for more inclusive environments and promoting access to a wide range of active and passive recreation pursuits for all people with diverse abilities. The Action Plan notes there is a need for quality passive recreation spaces suitable for diverse communities and accessible to young families and older people. In addition, there is a need for areas for active open space. It recommends the development of high quality, multi-purpose recreational precincts that provide a range of active and passive recreational activities within popular, accessible and centralised areas of the City. It also recommends passive recreational areas to support community participation in informal passive recreation activities (such as walking, picnics, and socialising with friends). The research also identified a shortage of quality active open space provision (sports fields), such as local soccer and rugby sports facilities.

The *Action Plan* objectives include:

- Maximise use of existing cultural and recreation facilities
- Rationalise recreation and cultural resources in the Penrith LGA
- Provide new recreation and cultural facilities that are undersupplied in the Penrith LGA
- Encourage community involvement in facility and service provision
- Facilitate diverse recreational and cultural program development
- Provide effective and sustainable management, support and resources.

An integral component of social inclusion and encouraging participation is Council's support for Universal Design in open space planning, to ensure spaces and facilities are sensitive to the needs of people of all ages and abilities.

The *Action Plan* also sets out open space requirements in urban release areas which include:

- New urban developments to be provided with a minimum of 3.04 ha of local open space per 1000 population, to comprise a minimum of 1.4 ha per 1000 population for quality, unconstrained local active open space and a minimum of 1.64 ha per 1000 population for passive recreational open space.
- This excludes open space that serves a drainage or biodiversity function or natural areas.
- District level open space is additional.
- Areas proposed as active open space shall not be constrained or affected by power line infrastructure corridors, easements for other underground service infrastructure, flooding or steep gradients.
- New release areas are required to provide for local open space needs within the development and to pay financial contributions to district open space and facilities that may be located outside the release area.

**The District Level Open Space Contributions Plan (2007)**

This sets out the district level facilities Council wishes to develop across the LGA and sets contribution rates per household that will be charged for all new development. Council has been reviewing this policy in light of recent reforms to the development contribution system in NSW.

**Penrith Inclusion Plan – People with a Disability 2009 – 2013**

This new plan reflects the important role of Council as a leader in contributing to a more inclusive and accessible City.

Council has identified five key priority areas and more than eighty actions over the next four years to support real improvements in the participation of people with disability in community life:

- City Leadership, Promotion and Strategic Partnerships
- Environmental, Local and Transport Planning
- Development, Design and the Built Environment
- Human Resources, EEO and Training
- Access to Information.

**Draft Penrith Ageing Strategy**

This Strategy will guide Council's planning, actions and service delivery to respond to the challenges of an ageing community over the next twenty years. The number and proportion of older people within Penrith will almost double over this time, particularly in the older established residential areas, such as the suburb of Penrith. The strategy contains five priority themes:

1. Encouraging participation in social leisure and cultural activities
2. Encouraging healthy lifestyles and access to health care and support services
3. Supporting older people to 'age in place'
4. Creating local communities that support active ageing
5. Encouraging participation in and contribution to community life.

Recommended actions of relevance to the North Penrith Urban Area include:

- Increasing the supply of housing suited to the needs of older people in appropriate locations with good access to shops and services
- Supporting the planning, delivery and coordination of residential and community aged care services in Penrith
- Developing strategies and policies that support age-friendly built environments
- Enhancing community and personal safety and sense of security for older people
- Promoting social interaction and sense of community for older people through neighbourhood design and facilities
- Providing public open space and recreation facilities that support active living for older people

- Providing safe pedestrian and driving environments for older people
- Ensuring Council's parks and walking trails support the health and well-being of older people.

### **Draft Child Friendly City Strategy**

This recent draft Strategy (2010) aims to assist Penrith City to continue to be, and improve its place as, a child friendly city, across the five themes of engagement, health and well-being, safety, personal development and community development.

The draft Strategy contains a number of examples of child friendly initiatives across all Council's functions, including social planning, community development and neighbourhood renewal, mobility and access, traffic management, open space and recreation planning, environmental planning, land use, public health, provision of services including child care, libraries and family support and cultural development and events. New development such as proposed for North Penrith would need to be consistent with these objectives and directions, particularly in relation to public open spaces and recreational areas.

### **Council's Access and Equity Policy**

Council has an Access and Equity Policy that commits Council to equity and fairness in the exercise of all of Council's functions. This draft policy aims to ensure that all services, facilities and programs provided by Penrith Council are designed to meet the diversity of community needs in an equitable, adequate and efficient manner.

### **Cultural Development Action Plan 2007-2011**

Penrith Council has endorsed a Cultural Framework and a Cultural Development Action Plan 2007-2011, which aim to integrate a range of Council's other plans. The Framework focuses on integrating cultural development activities into Neighbourhood Renewal Programs to strengthen and support their creative capacity and enhance the vitality of public spaces. Cultural development processes have also been successfully used as a focus for community engagement, to assist diverse groups in participation in consultative processes.

### **Penrith Valley Community Safety Plan**

*The Penrith Valley Community Safety Plan 2007 – 2010* identifies priority areas for the City's Community Safety Program. Key priority areas are:

- Domestic violence
- Assault (other than domestic violence)
- Malicious damage
- Harassment and antisocial behaviour
- Steal from and theft of motor vehicle
- Break and enter.

### **Penrith Integrated Transport and Land Use Strategy 2008**

The Penrith Integrated Transport and Land Use Strategy (PITLUS) aims to create more sustainable transport options for the residents and visitors of Penrith. The Strategy provides the context for the ongoing development of the City's Local Plan as the basis for state infrastructure provision plans and to support Penrith's role as a regional City.