

Client

Maryland Development Company

Project

St Marys Western Precinct Community Plan

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Executive Summary

This Community Plan describes how a socially sustainable community will be created in the Western Precinct of the St Marys Release Area. It addresses the specific requirements and performance objectives for human services and open space contained within the Sydney Regional Environmental Plan 30 and the Environmental Planning Strategy for the St Marys site. It also considers the broader social objectives of the development and strategies for their achievement. The Community Plan has been based upon consultation with Penrith City Council, Blacktown City Council and a variety of state government agencies through the St Marys Infrastructure Co-ordination Group and St Marys Human Services Consortium.

The Plan describes the social context of the Precinct, in terms of the characteristics of the population and the provision of social infrastructure in surrounding areas. The development of the Western Precinct provides opportunities to address some of the identified social needs of the surrounding communities, through provision of facilities and services that will benefit not only the Western Precinct residents, but also the wider population.

It is anticipated that the Western Precinct will contain approximately 2,450 dwellings, with a forecast population of about 6,400 people, based upon occupancy rates pertaining to the City of Penrith in the 2006 Census of Population and Housing. Reflecting the mix of dwelling types and sizes (and consequently pricing range) proposed, the population is expected to be quite diverse in terms of age and life cycle stage, household form and socio-economic characteristics. The staging of the development assumes the arrival of the first residents in 2010, with the final residents arriving in 2021.

Consistent with Penrith City Council's Sustainability Blueprint for Urban Release Areas, the Community Plan presents a set of objectives for creating a community that will be socially sustainable, and outlines the strategies for their achievement. Social sustainability objectives will be achieved through:

- Providing a range of dwelling types and densities to promote housing choice and affordability
- A neighbourhood structure focused around an accessible village centre which acts as the focal point of the community
- A public domain which promotes social interaction and active neighbourhood life
- Design for safety and sense of security
- Early provision of public transport and connectivity with the surrounding area
- Promotion of community identity and sense of belonging, through design, public art and recognition of cultural heritage
- Physical and social integration with neighbouring communities, to promote social cohesion and inclusiveness.

Social sustainability will also be enhanced through a range of community facilities, human services, areas of open space and community development initiatives. These will be provided in accordance with the objectives of the St Marys EPS and the principles of the Penrith Sustainability Blueprint for Urban Release Areas.

A Planning Agreement is being negotiated between Maryland Development Company and Penrith City Council that will see the following baseline social infrastructure delivered in the Western Precinct:

- A community resource hub incorporating multi-purpose activity spaces and areas for the delivery of human services
- A temporary neighbourhood community centre to operate until permanent facilities are provided
- Potentially a small library outlet
- Local passive and active open space, including sporting fields, playgrounds, parks, walking tracks and bike trails
- Funding for a community development worker, based on salary for full-time equivalent worker for 2 years (up to max. 3 years part time)
- Distribution of resident information packages
- A community initiatives fund to support emerging community groups and initiatives
- Funding for community facilities studies
- A community bus
- Contributions to city-wide cultural facilities and district level open space.

State Government social infrastructure is still being negotiated, but is likely to include:

- A new primary school within the Western Precinct, which is likely to also serve the Central Precinct. Residents will access existing schools with spare capacity in the surrounding area for high school education
- Community health and support services, programs and activities may be provided from the proposed Community Resource Hub.

Social infrastructure to be provided by non-government or private sector providers will be negotiated beyond the lodgement of the Precinct Plan. In addition to neighbourhood shops and commercial services, these may include:

- Childcare/early learning centres
- Private schools
- Medical centres for GP's and allied health services.

The St Marys EPS sets out locational criteria for baseline community facilities. Built facilities will generally be located within the Village Centre, for reasons of convenience and accessibility and to promote the vibrancy of the centre. The Development Agreement will specify the timing of delivery of social infrastructure to ensure facilities and services will be available when required.

Consistent with the requirements of the St Marys EPS, the Community Plan identifies performance objectives for social infrastructure to achieve more efficient, effective and flexible service delivery. This approach recognises that better outcomes through more efficient use of resources, co-location of facilities and integrated service delivery can only be achieved through the development of partnerships with government, non-government and private sector service providers. The establishment of such partnerships and exploration of opportunities for innovation is an ongoing process, which will continue to be addressed by the Human Services Consortium and Infrastructure Co-ordination Group.

1 Introduction

1.1 Background to the preparation of the Precinct Plan

The former Australian Defence Industries (ADI) site at St Marys was endorsed by the NSW Government for inclusion on the Urban Development Program (UDP) in 1993. The site was seen to present an opportunity to provide housing for Sydney's growing population within an environmentally sustainable framework.

The St Marys site is located approximately 45 kilometres west of the Sydney CBD, 5 km north-east of the Penrith City Centre and 12 km west of Blacktown City Centre. The main western railway is located approximately 2.5 km south of the site. The Great Western Highway is located another 1 km south and the M4 Motorway a further 1.5 km south.

The overall site has an area of 1,545 hectares and stretches approximately 7 kilometres from Forrester Road, St Marys in the east to The Northern Road, Cranebrook in the west. It extends about 2 kilometres from north to south, between Llandilo and Willmot in the north and Cambridge Gardens, Werrington County and the Dunheved Industrial Area in the south.

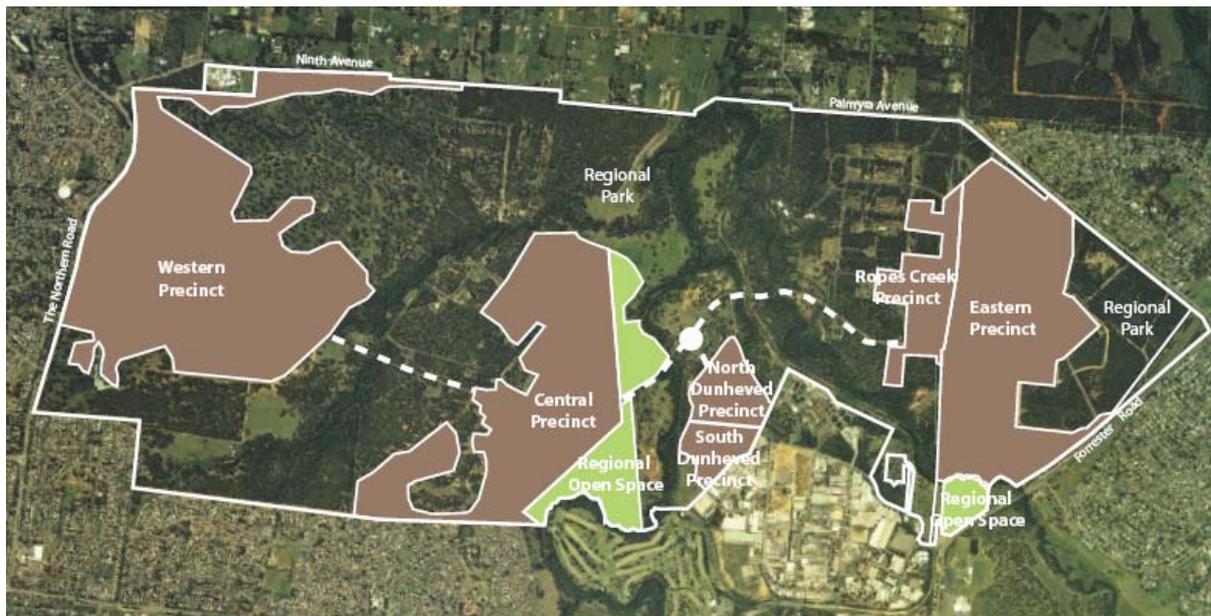


Figure 1 illustrates the site.

Given that the site straddles the boundary between two local government areas (Blacktown and Penrith) the State Government decided that a regional environmental plan should be prepared for the site. Technical investigations into the environmental values and development capability of the land commenced in 1994, and the Regional Environmental Plan for St Marys (Sydney Regional Environmental Plan No. 30 (SREP 30)) was gazetted in January, 2001. It zoned the land for a combination of "urban", "employment", "regional open space", and "regional park" uses.

In view of the original scale of the residential and employment uses, a package of documents was prepared to guide and control development. It comprised SREP 30 (maps and written instrument) and an Environmental Planning Strategy (EPS), which sets out performance objectives and strategies to address key aspects associated with the site. These include: conservation, cultural heritage, water

and soils, transport, urban form, energy and waste, human services, employment and land contamination.

A Deed of Agreement was entered into in December 2002 between the landowner and developers (a Joint Venture comprising ComLand and Lend Lease Development) and the NSW Government, setting out the developer's and State Government's responsibilities in providing services and infrastructure.

SREP 30 identified six development precincts: Western Precinct, Central Precinct, North and South Dunheved Precincts, Ropes Creek Precinct and Eastern Precinct. SREP 30 requires that a Precinct Plan be adopted by Council prior to any development taking place. Planning for any precinct is to address all of the issues in SREP 30 and the EPS, including preparation of management plans for a range of key issues.

In March 2002 the Commonwealth Government advised that those areas of the site listed on the Register of the National Estate should be excluded from urban development. This had the effect of changing the boundaries of the areas to be set aside for conservation.

A draft amendment to SREP 30 is currently being prepared. It entails the relocation of the Employment zone proposed in the original SREP 30 in the Western Precinct to the Central Precinct. The Draft Precinct Plan for the Western Precinct reflects the draft SREP amendment and is therefore based on the Western Precinct being zoned entirely Urban. The precincts available for development are shown in yellow (Urban Zone) and purple (Employment Zone) in Figure 2.

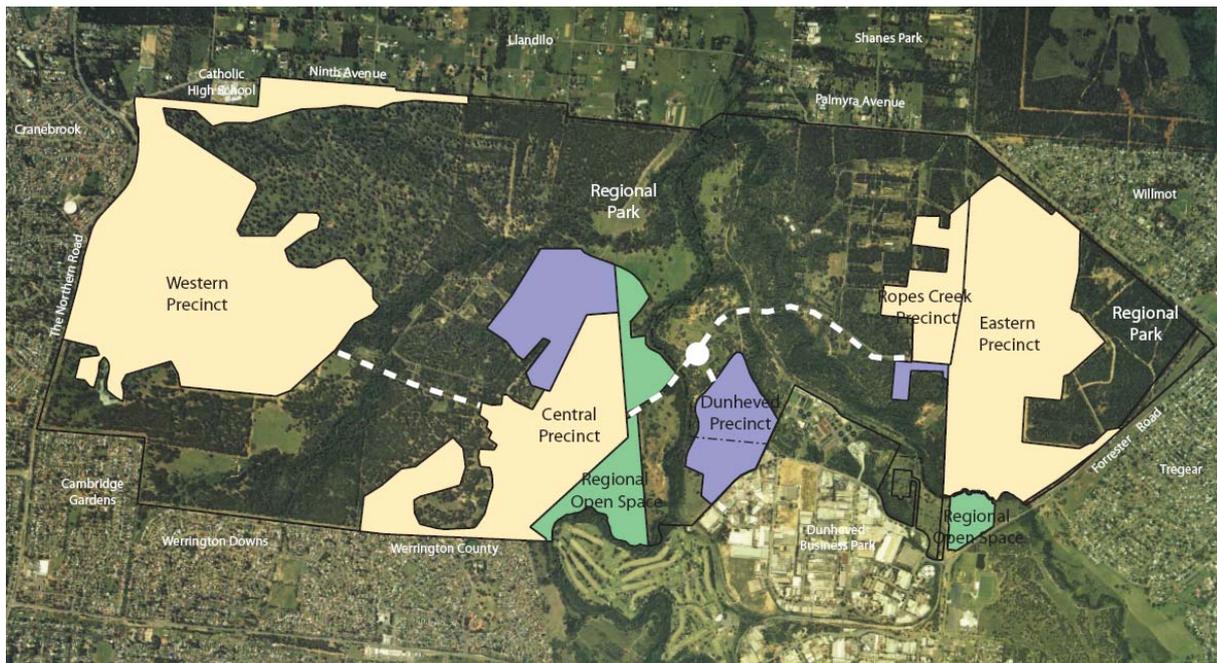


Figure 2 – St Marys Development precincts

In June 2003 the Minister for Planning declared the Eastern Precinct and North Dunheved and South Dunheved Precincts release areas, paving the way for the preparation of Precinct Plans for these areas. The Precinct Plan for the Eastern Precinct was adopted by Blacktown City Council in February 2004. The Dunheved Precinct Plan, applying to both the North and South Dunheved Precincts, was adopted by Penrith City Council in December 2006 and by Blacktown City Council in January 2007. The Ropes Creek Precinct was declared a release area by the Minister for Planning in September 2006 and the Ropes Creek Precinct Plan was lodged with Blacktown City Council in June 2007.

In September 2006 both the Central and Western Precincts were declared release areas by the Minister for Planning, allowing the commencement of the precinct planning process for these precincts.

The consolidation of the Employment zones into the Central Precinct will serve to reduce current fragmentation of smaller Employment zones on the St Marys site and assist in the creation of a larger and more contained employment precinct. The benefits of the consolidated employment precinct include clustering of activities, greater market flexibility through provision of larger lots, and the minimisation of potential land use conflicts. The consolidation has the added benefits of enhancing the site's ability to better meet the St Marys Employment Development Strategy job targets as well as Metropolitan Strategy and Sub-regional Strategy job targets.

This report has been prepared in accordance with the requirements of SREP 30, the St Marys' EPS and addresses all relevant legislation. It supports the draft Precinct Plan for the Western Precinct. While the focus of the report is on the Western Precinct, investigations have taken into account the implications of the broader St Marys' site and adjacent suburbs.

1.2 The Western Precinct

The Western Precinct comprises 229 hectares and is bounded by The Northern Road to the west, Ninth Avenue to the north and future Regional Park to the south and east. While the Precinct Plan will deal specifically with land within the Western Precinct, planning will also take account of:

- The relationship of the future development within the Precinct to the adjoining Regional Park
- The interface with The Northern Road to the west and Ninth Avenue and Xavier College to the north.

The Western Precinct Plan has been based upon the following development scenario:

- Under the proposed amendment to SREP 30, the 28 ha of land within the Western Precinct previously identified for employment uses will be rezoned to an urban zoning to allow for future residential development across the whole precinct
- The urban zone will contain approximately 2,450 dwellings, comprising a mix of housing forms and sizes
- A village centre will contain retail and commercial facilities, community and education facilities and higher density housing
- Open space within the precinct will meet local needs for passive and active recreation
- There will be no land zoned for employment uses within the Western Precinct. However, local employment will be generated through retail, commercial and education activity within the Village centre and encouragement for home based business activity, with about 400 home based jobs anticipated
- Road access into the Precinct will be provided from four points along The Northern Road, one from Ninth Avenue and from the main road linking with the Central and Eastern Precincts
- Access into the Regional Park adjacent to the Western Precinct is to be determined in consultation with National Parks and Wildlife Service (NPWS). The Plan of Management for the Regional Park, which will determine access into the Park, is currently being finalised by NPWS.

1.3 Background to the Preparation of the Community Plan for the Western Precinct

As part of the technical investigations of the site prior to the preparation of the SREP, planning studies were undertaken by Elton Consulting (formerly Brian Elton & Associates) in relation to human services and open space in 1998 and 1999. The resultant Human Services and Open Space Community Plan for the St Marys Site (1999) established:

- Characteristics of surrounding communities, in terms of demographic profile and assessment of existing services and facilities
- Population projections for development of the site and for each precinct
- A set of agreed social outcomes for the development and a description of how these would be met
- An agreed outline of a human service and community facilities integrated planning process and structure
- An agreed schedule of baseline facilities and services to be provided in association with local government and state government agencies
- An agreed schedule of open space and recreation facilities.

The schedules of facilities, services and open space were prepared for each of the four proposed residential precincts, based on a projected dwelling yield of 8,228 lots and a population of 23,200 people for the whole St Marys site. The schedule for the Western Precinct was based upon a projected yield of 4,623 dwellings and population of 12,778 people. The schedules identified the baseline or core services and facilities that should be available at the neighbourhood level as soon as possible after residents started to move into the area.

The schedules were prepared on the basis that the developer should provide all of the facilities required for the new community, and the developer's contribution should be based on a Section 94 Contribution Plan methodology. Where there were differences in the standard used between Blacktown and Penrith Councils, the higher standard was adopted.

The schedule of capital works outlined a description of each facility, the standard upon which it was based, required site area and built areas, timing and locational criteria, and anticipated costs, based upon 1999 established rates for construction, with reference to recent examples for similar facilities. The schedules also contained some non-capital works items which the two Councils considered desirable for the new community, but which fell outside a S94 methodology for calculating developer contributions. In this way the Community Plan established the level of capital and recurrent funding for the provision of services and facilities on site, ie the quantum of developer contributions, which was to be specified in the Development Agreement.

The schedules also identified state government services and facilities to be provided, as the basis of the Development Agreement with state agencies. As noted above, the Deed of Agreement with state government agencies was signed in December 2002.

The 1999 Human Services and Open Space Community Plan for the St Marys Site was subsequently endorsed by both Councils and the State Government human services agencies (through the Senior Officers Group). It provided the basis for the human services provisions contained within the SREP and EPS.

1.4 SREP 30 and EPS in relation to the Western Precinct Community Plan

As stated in the EPS, the St Marys development presents an unrivalled opportunity to redress the inadequacies of past planning of human services in new release areas and achieve best practice in the approach to community service planning and implementation. The EPS stresses the need for new approaches to human service provision that overcome past shortcomings, and encourages the identification of opportunities for "more efficient, effective and flexible service delivery" in the precinct plan (EPS, p41). It also notes that there is a commitment to innovation in community planning by the two Councils, and a commitment to integrated planning and service delivery by local and State governments, via an integrated planning structure.

The EPS formalises the structure for integrated community planning proposed in the 1999 Community Plan for the St Marys site, comprising an Infrastructure Co-ordination Group (ICG) and a People and Place Working Group (PPWG). It outlines the roles and responsibilities of both Groups, establishes performance objectives to guide development of community services, open space and recreation facilities and sets out strategies and development controls to achieve the performance objectives. These include requirements in relation to the location of community facilities, the preparation of facility description briefs, the need for more efficient, effective and flexible service delivery, and the distribution and location of open space.

The Infrastructure Co-ordination Group has continued to meet regularly since July 2003. A key outcome of the ICG has been the establishment of the Human Services Consortium, endorsed by the Human Services CEO's Group in June 2004. The Human Services Consortium has now largely replaced the PPWG. The role of the Human Services Consortium is to develop a model for human services delivery that aims to ensure the sustainable and equitable delivery of services to the new community, while integrating them with the established surrounding community services. The Human Services Consortium includes representatives from the Sydney West Area Health Service, Department of Community Services, Department of Education and Training, Department of Ageing, Disability and Home Care, Premiers Department, Blacktown and Penrith City Councils, and Delfin Lend Lease. The Human Service Consortium has developed two documents that provide the intent behind the partnership, its operations, management and collaborative planning that will enable integrated human service delivery at St Marys.

The SREP 30 contains performance objectives for community services and open space which are reproduced in the EPS.

The ways in which the Western Precinct Community Plan has addressed each of the specific requirements of the EPS are summarised in Table 12 in Chapter 7 at the end of this Report.

1.5 Scope of the Western Precinct Community Plan

The purpose of the Community Plan is to support the Precinct Plan for the Western Precinct, presenting the strategies designed to create a dynamic and interactive community which offers a sustainable quality of life and high degree of well-being to its residents. It has two broad objectives:

- Firstly, to address the requirements of the SREP and the EPS with regard to Human Services, as outlined above. The term "human services" in the EPS includes community facilities and services, open space and recreation. A separate Landscape and Open Space Masterplan has been prepared for the Western Precinct by Environmental Partnerships to inform and support the Precinct Plan. The findings and recommendations of that study with regard to the open space and recreation matters identified in the Human Services component of the EPS are summarised in this report to ensure a co-ordinated approach to the provision of social infrastructure is provided.
- Secondly, the Community Plan considers more broadly how the social outcomes and objectives for the Precinct are to be achieved, and how the aspirations to create a vibrant and liveable community within the Western Precinct will be realised. These strategies are considered in a social sustainability framework, as an integral component of the ESD strategy for the sustainable development of the Western Precinct. In this context, the provision of human services within the Western Precinct is only one strategy, albeit an important one, in the overall development of a socially sustainable community.

1.6 The Community Planning Process

Preparation of the Community Plan for the Western Precinct has involved:

- Review and updating of information contained in the 1999 Community Plan regarding existing population and social infrastructure in the area around the Eastern Precinct, based upon examination of 2006 ABS Census data and consultations with local service providers (Chapter 2).

- Development of population projections for the Western Precinct, based upon revised estimates of dwelling yield and mix (Chapter 3).
- Consideration of the design principles contained within the Penrith Sustainability Blueprint for Urban Release Areas and development of objectives and strategies focussing on the achievement of social sustainability for the Western Precinct community (Chapter 4).
- Consultation with the Infrastructure Co-ordination Group (ICG) in May 2008. The role of this Group is to make recommendations, through the precinct planning process, to the relevant Council and state government agencies about the scope and location of facilities, services and open space to be provided within each Precinct. It comprises representatives of senior management from both Councils and state government human services agencies.
- Consultation with the Human Services Consortium, which has replaced the former People and Place Working Group. This is an advisory structure whose role is to provide co-ordinated guidance to the Joint Venture in the preparation of precinct plans and to consider requirements and models for integrated delivery of human services within the release area precincts. It has met on 4 occasions during the preparation of this Plan.
- Review, in association with the HSC and ICG, of the schedules of facilities and services previously proposed for the Western Precinct, in the light of the revised development scenario and principles of social sustainability focusing on flexibility and efficiency in the provision of social infrastructure.
- Detailed discussions with staff from Penrith City Council regarding the provision of community facilities and specifications and delivery arrangements to be included within a development agreement.
- Description of the intended outcomes, performance objectives and functions of the proposed social infrastructure.
- Consideration of processes required to progress the planning, design and delivery of social infrastructure and implementation of other social sustainability strategies.

2 The social context of the Western Precinct

This section of the report considers the social characteristics of the areas surrounding the Western Precinct, as context for the development of the Community Plan. It examines the population characteristics and existing services and facilities in surrounding suburbs, as well as identifying issues concerning the social integration of the precinct with adjoining areas. It also considers the connectivity and relationship of the Western Precinct to the other residential precincts within the St Marys site.

Given that the Western Precinct will be surrounded to the east and south by Regional Park, the analysis has focused on the adjoining suburbs that interface with the Western Precinct to the west, south and north, being Cranebrook, Cambridge Gardens and Llandilo. The adjacent suburbs are indicated in Figure 2 in the previous section.

2.1 Existing Population: Key Characteristics

Data from the 2006 ABS Census of Population and Housing for the suburbs which adjoin both the Western and Central Precincts (Cranebrook, Cambridge Gardens, Llandilo, Werrington, Werrington Downs and Werrington County) has been analysed and compared with the profile for the Penrith LGA and Sydney Statistical Division to identify key local characteristics.

A summary of key characteristics arising from the demographic analysis for the Western Precinct is provided below. Detailed data tables are provided in Appendix 1.

- The residential areas adjoining the Western Precinct will differ in some significant ways from the Western Precinct. To the north, Llandilo is a semi-rural area with rural residential development on large lots. The area is characterised by horticultural development, market gardens and horse breeding, and an older population with relatively high levels of cultural and linguistic diversity. Cranebrook, to the west of The Northern Road, is a mixed suburb developed predominantly in the 1970's and 80's, although some new development is continuing. It has pockets of social disadvantage associated with public housing, mixed with areas of relative affluence and high amenity, making it the most diverse suburb, in socio-economic terms, in the City. Cambridge Gardens is a small suburb to the south of the Precinct, with a social profile representative of a 1980's release area.
- Consistent with the profile of Penrith as a whole, the adjoining suburbs all have a high proportion of family households comprising couples with children. They also have a higher than metropolitan average proportion of single parent households. They have a lower proportion of couple only and single person households.
- The suburbs adjoining the Western Precinct have a relatively young population, with a lower median age than for Sydney as a whole. This is most evident in the suburb of Cranebrook, where the median age is only 28 years, compared to the Sydney median of 35 years.
- The proportion of children aged 0-14 years is very high in the suburb of Cranebrook, and all the suburbs adjoining the site have higher proportions of children and young people under 15 years than both Penrith as a whole and the Sydney SD. Conversely, Cranebrook and Cambridge Gardens both have much lower proportions of people in all age cohorts 55+ than both Penrith as a whole and Sydney.
- However the semi-rural area of Llandilo to the north of the precinct has a slightly older population, with its proportion of people aged 55-64 years slightly higher than both Penrith LGA and Sydney.

- Llandilo also has a significantly higher median household size (3.4 persons) than the other adjoining suburbs (3.0 persons) and Sydney overall (2.7 persons).
- There are lower proportions of people from culturally and linguistically diverse backgrounds across Penrith and within suburbs adjoining the Western Precinct, compared with the metropolitan average. Of households that speak a language other than English at home, the most commonly spoken languages are Maltese, Cantonese, Italian and Spanish. Llandilo has higher levels of cultural and linguistic diversity than neighbouring suburbs, with significant numbers of Maltese and Italian households.
- Cranebrook has a significant Aboriginal population, comprising 3.1% of the population, compared with 2.4% for Penrith LGA and 1.1% for Sydney as a whole.
- Penrith has a slightly higher median weekly household income in (\$1,285) than the Sydney median (\$1,154). Cranebrook and Cambridge Gardens have median weekly household incomes close to the Penrith average. This may be associated with higher labour force participation rates for women (Cranebrook (64%) and Cambridge Gardens (64%) compared to 55% in the Sydney SD. In contrast, in Llandilo the median weekly household income (\$1,131) is less than both the Penrith LGA and Sydney SD, with female labour force participation rates close to the Penrith LGA and Sydney SD averages.
- Housing mix is limited across Penrith and in suburbs adjoining the Western Precinct, with single detached dwellings accounting for more than 94% of dwellings in adjoining suburbs. Rates of home purchase (as opposed to outright ownership) are significantly higher in both Cranebrook and Cambridge Gardens than in Penrith and Sydney as a whole, although the proportion of fully owned dwellings is much higher in Llandilo. The proportion of rental dwellings in Cranebrook is higher than in other adjoining suburbs, although consistent with Penrith and Sydney SD averages. It is noted that 10% of occupied dwellings in Cranebrook are social housing. There are moderate to high levels of housing stress affecting all suburbs adjoining the Western Precinct, with higher concentrations of housing stress found within Cranebrook.
- School retention rates are significantly lower than the Sydney SD across Penrith LGA and within the suburbs adjoining the Western Precincts. There is a much higher representation of school leavers at Year 10 across Penrith and in the suburbs adjoining the site.
- Patterns of tertiary education qualifications differ significantly when the adjoining suburbs are compared with Sydney as a whole. The adjoining suburbs have much higher proportions of residents with a trade certificate or diploma, and much smaller proportions with university qualifications.
- Associated with this profile, trade, clerical / administrative and sales workers dominate the workforce of the suburbs adjoining the Western Precinct. There is a lower representation of managers and professionals within Penrith and suburbs adjoining the site than across the Sydney SD.

2.2 Existing Community Facilities and Human Services

A variety of facilities and services are available in the surrounding area to meet local neighbourhood needs, and in the Penrith City Centre to meet district and regional needs. The extent to which these services and facilities may be available to address demand generated by the Western Precinct has been examined as part of the social context for the development.

2.2.1 Schools

Within public schools, overall enrolments at both primary and secondary levels have been declining over recent years as the population in surrounding areas ages. However some primary schools are

operating with demountable accommodation, so while in aggregate there is currently spare capacity, there are particular schools with no capacity to cater for additional growth.

The table below lists public schools in the vicinity of both the Western and Central Precincts, and their enrolments at the end of 2007. In addition, a new primary school at Ropes Crossing (Eastern Precinct) opened in January 2008. It currently has about 30 enrolments, with capacity to grow to about 350 children.

Table 1: Public School Enrolments

School	Level	Enrolments in last five years					Accommodation			
		2003	2004	2005	2006	2007	Permanent classrooms	Demountable classrooms	Estimated capacity	Site Area (hectare)
Cambridge Park High School	High	651	630	582	613	659	54	1	970	7.9
Kingswood High School	High	706	750	792	818	824	52	0	940	10.2
Cranebrook High School	High	863	872	873	842	838	52	0	980	9.9
Combined High		2,220	2,252	2,247	2,273	2,321	158	1	2,890	27.9
Cambridge Gardens Public School	Public	442	427	391	368	336	14	0	360	2.8
Cambridge Park Public School	Public	513	515	484	505	492	25	1	630	3.1
Claremont Meadows Public School	Public	491	480	460	481	457	14	5	360	3.1
Kingswood Public School	Public	317	323	296	284	276	14	0	360	4.2
Kingswood South Public School	Public	328	325	301	293	305	17	0	430	2.8
Llandilo Public School	Public	250	241	244	270	268	10	1	255	3.0
Werrington County Public School	Public	345	325	322	310	311	10	2	255	2.8
Werrington Public School	Public	369	383	404	398	371	17	1	430	2.9
Braddock Public School	Public	387	370	354	286	267	21	0	540	9.9
Castlereagh Public School	Public	88	84	87	94	82	4	0	100	2.7
Henry Fulton Public School	Public	273	267	264	270	270	10	1	260	3.0
Samuel Terry Public School	Public	524	507	480	496	481	14	5	360	2.8
Combined Primary		4,327	4,247	4,087	4,055	3,916	170	16	4,340	43.2
Kurrambee School	SSP	77	85	91	95	97	9	5		1.67
Putland School	SSP	66	64	64	66	66	7	0		

The closest primary schools to the Western Precinct with spare capacity (based on 2007 figures) are Braddock Primary and Cambridge Gardens Primary. Other primary schools in Cranebrook (Henry Fulton and Samuel Terry) are both operating close to capacity. Cranebrook High School is the closest public high school to the Western Precinct, and currently has capacity to absorb new residents within the area. Cambridge Park High School is to the south of the Precinct, and whilst not as accessible, also has significant spare capacity levels.

In terms of non-government schools, the Catholic Education Office has advised that enrolment patterns for schools within the area are steady and there are no significant waiting lists for their schools. The figures below indicate spare capacity at all schools and there are no plans for any expansion in the immediate future. However, in the longer term, as the Western Precinct is developed, consideration will be given to provision of an additional primary school, perhaps associated with a parish centre, in the vicinity of the Western Precinct.

Table 2: Catholic School Enrolments

School	2007 Enrolment	2006 Enrolment	Difference	Capacity
Holy Family Parish Primary, Emerton	179	128	51	420
Xavier College, Llandilo	843	829	14	1020
St Joseph's Primary, Kingswood	447	469	-22	630
Corpus Christi Primary, Cranebrook	558	585	-27	630

Xavier College is immediately adjacent to the Western Precinct on the northern boundary with Ninth Avenue. It is a co-educational Year 7 to 12 Catholic high school which opened in 1999. It has two special needs classes for students with moderate intellectual disabilities.

2.2.2 Local retail and commercial services

The closest neighbourhood level retail and commercial services are located in the centre of Cranebrook, about 1.5 kilometres from entry to the precinct on The Northern Road. Proposals are under consideration for the redevelopment and revitalisation of this shopping centre. Further retail facilities, including supermarket and specialty shops, are located near the intersection of The Northern Road and Dunheved Road in Cambridge Gardens, about 2 kilometres from the entry to the precinct. The closest district and regional level facilities are in Penrith City Centre, about 5 kilometres from the precinct entry on The Northern Road.

2.2.3 Neighbourhood Community Centres

Cranebrook has two neighbourhood community centres (Andromeda Community Centre and Cranebrook Neighbourhood Centre). The centres offer activities for various groups including women, children, young people and seniors. Activities can be informal groups, playgroups and child care, educational classes, craft classes and social support groups. Activities are largely offered during the weekdays, with some evening classes and youth activities. Several church groups also use the facilities on Sundays for services.

The centres appear to be well used by a wide range of groups accessing a cross section of activities. The centres have been provided to meet the needs of the local Cranebrook community and would not have capacity to absorb demand arising from the development of the Western Precinct.

2.2.4 Community Development Projects

Nine Community Development Projects are operated by Council across the City, often using community centres as a base for workers. The projects are targeted to identify and address specific social needs within a community, and to identify high need groups such as Indigenous people. Community Development Workers work with the new residents and the local community together with various government and community organisations to address issues and assist the community with their needs. There are several existing projects serving the areas adjacent to the site, including the Cranebrook Community Development Project and Werrington Community Project.

2.2.5 Child Care Centres

Penrith Council has a high provision of child care centres throughout the LGA. For babies and young children aged 0-6 years services include long day care, pre-school and occasional care. Council operates 17 long day care centres in the LGA. Council has advised that currently there is spare capacity in some of its childcare services within reach of the Western Precinct, although others are operating at capacity and have waiting lists, especially for babies.

There are also numerous private operators within the vicinity offering similar services. Again, a number of these facilities have spare capacity, particularly for 3-5 year olds, although others are full with small waiting lists.

Older children aged between 5-12 years can access organised activities both before and after school, and during school holidays. Outside school hours services currently operating in proximity to the precincts are located at North Cranebrook, Werrington, Werrington County, Cambridge Gardens, St. Marys and North St. Marys. However, a significant need has been identified for out of school hours care within Cranebrook.

2.2.6 Health, welfare and support services

The closest hospitals to the site are in Penrith – Nepean Hospital and Nepean Private Hospital. The closest community health centres are Penrith Community Health Centre and St. Marys Community Health Centre. The Department of Community Services serves the area from Community Service Centres in St Marys and Penrith City Centre. There are numerous private and non-government health, welfare and support services which are predominantly based in and around Penrith City Centre. Barnardos Australia provides a variety of support services to disadvantaged families and young people from its base in Cranebrook. Aged care and support services are provided by Home and Community Care funded services primarily based in and around Penrith City centre, but these are fully utilised and have no spare capacity. A shortage of residential care and accommodation for older people has been identified across the City.

2.2.7 Libraries

Penrith City contains five libraries, the closest being the main library in Penrith City Centre, and this serves the northern part of the LGA. Penrith City Council has identified a need for a further branch library to serve the northern part of the City.

2.2.8 Emergency Services

Fire Stations are located within the adjacent neighbourhoods of Llandilo, Shanes Park, Dunheved and Cranebrook. The closest police stations in proximity to the site are at St Marys, Mount Druiitt and Penrith.

2.2.9 Recreation and Cultural Facilities

There are a number of sport and recreation facilities in proximity to the site. These include both passive and active recreation, both Council operated and private facilities. Passive recreation opportunities are provided in the numerous reserves and parks within existing suburbs. However while the quantum of open space in adjoining suburbs is considerable, a need has been identified for improved embellishment of open space to provide quality, usable recreation opportunities for children, young people and families. A particular need has been identified for additional recreation facilities for young people in the area, with Council proposing a new skate park for the Cranebrook area.

Sports facilities cover a range of activities including rugby league, soccer, athletics, baseball, golf, and tennis. Some Council owned facilities have amenities such as club house, playground, changing rooms, toilets, car parking and floodlights. Council's Open Space Action Plan has identified that there is a need within the City for additional district level sporting and indoor recreation facilities, and for local open space within new release areas to meet their active and passive recreation requirements.

The closest swimming pool to the site is located in the Ripples Leisure Centre, south of the railway line in St Marys. The centre is not easily accessible from the precinct - it is more likely that future residents would use the Penrith War Memorial Swimming Centre in the city centre.

Cultural facilities are provided on a City-wide basis and include Penrith Panthers World of Entertainment, Joan Sutherland Performing Arts Centre and Penrith Valley Community Arts Precinct at St Marys.

2.2.10 Summary

In summary, a variety of local level facilities and services exist in the established suburbs adjoining the Western Precinct, with higher order district and regional level facilities primarily based in Penrith

City Centre. However, there is very little social infrastructure within Llandilo, consistent with its small, low density population. Some spare capacity to meet demand likely to be generated by the Western Precinct has been identified in local public primary and high schools and in some childcare centres. Other local level community facilities and open space in nearby areas have been provided to meet the needs of their local catchment populations, and distance and lack of capacity would preclude their use by the future Western Precinct population. There will be a need to provide a range of new facilities and services within the Western Precinct to meet local level needs, and to contribute to the on-going development of district level facilities in proportion to anticipated population growth.

2.3 The Western Precinct in Relation to the Whole St Marys Site

The planning of the Western Precinct, and particularly the planning of community facilities, services and open space, also needs to have regard to planning proposals for the other precincts within the St Marys site.

As outlined in Chapter 1, planning for the Ropes Crossing (Eastern Precinct) is well advanced, with residential development and construction of retail, commercial and community facilities well underway. At completion, it is estimated that the combined Eastern and Ropes Creek Precincts will contain about 1,800 dwellings, with a population of about 4,900 people. Planning for the Central Precinct is occurring in parallel to the Western Precinct, based upon an anticipated dwelling yield of about 970 dwellings and 2,500 people. Together, the residential precincts within the St Marys release area are expected to yield about 5,200 dwellings, with a combined population of just under 14,000 people.

The Ropes Crossing, Central and Western Precincts will be separated by substantial areas of regional parkland, presenting significant challenges for the provision of an integrated range of facilities for the release area as a whole.

This Community Plan has been based on the following assumptions about the other precincts:

- Each of the residential precincts will contain a village centre providing a community hub with core retail and community facilities.
- The precincts will be connected by road, cycleway and public transport services to promote easy access. Facilities and services are likely to be networked to facilitate electronic access and avoid the need for excessive travel between the precincts.
- Rather than replicate the same range of facilities and services in each precinct, it is intended that the more specialist community facilities will complement, rather than duplicate, those in the other precincts, in order to create a variety of facilities across the whole development that together address the needs of the St Marys population.
- The Community Resource Hub in Ropes Crossing will have a particular focus on the delivery of human services. The particular focus of community facilities in the Western and Central Precincts is yet to be determined, but may include learning / library in the Western Precinct and recreation / youth in the Central Precinct.

2.4 Implications of the Social Context

Understanding the characteristics and needs of the surrounding area and its population is important in considering how the Western Precinct might respond to its place in the region and integrate with neighbouring communities. The physical and social characteristics of the Western Precinct present both opportunities and challenges with regard to the integration of the Precinct within the local area.

There is little spare capacity among existing services and facilities in the immediate vicinity of the Precinct which could be utilised by the incoming population, generating requirements for new local level facilities and services to be provided within the Western Precinct to meet its needs. At the same

time, the new population will rely on many of the existing facilities provided at the broader district and regional level (for instance health, welfare, cultural facilities), including those in the major commercial centres of Penrith and St Marys.

The development of the Western Precinct provides opportunities to address some of the identified social needs of the surrounding communities, through provision of facilities and services that will benefit not only the Western Precinct residents, but also the wider population. It presents opportunities to enhance resources and services that will augment the existing network of social infrastructure and contribute to the amenity of the City of Penrith.

In relation to the semi-rural area of Llandilo, the Western Precinct presents an opportunity to provide new retail and community facilities and transport services that might benefit Llandilo residents, given the lack of social infrastructure that exists within their area and their relative social isolation.

With regard to Cranebrook, recognition needs to be given to the pockets of social disadvantage which exist there, particularly associated with public housing. Many services and facilities within Cranebrook are already stretched, and the area has been identified for neighbourhood renewal initiatives. It will be important that new facilities and services within the Western Precinct do not undermine or impact negatively upon the services and facilities that are already struggling within Cranebrook. Just as the development of services and facilities within the Ropes Crossing Precinct has had regard to programs and initiatives within the adjacent disadvantaged neighbourhoods, it will be important that the Human Service Consortium work closely with local service providers from Cranebrook to identify initiatives to support the existing service system and encourage social cohesion.

Particular strategies to promote the integration of the Western Precinct within its local context are discussed in Chapter 4.

3 Population projections for the Western Precinct

This chapter presents population projections for the Western Precinct, to be used as the basis for considering requirements for facilities, services and open space.

3.1 Dwelling mix and yield

It is proposed that the Western Precinct will contain approximately 2,450 dwellings. The proposed dwelling mix will include:

- Detached traditional lot dwellings
- Detached Village / Executive (small lot) dwellings
- Attached townhouses / terraces
- Apartments
- Retirement self-care units.

The dwelling mix and yield is anticipated to be as follows:

Table 3: Proposed Dwelling Mix and Yield

Dwelling type	Proportion of mix	Number of dwellings
Traditional	20%	460
Village / Executive	67%	1,530
Terraces / Townhouses / Integrated Dwellings	7%	197
Apartments	1%	85
Retirement	5%	175
Total	100%	2,447

3.2 Occupancy rates

Determination of occupancy rates upon which to base population projections for the Western Precinct has been based upon consideration of average household size in the areas surrounding the Precinct and in the City of Penrith as a whole, and the profile of residents moving into the Ropes Crossing development, given that the Western Precinct will be developed in a similar manner and is expected to appeal to a similar household profile.

As noted in the previous chapter, the size of households in most of the suburbs adjoining the Western Precinct averages 3 persons. However, this reflects the fact that over 94% of dwellings in these suburbs are traditional detached homes, appealing predominantly to families with children. As will be discussed in the following chapter, it is proposed the Western Precinct will contain a diverse mix of dwelling types and sizes, to encourage population diversity and housing choice. Given the proposed difference in dwelling mix between adjacent established suburbs and the Western Precinct, the average size of households is also likely to differ in significant ways. In particular, the inclusion of a significant proportion of smaller dwellings in the Western Precinct will appeal to smaller and non-traditional households, thereby reducing average household size.

The occupancy rates adopted for this study have instead been based on average household size for different dwelling types across the City of Penrith as a whole, as indicated in the 2006 ABS Census of Population and Housing and adopted by Penrith City Council in its Section 94 Contribution Plans. This allows for the inclusion of a small but significant proportion of smaller dwelling types, more consistent with the dwelling mix proposed for the Western Precinct. Proposed occupancy rates are outlined in the table below.

Table 4: Proposed occupancy rates

Average Household Size Penrith LGA 2006 Census		Occupancy rates adopted for Western Precinct	
Separate dwelling	3.1 persons	Traditional lot dwelling	3.1 persons
		Village / Executive	2.7 persons
Semi-detached / terrace / townhouse	2.2 persons	Terraces / Townhouses	2.2 persons
Apartment	1.5 persons	Apartments	1.5 persons
		Retirement unit	1.5 persons

3.3 Population Numbers

When these occupancy rates are applied to the dwelling yields outlined above, population projections for the Western Precinct are as follows:

Table 5: Population projections

Dwelling type	Occupancy Rate	Number of dwellings	Number of people
Traditional	3.1	460	1,426
Village / Executive	2.7	1,530	4,131
Terraces / Townhouses	2.2	197	433
Apartments	1.5	85	128
Retirement	1.5	175	263
Total	2.61	2,447	6,380

This table shows that when these figures are rounded up, the projected population for the Western Precinct would be about 6,400 people at completion of development, living in about 2,450 dwellings. The planning of social infrastructure has been based upon these rounded figures.

3.4 Age and household characteristics

The demographic characteristics of the future population of the Western Precinct will be largely governed by the final type of housing mix offered, and its market price and market segment. The proposed housing mix is likely to attract a much more diverse population than has been the case in other local release areas, which have been characterised by a predominance of traditional detached dwellings and young first home owner families with small children.

The population profile is expected to be reasonably similar to the emerging profile of the Ropes Crossing precinct. At this early stage, the Ropes Crossing population (currently about 300 people) is characterised by a predominance of young families with young children and couples who have not yet started a family. Most adults are in the 25-49 years age cohorts. However, 12% of the population are aged 50+ years, and there are a small but significant number of single person households. The majority of households have moved into the area from adjacent suburbs and further afield from the Western Sydney region. As Ropes Crossing grows and a greater mix of housing types are constructed, it is expected that the population will become more diverse in terms of age and household type.

As the basis for developing age forecasts for the Western Precinct, the study has examined the age profile of several other new release areas settled over the last 3-8 years. They include:

- Stanhope Gardens (Blacktown LGA), which also includes a mix of dwelling types, including smaller and attached dwellings
- Glenmore Park, a major new release area within Penrith LGA
- Caroline Springs, an outer Melbourne suburb which has also been developed by Delfin Lend Lease with a similar housing mix and density to that proposed for the Western Precinct.

The age profile of the Penrith LGA at the 2006 Census has also been examined to provide a benchmark for comparison, reflecting the housing mix and household profile averaged across the LGA.

The age profiles of these selected areas at the 2006 census are provided in the table below.

Table 6: Age profiles of selected areas

Suburb	0-4	5-9	10-14	15-19	20-24	25-39	40-49	50-64	65+
Stanhope Gardens	11%	8%	5%	5%	6%	32%	13%	13%	7%
Glenmore Park	10%	10%	9%	8%	7%	26%	15%	12%	4%
Caroline Springs (Vic)	12%	9%	7%	5%	6%	36%	13%	10%	2%
Penrith LGA	7%	8%	8%	8%	8%	22%	15%	16%	8%

The table shows that all of the new release areas experience a high proportion of young children relative to the overall Penrith experience, and a peak in the 25-39 years cohort, a group typically associated with childbearing and child-rearing. The experience in these release areas has been that, while childless couples are highly represented among purchasers, the age profile 5-10 years down the track typically shows a rapid increase in children following purchase. The experience at Caroline Springs since the 2001 census supports this, with large numbers of young children now apparent in the profile for this development.

In addition to the profiles above, a number of factors need to be taken into account in developing an age profile:

- Demographic trends in the wider population, including:
 - smaller households and declining occupancy rates
 - increasing numbers of people choosing not to have any children
 - the increasing age at which people do have children
 - increasing numbers of people choosing to live alone
 - rates of relationship breakdown
 - the ageing of the population, increasing life expectancy and growing numbers of people in the oldest age cohorts
 - changing lifestyle trends, including increasing numbers of people working from home, and the extent to which housing forms and the regional park will attract particular lifestyle groups.
- Multi-unit housing is associated with higher rates of purchase by investors, and hence will provide rental accommodation. The profile of tenants is difficult to anticipate in this location, as again there is little experience of rental accommodation in new release areas. It is likely, however, to be tenanted predominantly by younger people, including single people, group households and young childless couples.
- Recent deterioration in housing affordability in Sydney and any future changes in housing interest rates or subsidies to first home buyers will also have an impact on the purchase patterns for the development, particularly the dwelling types which are affordable for first home buyers.

- The location of the development in relation to the proposed regional park and to tertiary education facilities, entertainment and commercial facilities will influence its attraction for age cohorts who are atypical for new release areas, such as young single people, empty nesters and older people.

Marketing advice from Delfin Lend Lease indicates that the population expected to be attracted to the Western Precinct will be quite diverse, reflecting the mix of housing forms and affordability range to be provided. It will include:

- Young and growing families with young children
- Mature families with primary school and teenage children
- Ageing families with tertiary students still living at home
- Single parents with children
- Young childless couples
- Empty nester and retired couples
- Young single people, living alone or in groups households
- Mature and older single people and older couples, particularly associated with the provision of retirement housing.

Clearly it is not possible with any degree of certainty to forecast what proportion of each household type or age cohort will make up the population. It is fairly clear, however, that the profile will not be that of a typical new release area for first or second home buyers. It is much more likely to approximate that of an established suburb, balanced across life cycle stages and age cohorts.

Taking account of all of the factors above, the table below presents a reasonable forecast of the age profile of the Western Precinct, five to ten years after the initial settlement phase and once household occupation is stable.

Table 7: Forecast Age Profile

Suburb	0-4	5-9	10-14	15-19	20-24	25-39	40-49	50-64	65+	Total
Approx % of population	10%	9%	7%	6%	6%	31%	13%	12%	6%	100%
Number of people	640	576	448	384	384	1984	832	768	384	6,400

While the table above represents our best guess at the anticipated age profile at this stage and will provide the basis upon which planning of social infrastructure occurs, the relative uncertainty about the age profile will give rise to a need:

- For a process to monitor and refine population projections throughout the planning and development process
- To include housing choice to meet housing needs across the life cycle
- To plan for flexibility in facilities to enable responsiveness to needs and life cycle changes as they emerge.

3.5 Socio-economic characteristics of the projected population

The diversity of housing types to be provided in the Western Precinct will appeal to a range of market segments, such that a population with diverse socio-economic characteristics is anticipated. The range of housing types and sizes will include products affordable for first home buyers, as well as second and subsequent home buyers wishing to trade up. In line with experience in other recent residential developments involving medium density housing forms in outer Western Sydney, the higher proportion of multi-unit dwellings may be associated with a higher proportion of investment/rental properties, compared with traditional release areas which have been overwhelmingly owner occupied. In addition, the requirement to provide 3% of all residential allotments as affordable housing will ensure that, at minimum, this proportion of housing is accessible for people on low and moderate incomes.

3.6 Staging of the development

At this stage it is expected that sales of the Western Precinct will commence in 2010 and continue progressively until 2021, when all dwellings will be completed and occupied. Modelling has assumed that there will be an even distribution of lot mix over each year, and that approximately 70% of dwellings will typically be occupied within one year of purchase, with the remaining 30% to be occupied in the following year. The table below indicates the estimated rate of development and population growth based upon these assumptions.

Table 8: Population Growth

Financial Year End	Projected Settlements	Projected Occupied Dwellings	Annual Population Growth	Cumulative Population Growth
2010	100	0	0	0
2011	200	70	184	184
2012	225	170	445	629
2013	325	220	571	1200
2014	350	295	771	1971
2015	350	340	888	2859
2016	350	350	914	3773
2017	250	350	914	4687
2018	200	280	732	5419
2019	100	215	562	5981
2020		130	340	6321
2021		30	79	6400
Total	2450	2450	6400	6400

4 Creating a Socially Sustainable Community

The Vision for the Western Precinct, detailed in the Precinct Plan, is for a sustainable community that balances cultural, social, economic and environmental objectives and has a real sense of identity.

This chapter considers the objectives and strategies for building a socially sustainable community in the Western Precinct. The economic and environmental elements of sustainability are considered in some of the other technical studies which accompany the Precinct Plan.

Social sustainability strategies aim to ensure that a sustainable way of life and quality of life can be achieved and maintained, and that the community's social resources are developed and used in a way that builds a strong, healthy and resilient community. They are based on principles of inter-generational equity and aim to ensure that all members of present and future generations can attain a high degree of health and well-being, economic security and a say in shaping their future.

4.1 Penrith Sustainability Blueprint for Urban Release Areas

In 2005 Penrith City Council adopted a Sustainability Blueprint for Urban Release Areas, offering a new approach to the planning of new 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. The document identifies ten key sustainability design principles to promote sustainable, vibrant, and healthy 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.

The Penrith Sustainability Blueprint Design Principles provide the framework for identifying social objectives and considering social sustainability initiatives for the St Marys Western Precinct. Sustainability design principles of particular relevance to considerations of social sustainability for the Western Precinct include:

Principle 2: Create localised landscapes and a quality public domain which affords the community with a high level of amenity and sense of place. Key strategies include:

- Provide accessible buildings, facilities and spaces for community space which are linked to the pedestrian and cycle network and accommodate the needs of the incoming population
- Incorporate adaptable or inclusive design principles in the provision of infrastructure facilities and services
- Include a range of passive and active open space opportunities
- Incorporate public art within the design of public open space and public domain.

Principle 3- Create communities- not just housing estates. This principle acknowledges the importance of social connectivity and interaction in encouraging people of all ages to participate in passive and active recreation and leisure activities. It lists a number of specific strategies to achieve the building of sustainable, healthy and inclusive communities, including:

- Develop integrated plans to foster social and cultural interaction
- Provide a mix of dwelling sizes and types to support opportunities for generational and lifestyle change within a community

- Include affordable housing opportunities (minimum 3% of housing stock)
- Provide a range of recreational and leisure opportunities and include public art to support place-making and community engagement
- Co-ordinate the provision of quality educational, health and community services to support the new community
- Create vital and vibrant centres of community activity as a hub for social gatherings, retail / commercial and other community facilities and services
- Incorporate Universal Design Principles in the provision of infrastructure, facilities and services
- Plan for early delivery of quality community facilities, including formal and informal meeting places to support community development activities
- Engage community development practitioners to support community development activities
- Design for access to public transport, pedestrian and bicycle paths
- Provide an interconnected and permeable street system to promote access within the release area
- Co-locate major trip generating land uses and link streets, walkways and cycleways to public open space, sporting facilities, schools, community facilities, shops and public transport services
- Develop a plan for the delivery and future on-going management of all facilities and infrastructure.

Under this principle, the Sustainability Blueprint sets out a number of specific objectives, design approaches and performance criteria for the design and provision of social infrastructure. Objectives include:

- To identify public infrastructure, community, educational, cultural and recreational facilities requirements for a new release area, including associated costing and delivery timeframes. This is to be done through an Infrastructure Delivery Plan
- To deliver innovative and sustainable infrastructure, services, facilities and networks with adherence to principles of social justice, equity and accessibility
- To design community facilities and public buildings to support opportunities for generational and lifestyle change within a community
- To incorporate the principles of universal design in the provision of and access to infrastructure, facilities and services
- To integrate the planning of new release areas with public infrastructure provision and community service provision
- To design for socially interactive communities that foster social and community engagement supported by a pleasant urban environment
- To provide quality places to live and play
- To provide for a range of recreational and leisure opportunities which are accessible and contribute to people's enjoyment of their environment, as well as their health and sense of well-being.

Principle 4: Create employment and minimise the need for commuting. Importantly, new release areas are to deliver jobs that match incoming workforce participant numbers, and to encourage home-based businesses.

Principle 7: Maximise liveability and longevity – key strategies include:

- Design for adaptability and accessibility - dwellings in new release areas should be accessible and capable of being adapted to accommodate people of all ages and abilities, recognising that needs change over time
- Provide a range of building types across the site that can be adapted over time to meet the changing needs of the population.

Principle 10: Build in community safety and crime prevention measures, particularly through thoughtful design of the public domain so as to create safe, well used and attractive public spaces. Key strategies include:

- Promote surveillance through clear site lines, effective lighting and attractive landscaping to avoid hidden areas
- Clearly define public and private realms
- Design attractive areas of public space that encourage people to gather and fosters community engagement.

4.2 Social sustainability objectives for the Western Precinct

The 1999 Community Plan for the St Marys Site identified a list of social outcomes prescribed for the whole development, together with an outline of strategies for their achievement. This list was revised and expanded in relation to the Eastern Precinct, and placed within a broader sustainability framework.

The objectives identified in the previous community planning studies for the St Marys release area are fully consistent with the principles and objectives contained within the Penrith Sustainability Blueprint for Urban Release Areas. A high degree of alignment exists between the Sustainability Blueprint and the Joint Venture's aspirations for the development. The social objectives for the Western Precinct and the ways in which they relate to the design principles articulated in the Penrith Sustainability Blueprint are summarised in the following table.

Table 9: Social Objectives for the Western Precinct

	Social Objective	Sustainability Blueprint Principle
1	A planning approach that integrates social planning components with physical, environmental and economic planning, to ensure comprehensive sustainability principles are addressed.	Principle 3
2	Encouragement of innovation, initiative and resourcefulness that will strengthen the capacity of the community to function in a sustainable and resilient way.	Principle 3
3	A population which is diverse in terms of demography and lifestyle choice, achieved through diversity of housing product and setting.	Principle 3 Principle 7
4	A pleasant, healthy and safe environment which promotes a sense of security and well-being and an active lively neighbourhood life.	Principle 2 Principle 3 Principle 10
5	A vibrant and accessible village centre which acts as the focal point of the community.	Principle 2 Principle 3

6	Convenient and equitable access to jobs, shops, public transport, schools and social and recreational facilities at the local level and in the wider region.	Principle 3 Principle 4
7	Encouragement for residents to learn throughout their lives, through local provision of a range of learning opportunities and resources.	Principle 3
8	Provision of a range of facilities, services and programs that meet the learning, social, cultural, health and recreational needs of the community and help build its resources. It is recognised that these need to be provided from the outset of settlement and be flexible to adapt to changing needs.	Principle 3
9	Efficiency in the development and use of community resources.	Principle 3
10	Opportunities for all age groups and sections of the population to become involved in the life of the community, to develop community networks and connections with other residents and to create a sense of belonging.	Principle 3
11	Opportunities to participate in the on-going planning and development of the community and to develop stewardship over its resources.	Principle 3
12	An identity and image that promotes civic pride and celebrates its unique sense of place.	Principle 2
13	Respect, interpretation and celebration of its natural and cultural heritage.	Principle 2
14	Integration with surrounding communities and the wider region, both physically and socially.	Principle 3
15	Contribution to the amenity of the region, by providing jobs, transport, commercial, cultural and recreational resources which are accessible for all.	Principle 3 Principle 4

The strategies for the achievement of these objectives in relation to the planning process and urban design elements of the Precinct Plan are outlined below. These strategies are described in greater detail in the Urban Form components of the Precinct Plan and other relevant technical studies. Strategies in relation to the provision of social infrastructure and community building processes (ie Objectives 2, 7, 8, 9, 10 and 11) are discussed in the following chapter.

4.3 Integrated planning

The Integrated Community Planning and Implementation Structure (section 10 of the EPS), incorporating the Infrastructure Co-ordination Group and People and Place Working Group (now replaced by Human Services Consortium), provides a mechanism which will operate over the life of the development, to bring together physical and social service agencies and planners to make recommendations for land use, physical infrastructure, social and economic planning for the new development.

Integrated planning has also been achieved through a team approach to the preparation of the Precinct Plan, in which specialist planners from social, physical, transport and economic fields have worked together with the Joint Venture to develop the draft Plan.

4.4 Diversity, choice and lifestyle

As discussed in the previous chapter, the Western Precinct will incorporate a range of densities, lot sizes and dwelling types. This range will provide housing choice to satisfy the needs of a wide spectrum of households, at different life cycle stages and with varying socio-economic circumstances and lifestyle preferences. Housing solutions to support the creation of a diverse community will range from the more traditional detached product to smaller attached product, including studio homes, villas, townhouses, apartments, retirement units and live/work dwellings.

The greater range of housing choice provided within this precinct will encourage community diversity and will help create a demographically balanced and stable community. The variety of housing forms will provide opportunities to respond to changing life cycle, lifestyle and work requirements over time, and enable people to age in place. A proportion of housing types will make special provision for home based businesses and others who wish to work from home. Residents will have an opportunity to be part of a much more flexible environment that can adapt, change and ensure the future sustainability of the community.

Associated with this, the Joint Venture is required under the Development Agreement to provide affordable housing. This obligation will be delivered in accordance with the provisions of the Development Agreement. Three percent of all residential allotments will be transferred to the State Government for use as affordable housing. The lots will be dispersed throughout the development and will not be able to be visually differentiated from other dwellings, assisting the social integration of residents. Income eligibility levels for households in the target group for affordable housing will be in accordance with State Government policy. It should be noted that affordable housing is separate to the public housing program.

As has occurred in the Ropes Crossing Precinct, opportunities to provide purpose-designed self care housing to meet the needs of older people, in association with retirement housing providers, will be explored in the delivery phases of the precinct.

The residential component of the Western Precinct is likely to contain around 15% of dwellings where home based business activity is undertaken. According to national and local home based business trends, this will yield about 404 jobs within the Western Precinct. In Penrith LGA home based business activity is strongest in the industry categories of construction, business services, and personal/other services. The need to encourage home based employment will be reflected in the range of dwelling types to be provided within the precinct.

4.5 Village structure

The Western Precinct will establish a clear urban structure with identifiable residential neighbourhoods, each with its own character. Among these neighbourhoods will be the Village Centre, which will form a hub of activity for the new community.

The Village Centre will comprise a mix of land uses, including local retail, commercial, residential, community and educational facilities, with a high level of integration between uses and functions. Shops and amenities will provide services along an active main street, while the learning and community hub will connect the Village Centre with education facilities. The public domain will provide spaces for the community to meet, interact and enjoy the leisure opportunities and sense of vibrancy that will characterise the Village Centre. Higher density living options will be among the housing options available in and around the Village Centre, helping to ensure it is an active and safe place.

The mixed-use nature of the Village Centre will help create a vibrant and lively centre, characterised by high levels of activity at various times of the day, in contrast to standard shopping centres which tend to lack activity once the shops close. This in turn will enhance safety and a sense of security within the Village Centre and promote passive ownership of the public realm, further encouraging its use.

Detailed design of the Village Centre will occur in subsequent stages of planning, but it is likely to be characterised by:

- A main street with uses facing onto it, with wider footpaths to encourage pedestrian activity and to accommodate outdoor cafes and facilitate a lively interaction between pedestrians and ground floor uses. The main street will also have strong connections to the open space and surrounding natural environment

- Public civic spaces, which may, for example, take the form of a village green acting as the major civic space for the Village Centre
- Well designed, interesting and civic oriented buildings which will enhance the activity of the village, create a strong relationship to the public domain and enhance the identity of the village by relating to streetscape
- A range of neighbourhood level retail uses
- Residential uses integrated with employment uses
- Employment generation elements such as business support and skill development, integrated with elements of the learning centre and other community facilities
- Parking provision that is well distributed and integrated with the street system, and also shared among uses to avoid large parking lots that act as barriers to access.

The Village Centre is proposed to be well serviced by public transport, with all bus services routed through it. Also it will be supported by a network of streets, paths, and trails connecting it with other villages and open space amenities. This will reinforce its role as the heart of the community and major activity node.

Open space adjacent to the mixed use Village Centre is intended to cater for a variety of sporting and recreation uses, with access by both school students and the wider community. There is also likely to be a civic space suitable for outdoor community events.

4.6 A public domain which promotes social interaction and active neighbourhood life

The urban structure of the Village Centre and residential villages will encourage a high degree of social interaction and activity in the public domain. Public spaces of appropriate scale around the Village Centre will promote casual social interaction and informal gathering, as well as allow for outdoor civic and cultural activities. These spaces will have active frontages, which enhance casual surveillance and a sense of passive ownership, promoting safety and a sense of security. They will also be designed to meet the needs of different ages and promote equitable access for all segments of the population. In particular, the public domain will welcome young people and provide safe spaces in and around the Village Centre for their social interaction and expression (eg spaces to hang out close to shops and activity,) such that they are integrated into the heart of the community, rather than having segregated spaces.

The high level of activity anticipated within the public domain will help to:

- Create a sense of vibrancy and liveliness crucial to the appeal and identity of the Village Centre
- Foster the development of social networks amongst residents and a sense of community
- Enhance safety and a sense of security.

Social interaction and activity will not focus on the Village Centre alone, and an active street life will be encouraged throughout the development. Streets within the Western Precinct will be designed as highly pedestrian friendly environments to encourage walkability and pedestrian use. This will be achieved through:

- Provision of well-lit and well-maintained footpaths
- Landscaping and streetscapes designed to create character, shade and promote walking
- Legible and permeable street and block patterns

- Increasing connectivity between villages, to the Village Centre and other nodes
- Activation of parks / open space by promoting passive surveillance.

By encouraging pedestrian activity within the streets, several objectives will be fulfilled:

- Activity in streets will enhance their safety and security
- It will encourage an active and healthy lifestyle to be maintained as people age
- It will promote casual social interaction among neighbours, fostering social networks
- It will reduce car dependence and encourage walking and cycling for short trips within the community.

4.7 Safety and a sense of security

Safety and sense of security will be a major design consideration at the detailed design and Development Application stage. The environment within the Western Precinct will be designed to reduce crime by providing a high degree of casual surveillance throughout the public domain.

As outlined above, the core public spaces will be designed to promote activity and intensity of use, on the basis that active spaces are safe spaces. Particular features include:

- Streets, hike and bike trails, open spaces and civic areas will have planting and lighting strategies to maximise visibility and safety
- Design controls will require active frontages to dwellings, to enable surveillance of the street from within the dwelling and promote a high level of street presence
- The street structure is based on a modified grid and will provide a high level of surveillance along streets, in contrast to curved roads and dead ends
- The design of rear lanes will ensure they are not neglected empty areas that might encourage criminal activity. Laneways will be landscaped and will function as an address, rather than be just service alleys
- The majority of open space will be surrounded by street frontages with houses fronting onto parks, providing a high level of passive surveillance over open space

4.8 Connectivity and public transport

The Village Centre is proposed to be well serviced by bus services operating through the Precinct. Investigations have shown that bus services will be the most effective form of public transport for the site, both in terms of economic feasibility and in providing a high quality, high frequency public transport service. Bus priority routes are to be established from the Western Precinct to the Penrith CBD and railway station and the Central Precinct to help improve service reliability and to encourage the use of public transport. Bus stops within the Western Precinct will generally be located within 5 minutes walking distance of the majority of dwellings. Buses will be routed to travel via the village centre.

The provision of public transport services will ensure the connectivity of the Precinct with surrounding neighbourhoods and to the established transport systems serving the greater metropolitan area, enhancing access to jobs, shops, services and opportunities in the wider region.

An interconnected network of parks, with a high level of pedestrian accessibility, will ensure that most residents will be within 5 minutes walk from quality open space.

The public space will be designed to allow for access by all members of the community.

4.9 Community identity and sense of belonging

Community identity, civic pride and sense of place will be promoted through the following physical features:

- The unique location of the Precinct surrounded by Regional Park
- Elements of high quality design in public spaces
- The vibrancy of the Village Centre associated with its integrated mix of uses
- Provision of a range of community facilities which are responsive to the needs of residents
- The high quality residential environment, dwelling design, open space and landscaping
- The use of public art
- Responsiveness to the cultural heritage of the site.

Public art will be used as an integral place-making component in creating identity for the new community through engagement, a sense of ownership and belonging, and through encouraging the development of a creative community. A landscape strategy will be prepared to cover the overall landscape framework and objectives, and will incorporate principles for delivery of public art within the development. Public art may include:

- Art as a community engagement tool, to involve different groups of residents in cultural expression and place-making activities
- Art incorporated into the landscape
- Iconic art such as sculptures at key nodes.

Associated with the landscape strategy, recognition and celebration of the cultural heritage of the site will contribute to its identity and unique sense of place. Several sites of archaeological significance fall within the Regional Park and will be subject to DECC's Plan of Management process. Strategies for managing the cultural heritage of the site (both European and Indigenous heritage) are detailed in separate studies which support the Western Precinct Plan. In summary, opportunities for recognising heritage aspects of the site within the Western Precinct may include:

- An interpretive trail throughout the development areas and the Regional Park (subject to NPWS Plan of Management)
- Adoption of historically relevant names, such as in street names, perhaps thematically based, from the history of the property
- Design elements in open space such as shelters may reflect the design character of existing buildings or structures on site
- Incorporation in the overall public art strategy
- Interpretation and conservation of heritage sites
- Interpretive signage that tells the story of the site's significance.

Community building and place-making strategies, as events and processes, to develop a sense of belonging and celebrate community identity are discussed further in the following chapter.

4.10 Integration with neighbouring communities

The physical and social characteristics of the Precinct and the surrounding areas present both opportunities and challenges for the integration of the development with neighbouring communities.

The physical integration of the Precinct with the surrounding area has been described in other studies supporting the Precinct Plan, in relation to urban design, the road network, transport services, the Regional Park and proposed pedestrian and cycle networks. Connection with surrounding areas will be maximised and the village structure will allow future connection to adjoining neighbourhoods and the Regional Park. The SREP amendment proposes that the employment uses which previously provided a frontage to The Northern Road be relocated to the Central Precinct, providing an opportunity to create an attractive streetscape along The Northern Road to enhance integration with the adjoining suburb of Cranebrook. Similarly, attention will be given to the Ninth Avenue streetscape to promote integration with the adjoining suburb of Llandilo.

It is proposed that a high degree of social integration will be achieved with surrounding communities through the attraction of residents and workforce from the surrounding locality into the Precinct, arising from the publicly accessible facilities and services and associated employment opportunities to be provided within it. These facilities will include shops and some commercial services, eating and entertainment, community, recreation and sporting facilities, where the population of the Western Precinct and the surrounding area will mix and integrate. In particular, these facilities will provide employment opportunities for young people from the wider area. The Ropes Crossing Skilling and Employment Centre will provide the link for job seekers and employment opportunities on the site.

As outlined in Chapter 2, the development of the Western Precinct will present an opportunity to address some of the identified needs and service gaps of the local area, particularly those relating to recreational opportunities for young people, library services and access to local shops and public transport. The precise ways in which the development might complement or augment existing networks, resources and opportunities and contribute to the amenity of the wider area are issues that will be explored in further detail through the Human Services Consortium.

The implementation of policies of inclusiveness, to encourage social cohesion and harmony through promotion of access to services and facilities for all groups and individuals in the local and broader community, will be one of the responsibilities of the Community Development Worker to be engaged for the Western Precinct (refer Section 5.9 below). Where appropriate, particular activities will draw together residents of the Western Precinct and the wider community to foster social integration.

In summary, the urban design, landscape, transport and community building strategies embodied in the Precinct Plan for the Western Precinct will ensure that a socially sustainable community is created within the Western Precinct that is in line with the Penrith Sustainability Blueprint for Urban Release Areas and the requirements of the St Marys EPS and SREP 30.

5 Social Infrastructure and Community Development Strategies

5.1 Social infrastructure objectives

The previous chapter identified the social sustainability objectives for the Western Precinct and considered the planning and urban design strategies required to achieve a socially sustainable community. This chapter considers strategies for the achievement of the social sustainability objectives associated with the provision of human services, community facilities, open space and community development processes.

Re-stating from the previous chapter, these objectives include:

- Provision of a range of facilities, services and programs that meet the learning, social, cultural, health and recreational needs of the community and help build its resources. It is recognised that these need to be provided from the outset of settlement and be flexible to adapt to changing needs.
- Encouragement of innovation, initiative and resourcefulness that will strengthen the capacity of the community to function in a sustainable and resilient way.
- Convenient and equitable access to schools and social and recreational facilities at the local level and in the wider region.
- Encouragement for lifelong learning, through local provision of a range of learning opportunities and resources.
- Efficiency in the development and use of community resources.
- Opportunities for all age groups and sections of the population to become involved in the life of the community, to develop community networks and connections with other residents and a sense of belonging.
- Opportunities to participate in the on-going planning and development of the community and to develop stewardship over its resources.
- Contribution to the amenity of the region, by providing cultural and recreational resources which are accessible for all.

5.2 The 1999 Community Plan for the St Marys Site and the EPS

As outlined in Chapter 1, the 1999 Human Services and Open Space Community Plan for the St Marys Site identified the quantum of human services, community facilities and open space to be provided in each of the precincts, as agreed with Blacktown and Penrith Councils and relevant State Government agencies at that time. As well as the built facilities which are standard items in Section 94 Plans, it was agreed with both Councils in 1999 that a number of other capital items would be included in the schedules, within the scope of a Section 94 approach to planning. These included temporary community centres, library contributions, fitout costs for facilities, buses to provide access to children's services, residents' information kits and funds for Section 94 related studies.

In addition, Lend Lease agreed at that time to provide a number of other items, over and above those items which could be funded through a standard Section 94 methodology. These items were

negotiated as demonstration of a commitment by Lend Lease to provide a quality development with more than just the minimum requirements.

Having negotiated the baseline facilities and services to be provided in each precinct, it was envisaged in the EPS that planning at the Precinct Plan stage would review the schedule previously determined and move on to more detailed planning of the proposed facilities. This, it was anticipated, would involve determination of the location of facilities and open space according to the location criteria outlined in the EPS and the preparation of facility description briefs. Such briefs would describe each proposed facility and identify:

- its intended function
- activities and services to be provided within it
- types of equipment and furnishing required
- a site area and facility area
- building cost estimates.

In addition, the EPS required in the Precinct Planning stage that consideration be given to opportunities for more efficient, effective and flexible service delivery in the selection, location and design of services. This included opportunities for:

- shared use of infrastructure and facilities
- integrating service delivery for related target groups
- flexibility in the design of buildings to allow future changes of use
- the co-location of facilities
- the use of multi-purpose facilities
- the use of temporary facilities and locations.

The schedule of facilities and services identified in the 1999 Community Plan for the Western Precinct was based upon dwelling and population projections and Council standards and benchmarks which are now outdated. Accordingly, a new schedule is required, which takes account of the agreements underpinning the 1999 Community Plan and the principles outlined in the St Marys EPS, but which is based on contemporary Council standards and policies and revised population forecasts.

With this in mind, an approach has been adopted that identifies both the baseline facilities with standards for their provision, and criteria for the development of opportunities for alternative and more innovative service delivery.

5.3 Approach to the planning of human services

The EPS recognises that development of the St Marys Release Area presents a unique opportunity to undertake the planning and delivery of social infrastructure in new ways that develop integrated solutions to community issues and address past human service delivery problems. The ICG and HSC (PPWG) have been established to address this opportunity and to provide a mechanism for agencies to work together with the development partners with a focus on creative thinking and innovation in providing facilities and services that will be sustainable into the future.

At the same time, in the context of considering the Western Precinct Plan and preparing the Planning Agreement, Penrith City Council and the community want some certainty that an appropriate range of

facilities and services will still be provided. This certainty is provided by a commitment to deliver services and facilities to regular Council standards based on a Section 94 methodology, should alternative and more innovative means of achieving the specified outcomes not be negotiated.

The “baseline” approach identified in the EPS requires detailed planning of the built facilities to be provided within the precinct at the Precinct Planning stage, based upon projected population characteristics and anticipated needs. It does not take into account that it may be some years before residents begin moving into the Western Precinct, and that it is somewhat presumptuous to determine at this stage what the specific needs of the population will be. The EPS also recognises that the baseline approach has limited flexibility to adapt the schedule of facilities and design specifications if the population projections turn out to be incorrect, or if the community expresses differing preferences to those anticipated. Retaining greater flexibility to adapt to emerging needs is therefore required of the planning process.

The baseline approach allows for the definition of facilities as separate, stand alone components, each on its own site. However, the EPS also encourages more efficient, effective and flexible ways of delivering human services in the Western Precinct, through, for instance, co-location and shared or multiple use of facilities. This more innovative approach will require the development of partnerships with key government, non-government and private sector service providers. It may take some time, beyond the timeframe for preparation of the Precinct Plan and this report, for such partnerships to be negotiated and for opportunities for the sharing and co-location of facilities to be explored. The Human Services Consortium has been established to provide the structure within which these issues can be addressed and flexible outcomes negotiated.

The proposed approach to the planning of social infrastructure aims to address the dual objectives of providing certainty about requirements in sufficient detail at this stage to inform the Planning Agreement, while allowing for innovation and flexibility in the provision of social infrastructure to emerge through the on-going work of the Human Services Consortium. Rather than designate the specific details of the buildings to be provided for community uses at this early stage of planning, (as envisaged in EPS requirements for facility design briefs), the approach instead focuses on the broad requirements and performance objectives to be achieved by facilities and services, leaving the ways in which these will be achieved in a built form to be negotiated among participating agencies later.

At the same time, the study has identified the baseline facilities that would be provided through a standard Section 94 methodology, and associated standards and costings, to provide a design and costing framework within which the innovative and integrated provision of facilities and services can be negotiated. The baseline facilities and costings have been incorporated within the Planning Agreement, on the basis that principles of flexibility, innovation and integration will be applied in the design and delivery of these items.

Adopting this approach has involved working with Penrith City Council, the HSC and ICG to:

- Revise the baseline schedule of facilities and services to be provided in the Western Precinct
- Negotiate the discretionary items identified in the 1999 Community Plan schedule
- Identify the broad requirements of the future Western Precinct population for social infrastructure and the desired outcomes to be achieved through the provision of facilities, to inform subsequent negotiation among agencies on the detailed design of integrated facilities.

5.4 Requirements for community facilities and services

Based on the population profile for the Western Precinct outlined in Chapter 3, the future population will require access to a variety of facilities and services to be provided within the precinct, if the social sustainability objectives outlined previously are to be met. The specific ways in which needs are addressed will be determined by the Joint Venture in association with the Human Services Consortium. As outlined previously, the HSC includes representatives from Penrith and Blacktown

Councils, Departments of Education and Training, Ageing, Disability and Home Care, and Community Services, the Sydney West Area Health Service and the Premiers Department.

Facility and service requirements are listed in Table 10 below, along with desired functional outcomes and design criteria to provide a set of parameters for determining design and delivery arrangements. The table also identifies the ways in which requirements may be satisfied by the baseline facilities to be included in the Development Agreement with Penrith City Council. Details of the baseline facilities are provided in the following section.

In fulfilment of the social sustainability objectives and the development controls in Section 10 of the EPS, the design, location and construction of social infrastructure within the Western Precinct will aim to promote the following principles:

- Efficient use of resources, for instance through shared or co-located facilities and multiple use arrangements
- Flexibility in design and use of facilities
- Integrated service delivery
- Timely provision of facilities and services
- Environmentally and economically sustainable buildings
- Sustainable funding, management and maintenance arrangements
- Innovation
- Equitable access to services and facilities for all sections of the population
- Convenient central locations which contribute to the vibrancy of the precinct and are accessible by public transport
- Compliance with design standards and regulations of relevant agencies (including disability access)
- Building fitout, furnishing, landscaping and parking provision will be provided for each facility to an agreed standard.

Table 10: Requirements for Community Facilities and Services

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
<p>Multi-purpose indoor spaces to accommodate a variety of community activities and services for the whole community</p>	<p>To incorporate flexible and functional spaces of varying sizes to meet the needs of a variety of age and interest groups</p> <p>To be suitable for:</p> <ul style="list-style-type: none"> • Community meetings and social events • Performances and exhibitions • Social, leisure, learning, cultural and community development activities and programs • Celebrations and functions • Work space for staff / management • Sessional use by service providers and religious organizations. <p>Access to space from time of initial occupation</p> <p>Meeting spaces which are informal, safe, convenient, accessible and welcoming for all sections of the population</p>	<p>To include:</p> <ul style="list-style-type: none"> • A variety of small and large activity and meeting spaces • Hall suitable for large gatherings • Office areas for staff, committee members and other agency workers • Space for sessional service provision • Provision of wet and dry areas and equipment for arts/cultural activities • Spaces suitable for learning / training activities • Spaces that can operate independently of each other to enable concurrent activities • Access only to parts of the facility out of standard hours • Design to minimise potential for conflict among different uses • Adequate individual lock-up storage space for user groups • Space for crèche / children's activities • Access to kitchen, servery and amenities • Toilet facilities to include nappy change and disabled facilities • Service areas for cleaners • Outdoor space for overflow and play activities adjacent to facility • Encourage shared parking with adjacent land uses 	<p>Multi-purpose community resource centre in Western Precinct</p>
<p>Activities, opportunities & space specifically for young people</p>	<p>Spaces suitable for varied activities for young people and youth "ownership" of space, while retaining flexibility for multiple uses</p>	<p>Co-location with recreation facilities and open space</p> <p>Active and passive spaces to accommodate needs and interests of young people</p>	<p>Incorporated in multi-purpose community resource centre in</p>

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
	<p>To address the needs of both girls and boys and different interest groups</p> <p>To address security and surveillance concerns of young people</p> <p>Responsive to emerging and changing needs of young people over time</p> <p>Provision of resources to support development of social and recreational activities for young people</p> <p>Involvement of young people in planning, design and provision of facilities to serve their needs</p>		Western Precinct
<p>A variety of activities and opportunities to specifically meet the needs of older people</p>	<p>Resources and spaces suitable for social and leisure activities specifically for older people</p> <p>Assisted access to social and leisure opportunities in the wider community</p> <p>Spaces suitable for sessional or outreach support services for older people</p>	<ul style="list-style-type: none"> • Design focus on access to meet needs of older people • Access to IT / learning resources 	<p>Incorporated in multi-purpose community resource centre in Western Precinct</p>
<p>Accessible library resources and information sources for all members of the community</p>	<p>To meet joint needs of residents, school students and workers;</p> <p>To provide access to material in a variety of forms (electronic, hardcopy, other).</p> <p>To provide support to access material (ie staffing).</p> <p>Allows active use of facility for extended hours.</p> <p>Connectivity with other resources within the development to support lifelong learning.</p>	<ul style="list-style-type: none"> • Included in Village Centre as part of multi-use community space. • Located within 5 minute walk from public transport 	<p>Library outlet co-located with multi-purpose community resource centre in Western Precinct</p>
<p>Access to information about the local area and its resources and services</p>	<p>Appropriate information to be accessible to all residents</p> <p>Information to include local services, public transport, sustainability education initiatives, community initiatives and how they might participate within the community</p>		<p>Resident information packages</p>

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
Resourcing and delivery of community development programs, events, activities and services	<p>Provision of opportunities and encouragement for all age groups and sections of the population to become involved in community building activities</p> <p>Programs and events to commence from time of initial settlement</p> <p>Provision of adequate staffing and program funds to initiate and support activities</p> <p>Delivery of Welcome Program to all new residents</p> <p>Provision of public art in appropriate locations and of appropriate nature</p> <p>Community involvement in provision of public art</p> <p>Recognition and interpretation of indigenous heritage</p> <p>Recognition and interpretation of European heritage</p> <p>Information /education programs regarding the cultural heritage of the site</p>	<p>Activities and programs to:</p> <ul style="list-style-type: none"> • Build social networks, community identity and sense of place and belonging • Enhance cultural development by providing opportunities for recognition and experience of local culture and heritage • Support community initiatives and the establishment of civic organisations • Encourage resident engagement in the planning and development of the community 	<p>Funding for: Community Development Worker Resident information kit Community Initiatives Fund</p>
Access to health, medical and family and individual support services	<p>Spaces suitable for private GPs practice</p> <p>Associated space for allied and community health services</p> <p>Spaces suitable for sessional or outreach services provided by government or non-government agencies</p> <p>Office accommodation for service providers</p>		<p>Separate commercial space</p> <p>Sessional space within multi-purpose community resource centre in Western Precinct</p>

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
Access to a variety of passive recreation opportunities to meet the needs of all sections of the community	<p>Facilities to be flexible and responsive to emerging recreation needs and preferences</p> <p>To be shared by all members of the community to promote active use</p> <p>To include provision for:</p> <ul style="list-style-type: none"> • Local neighbourhood and larger parks • Walking and jogging • Safe cycling for all levels of experience • Picnics and barbecues • Relaxation and enjoyment • Children's play activities (for both young children and older children) • Informal active use • Large and small gatherings • Youth space 	<p>All residents to be within easy walking distance of open space</p> <p>Integration with and access to the Regional Park</p> <p>Design for child safety</p> <p>Appropriate levels of maintenance.</p> <p>Address requirements for casual surveillance, car parking, safety and security</p>	<p>Local open space within Western Precinct</p> <p>Access to Regional Open Space</p> <p>Access to Regional Park</p>
Access to active sporting facilities	<p>To be provided according to the needs of the community</p> <p>To include provision for:</p> <ul style="list-style-type: none"> • Both sexes and a variety of age and interest groups • Summer and winter sports • Some all weather surfaces <p>To be shared by schools and residents and promote active use out of school hours</p> <p>To be:</p> <ul style="list-style-type: none"> • Multifunctional sports ovals and courts • Integrated with picnic & play areas, hike & bike trails, and interpretive trails 	<p>To include amenities block, car parking and lighting as appropriate</p>	<p>Local open space within Western Precinct</p> <p>Access to Regional Open Space</p>
Transport to services, facilities, programs and resources in the wider	<p>Access to transport services that are:</p> <ul style="list-style-type: none"> • Available at time of initial occupation 	<p>Most residents within 5 minute walk of public transport</p>	<p>Early provision of public transport</p>

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
district beyond the precinct, according to the needs of residents	<ul style="list-style-type: none"> Regular and affordable Provided at weekends and evenings as well as week days Suited to the needs of children, young people, older people and people without cars 		Community bus
Responsiveness to emerging and changing needs for all facilities and services	<p>Process to monitor:</p> <ul style="list-style-type: none"> Demographic characteristics of population at regular intervals. Needs and preferences of population at regular intervals <p>Process for community participation in decision-making about facilities and services</p>		Community facilities studies
Access to high quality childcare and learning services for pre-school children	<p>Services to meet the needs of children aged 0-2 years and 3-5 years</p> <p>Number of childcare and pre-school places to be flexible and responsive to changing need</p> <p>Choice for parents in availability of services</p> <p>Location adjacent to primary school for parents convenience and reduced traffic movements</p> <p>Services integrated with primary school for easy transition and sharing of resources</p> <p>Close to public transport</p>	According to standards and licensing requirements of government agencies Located in Village Centre	Private sector for childcare Department of Education and Training for pre-school
Access to quality out of school hours care for children 5-12 years	<p>Provision of indoor and outdoor space for the care of children before school, after school and during school vacations</p> <p>Number of places to reflect need and service viability</p> <p>To be shared across schools</p> <p>To be located to minimise travel to and from school</p>	According to standards and licensing requirements of government agencies	To be provided in association with primary school or private childcare facility
Primary school for Years K-6	Use of school facilities outside school hours for lifelong learning	According to standards and design requirements of DET	Public primary school in Western Precinct

Requirement	Functional Outcome	Indicative Design Criteria	Baseline Facility / Service
	<p>Location adjacent to open space, recreation facilities for shared public use</p> <p>Location adjacent to community centre for shared community activities</p> <p>Location adjacent to shops and public transport for convenient access</p>		
<p>Access to services and facilities to support small and home-based businesses</p>	<p>Access to meeting spaces for seminars, workshops and training activities, according to demand.</p> <p>Access to small meeting rooms and serviced office facilities</p> <p>Access to business advice, mentoring, training and networking</p>	<p>Ropes Crossing Business Support Centre will provide a range of programs to support business owners both on and around the site. These programs include business advice, mentoring, training and networking. Additionally, businesses will be able to access the office facilities and small meeting spaces in the Business Support Centre on a fee-for-service basis.</p>	<p>To be addressed by multi-purpose community resource centre in Western Precinct and specialist Business Support Centre to be established in Ropes Crossing in 2009</p>

5.5 Baseline Social Infrastructure: Local Government

5.5.1 Facilities and Services

As outlined above, the schedule of facilities and services identified in the 1999 Community Plan has required revision to take account of changes in precinct boundaries, development yield and Council standards since that time. The following table sets out the facilities and other initiatives to be provided by Maryland Development Company to satisfy the requirements for baseline facilities, using a Section 94 methodology. They also include revision of the discretionary items agreed in the 1999 Community Plan schedule. These tables will form the basis of the Development Agreement to be negotiated with Penrith City Council with regard to community facilities and community development.

As also outlined above, the schedule of baseline facilities provides the costing framework within which the detailed planning of integrated facilities will occur, and the scope of facilities and initiatives to be provided should more innovative and flexible arrangements not be negotiated within the HSC. As negotiation of the Development Agreement has not been completed at the time of writing this report, the costings contained in the table are preliminary only.

Table 11: Proposed Baseline Facilities and Services for the Western Precinct

<i>Type of facility</i>	<i>Requirements</i>	<i>Preliminary Costing</i>	<i>Timing</i>	<i>Comment</i>
Multi-purpose community resource centre	Site area to be determined Built area to be no more than 1,152sqm, based on Council benchmark of 0.18 sqm per person as maximum cap. Costing framework based on \$1,424 / sqm + 15% ¹ To include fitout, landscaping, parking to a standard agreed with Council Fitout based on 7% of facility construction costs of facility	\$1,886,515 \$114,831	Permanent facility to be operational by time 50% of dwellings are occupied.	To be designed to meet functional outcomes for multi-purpose community space outlined in Table 9.
Temporary neighbourhood centre	To include adjacent parking and a children's playground To a standard specified by Council Promote sharing of parking with adjacent land uses	\$150,000	To be provided within 12 months of initial occupation of first resident and continue until permanent facility is constructed.	For example may include cottage / sales office annex / adaptive re-use of existing building
Youth contribution	Incorporated into multi-purpose community neighbourhood centre		To be provided by time 50% of dwellings occupied.	Youth component included in 0.18 sqm allowance to be incorporated into Western Precinct multi-purpose facility
Aged / disability contribution	Incorporated into multi-purpose community neighbourhood centre		To be provided by time 50% of dwellings occupied	Aged / disability component included in 0.18 sqm allowance to be incorporated into Western Precinct multi-purpose facility
Library Contribution	Nature of facility to be determined, pending outcome of Council's library strategy Costing based on Council's current s94 library contribution of \$211 per person	\$1,350,400		Most appropriately co-located with multi-purpose community space

¹ Based upon Glenmore Park Stage 2 Section 94 Contributions Plan 2007

<i>Type of facility</i>	<i>Requirements</i>	<i>Preliminary Costing</i>	<i>Timing</i>	<i>Comment</i>
Cultural facilities	Contribution to district / city-wide facilities according to Council Cultural Facilities Plan rate of \$76 per person	\$486,400	To be applied in accordance with Council's Cultural Facilities Plan	
Public art levy	A levy for public art is included within Council's District Open Space Contributions	See Section 5.5.2 below		To be applied in accordance with landscape strategy to be developed by Joint Venture and agreed with Council.
Resident Information Package	To be provided and distributed to all residents at Developer's expense, based upon cost estimate of \$3 per household	\$7,350	To be provided as residents move into dwellings.	
Community Initiatives Fund	3% of facility construction costs to be used as grants to support emerging groups and initiatives	\$49,213	To be provided from the occupation of the first resident for a period of 5 years.	
Community Facilities Studies	\$20,000 for both Western and Central Precincts combined	\$20,000	Population monitoring to be on-going. Needs studies to occur as required.	Study to determine characteristics and needs/preferences of community.
Community Development Worker	Part-time worker, based on salary for full-time equivalent worker for two years	\$180,000	To be provided within 12 months of occupation of the first dwelling for a maximum of 3 years part time until state government service (DOCS) is funded.	To be integrated with Central Precinct
Community Bus	12 seater bus	\$80,000	To be provided within 2 years of occupation of first resident	Garaging arrangements to be negotiated. Bus to be for general community use, not just children

Note: This schedule assumes that the following items identified in the 1999 ADI St Marys Human Services and Open Space Community Plan will not be required to be provided, as discussed in meetings with Penrith City Council staff:

- Childcare centre – to be provided by private sector. However Council will want to see evidence of private sector provision before relinquishing requirements for childcare centre
- Before and after school centre – assumed this will be provided either within primary school or within multi-purpose centre and that a separate stand alone OOSH centre would not be required
- Mobile children's play van – not required on assumption of early provision of local open space, community development worker and initiation of local community activities
- Mobile pre-school - not required on assumption of early provision of private pre-school.

5.5.2 Open Space and Recreation Facilities

Requirements for open space and recreation facilities for the St Marys development were examined in the 1999 St Marys Community Plan. That plan set out principles, benchmarks and an open space hierarchy in response to identified needs.

Since that time, Penrith City Council has revised its open space and recreation strategies, based upon a major study of recreational needs undertaken in 2002, the PLANS study. The PLANS study identified needs for recreation areas to better cater for changing community needs, more multi-use areas to incorporate both passive and active 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. Subsequent Council strategies based upon the PLANS Study findings include:

- The Penrith Recreational and Cultural Strategy (2004), which identified 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), which sets out criteria relating to quantum, size, catchment area and primary function for areas within the Penrith open space network. It also sets out open space requirements in new 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), which 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. The only district level facilities proposed for the St Marys project will be located within the designated Regional Open Space. Maryland Development Company will be credited for their development but will also be required to pay monetary contributions towards other off-site district facilities, in accordance with Council's District Open Space contributions plan.

Based upon Council's standards for local open space outlined above, and the population projections outlined in Chapter 3, (2,450 dwellings and 6,400 people), the baseline Western Precinct open space requirement is:

- 8.96 ha active open space and
- 10.5 ha passive recreational open space,
- Total of 19.46 ha of local open space.

The Landscape and Open Space Masterplan proposes an alternative open space hierarchy that includes some departures from these figures, based on additional open space opportunities on the site.

Contributions will also be made towards off-site district level open space and recreation facilities consistent with Council's District Open Space Contributions Plan.

Open space will be designed to meet the active and passive recreation needs of the future population of the Western Precinct identified previously in Table 10.

The areas of open space to be provided within the Western Precinct are described in detail in the Landscape and Open Space Masterplan prepared by Environmental Partnerships. A hierarchy of open spaces will be provided, including large (level 1) parks with active recreational facilities for a variety of sports, neighbourhood parks for passive recreational activities and several smaller local parks and playgrounds for sub-neighbourhood catchments. One of the level 1 parks will incorporate sporting ovals and multi-purpose courts, located in the Village Centre. Some of the parks will contain bushland and picnic areas suitable for passive family recreation. The design of parks will incorporate flexibility for future adaptation to meet the needs of a diversity of groups within the community.

The principles for open space provision and distribution are detailed in the Landscape and Open Space Masterplan; however in general they include:

- Recognition of natural values, including managing the relationship of urban development to the adjoining Regional Park
- Recognition of cultural values, including conservation of significant heritage items, interpretation of cultural heritage values and facilitation of community identity
- Network connectivity, providing local open space within walking distance and linking open space to the broader regional network of open space
- Multi-use facilities, linking open space to other community facilities and providing opportunities for a variety of recreation activities
- Responsiveness and flexibility to adapt to changing needs, and to cater for family use, personal fitness, new activity trends and community gathering space
- Provision of a safe and secure recreation environment.

5.6 Baseline Social Infrastructure: State Government

A Development Agreement has been signed between the Joint Venture partners and the State Government covering the funding and provision of services for the St Marys development. The Development Agreement reflects the provisions negotiated in 1999 as part of the St Marys Human

Services and Open Space Community Plan. At that stage it was envisaged that development would commence in the Western Precinct, and the agreed level of servicing related primarily to that precinct, based upon the development scenario anticipated at that time. Facilities and services required in subsequent stages were to be subject to review prior to the commencement of each stage.

The Development Agreement with the State Government makes provision for funding for the following range of services:

- A primary school in each precinct
- A variety of community health services
- Respite places for people with a disability
- Child protection services
- Youth worker
- Family support worker
- Community Development Worker from year 4, to follow from 3 year funding by Joint Venture
- Children's services
- Support services for older people and people with a disability.

Preliminary consideration of these issues has occurred within recent meetings of the Infrastructure Co-ordination Group and the Human Services Consortium. Preliminary advice from state government agencies includes the following:

- The Department of Education and Training is of the view that a new public primary school will be required for the Western Precinct. This school would also serve the Central Precinct. The size and location of a site for this school are yet to be confirmed. High school needs will be met by the existing Cranebrook High School and Cambridge Park High School, where there is currently spare capacity.
- The Department of Community Services is currently reviewing its funding programs as part of its review of child protection services across the state. It is likely that an outcome of the review will be that future funding for community programs will be directed at prevention and early intervention activities for "at risk" families and children. Accordingly it is unlikely that funds would be provided for generalist community development activities within the St Marys release area. The Department does not foresee that it will have additional funds available within its current programs to absorb the funding of the community developer worker in the Western Precinct once the three-year developer commitment for this position is over. However, the Development Agreement contains a commitment that such funding will be made available by the Department of Community Services. This issue needs to be considered in the context of confirming all the commitments contained within the State Government Deed.
- Sydney West Area Health Service has advised that it does not intend to provide any capital facilities within the Western Precinct. The health care needs of the Western Precinct population will be met by Nepean Hospital and existing community health centres in Penrith and St Marys. However, the Area Health Service may wish to provide outreach community health services (for instance early childhood health clinic) to the Western Precinct population by basing sessional health staff in a multi-purpose community facility. It will be important that the proposed multi-purpose community centre be designed to accommodate such uses. Provision for sessional community health services has been made in the performance objectives identified for a multi-purpose community centre.

- The Department of Ageing, Disability and Home Care has advised that the needs of older people and people with a disability in the Western Precinct should be met through access to appropriately designed mainstream community facilities and public spaces, and through care and support services based in the wider area. No need for specific purpose facilities or services to be located within the Western Precinct for these target groups has been identified at this stage. The multi-purpose community centre performance objectives and design criteria include design requirements to accommodate the needs of older people and people with a disability.

5.7 Social infrastructure provided by non-government and private sectors

At this stage in the planning process, only those services and facilities which fall within the responsibility of local government and state government agencies, and which are considered to be baseline or core services, have been considered. The developers are keen to provide additional services over and above the basic range, in association with non-government and private sector partners. Negotiations for the development of such services will continue beyond the lodgement of the Precinct Plan. Such services may include a private school, private childcare centres and medical and allied health care services.

The private sector will also be responsible for providing neighbourhood retail and commercial services, located in the proposed Village Centre.

5.8 Location of facilities

The EPS sets out locational criteria for the baseline community facilities. The community facilities will generally be located within the Village Centre, for reasons of convenience and accessibility and to promote the vibrancy of the Centre. Location within the Village Centre will satisfy the requirements of the EPS for each facility type.

Precise locations within the Village Centre will be determined in subsequent stages of planning, and will have regard to opportunities for co-location and shared use of resources, access to open space and shared parking. In particular, arrangement of facilities to promote co-location, shared use and integration will be considered in detail by the Human Services Consortium.

5.9 Community development strategies

A comprehensive approach to building a sustainable community requires the provision of staffing and funding to support activities and programs, in addition to built infrastructure. As indicated in the tables above, provision will be made for engagement of a community development worker and establishment of a Community Initiatives Fund.

5.9.1 Community Development Worker

A Community Development Worker would be responsible for supporting:

- A Welcome Program and distribution of Resident Information Kits to all incoming households
- Community-building events and programs, designed to promote social networks amongst residents, civic pride and identity, sense of belonging and community life
- Establishment of local services and activities in response to the needs and preferences of different sections of the population
- The public art and place-making strategies
- Community education and environment programs
- Initiatives that will contribute to the identity and social capital of the community

- Participatory processes in relation to the management of facilities and on-going planning and development of the community
- The monitoring of population characteristics and identification of emerging needs
- Work with Council, the developer, service providers and organisations in the broader area to ensure the needs of residents are addressed.

Arrangements for the funding and engagement of a community development worker will be contained within the Development Agreement with Council. At this stage it is envisaged that funding will be provided by the Joint Venture to engage a Community Development Worker for a period of up to three years (maximum part time, 2 years full time equivalent) commencing within 12 months of settlement. It is probable that in the early stages of development the Community Development Worker will only need to be engaged on a part-time basis, building up to a full-time position as the population grows. The State Deed makes provision for funding for this position and associated program costs to thereafter be provided annually by the Department of Community Services.

5.9.2 The Community Initiatives Fund

The Community Initiatives Fund will play a major role in the community development approach in the Western Precinct. It aims to encourage and support community initiatives, programs and activities that will enhance the life of the community and quality of life of its residents. The initiatives resourced by the Fund will also help promote community identity and civic pride, a sense of belonging, and social capital and social networks within the community. It is designed to ensure that all sections of the community have the opportunity to develop and participate in community activities according to their needs and interests.

The Community Initiatives Fund will take the form of a “rolling” fund to operate over the first five years of the development. It will provide small, one-off grants to residents groups and community organisations for the purposes of establishing projects and activities in conjunction with the community facilities to be provided in the Western Precinct. This may involve groups starting up their own activities and clubs, running local community projects, taking action to deal with local issues, working to enhance the local environment or getting community facilities fully operational.

Specific objectives of the Fund include:

- To provide one-off or short-term grants to new organisations or groups to support their initial establishment and enable them to develop new services, programs or activities for residents (eg sports or craft equipment). This recognises that some initiatives may require seeding grants or subsidies to get going, but that in the longer term they will be self-financing
- To promote the early establishment and use of community centres and other community facilities (eg through assistance with provision of resources over and above standard fit-out)
- To encourage and resource local groups as they respond to community needs (eg youth needs forum)
- To enhance resident participation in the provision of community services and activities (eg reimbursement of costs for management committee members)
- To support community- building events that will promote community spirit and identity (eg community festival)
- To promote access to community information (eg initial funding for a resident newsletter)
- To attract resources from other sources to the community (eg private sponsorships of events or activities)

- To support community education and environment programs
- To support community cultural development (e.g. arts programs, cultural festival).

The Community Initiatives Fund in relation to the Fit-out of Community Facilities

Council's policy allows for the standard fit-out of community facilities to include only basic provision of furniture such as tables and chairs. The Community Initiatives Fund will fund any equipment and resources over and above the standard fit-out requirements. This may include, for example, office equipment such as computer and photocopier for the Community Development Worker, play equipment for children's activities, crockery and cutlery for social activities.

The Financing and Administration of the Fund

The arrangements for financing of the fund will be specified in the Development Agreement.

The fund will operate for a period of 5 years, subject to review if the pace of development changes significantly from that outlined in Section 3.6 of this report. Funds may be used to be apportioned across this period in accordance with anticipated needs and the likely rate of development. A budget will be prepared to ensure sufficient funding will be available to support likely projects across that period. It is envisaged that private sponsorships will be sought to extend the Fund beyond the five year period provided for.

The fund will operate by providing, on an approved application basis, small, one-off grants of a non-recurrent nature for local community initiatives. The Community Development Worker will be able to approve funds up to \$1,500 for community based initiatives.

It will be a condition of funding that the receiver of funds provides an outline of the achievements of the project and a financial statement accounting for the expenditure of the funds. The receiver of the funds will also be required to submit a short report evaluating the effectiveness of their project, along with an explanation of how the project was evaluated.

A Community Initiatives Information Kit will be prepared outlining the details of the scheme and how to apply for funding.

Features of the Program

- Flexibility: the Fund will have the flexibility to respond to the diversity of requests for funding assistance
- Timely responsiveness: Submissions will be considered on a quarterly basis to enable quick response to community initiatives
- The Fund is to complement other Government and private sector funding programs and increase the level of resourcing to the Western Precinct.

Funding Priorities

At this stage, funding priorities have not been set. This will be an initial and important task of the funding committee once established. Priorities should be established after considering the following:

- Which group or groups are to be targeted as having a very high need in the Precinct?
- How effective will the proposal be in generating a much higher level of utilisation of community facilities?

- How effective will the proposal be in contributing to the process of community development and enhancement of quality of life / environment in the Western Precinct?
- What will be the extent of resident participation in the development, management and operation of the project?
- What is the likelihood of the project receiving funding from an alternative source?
- How effective or innovative will the project be in responding to an identified community need that otherwise would not be met?

6 After the Precinct Plan: Process Issues

As can be seen from the preceding chapters, the process of human services planning for the Western Precinct is an on-going one. A beginning has been made in this Community Plan in establishing the desired outcomes and performance objectives to achieve best practice outcomes in the provision of social infrastructure and the baseline facilities to set minimum standards for their provision. The ways in which the outcomes will be achieved, the identification of opportunities for innovation and integration, the negotiation of partnerships between the Joint Venture and service providers and the detailed planning and delivery of services and facilities is yet to occur. This chapter briefly outlines some of the processes that will be required to take the planning forward.

6.1 The on-going role of the ICG and HSC

Both components of the integrated planning structure are now firmly established and a pathway for their on-going operation has been determined. Their role will continue to be to assist in the development of alternative delivery models to achieve best practice outcomes, to the extent that it relates to each of the agencies involved. The structures will provide a mechanism to explore and negotiate partnerships amongst agencies and identify opportunities for more efficient use of resources and joint, shared and co-located facilities. Their role will also include making recommendations for the commitment of resources to the Western Precinct, in line with the provisions of the Development Agreement with the State Government and the Terms of Reference of each group. It will also involve greater consideration of the ways in which the development might complement and enhance local service networks and integrate with surrounding communities. The ICG and HSC will continue to meet over the planning and delivery timeframe, to ensure appropriate and coordinated implementation of the Community Plan.

6.2 The Planning Agreement with Penrith City Council

A Planning Agreement between the Joint Venture and Penrith City Council is being prepared, setting out arrangements for the provision of Council-related social infrastructure to be provided in the Western and Central Precincts. This will reflect the approach and provisions set out in the previous chapter. It will also outline a process for the negotiation of alternative delivery models, and arrangements for the ownership, governance, management and maintenance of facilities.

6.3 The Development Agreement with State Government Agencies

As outlined above, while a Development Agreement between the Joint Venture and the State Government for the provision of resources for each of the Precincts has been signed, this does not contain specific commitments for the range and quantum of services required to meet the anticipated needs of the Western Precinct population. These needs will be identified through the ICG / HSC process. Members of the ICG will then make recommendations within their agencies for the provision of appropriate resources.

6.4 6.4 Processes for monitoring population characteristics and needs

As outlined in Chapter 3, it will be important to monitor the characteristics and needs of the population as it grows to ensure that services and facilities can respond and adapt to its requirements. This will be largely the responsibility of the developer, through collection of sales and post-occupancy data. The proposed Community Development Worker will also assist in the monitoring of population characteristics and needs. Provision has also been made in the schedule of baseline facilities for the conduct of community facilities studies to help determine the needs and preferences of residents.

6.5 Community participation processes and consultative mechanisms

One of the performance objectives contained in the EPS is that community participation is to be encouraged in the identification of community service and facility needs. The EPS requires that “existing and incoming occupants of the site be encouraged to participate in the selection, design, location, and on-going management and operation of services and facilities” (EPS 10.4.6).

As part of the preparation of the Precinct Plan for the Western Precinct, consultation has been undertaken with residents from adjacent communities and other stakeholders. This has taken the form of a newsletter, website and community information and feedback session, held on 1st July 2008. Information about the draft Precinct Plan has been provided through these mechanisms and feedback and ideas sought from residents.

Structures and mechanisms to facilitate further community participation will be considered by the Joint Venture, with advice from the ICG and HSC. The proposed outcomes based approach to the provision of facilities and services has been designed to respond to the needs and preferences of the population as they emerge, and clearly future determination of precise needs will rely on input from the community. To this end, provision has been made in the baseline facilities and services for funding to be made available for community facilities studies, to help determine future needs.

In addition, it will be part of the role of the proposed Community Development Worker to design and implement community consultative mechanisms, in association with residents. The proposed Community Initiatives Fund will provide for the resourcing of such mechanisms.

7 Conclusions

The St Marys Environment Planning Strategy sets out the context and framework for this Community Plan. It recognises the need for new approaches to human service planning to overcome past inadequacies and sets out requirements to help achieve best practice in the approach to community service planning and implementation. It also reflects the commitments by the Joint Venture, both local Councils and the State Government to integrated planning and the development of more flexible, efficient and innovative ways of planning and delivering human services and community facilities.

The table below summarises the requirements of the EPS with regard to human services and indicates the extent to which these requirements have been addressed in the Community Plan.

Table 12: Compliance with EPS Requirements for Human Services

Requirement of EPS	Extent of Compliance
Establishment and operation of Infrastructure Co-ordination Group consistent with role specified in EPS (ref. 10.2 & 10.4.4))	Fully achieved. The Group has met on 1 occasion during the preparation of the Western and Central Precinct Community Plans and consultation has been undertaken with individual agencies outside of the meeting process(ref. Sn 1.6)
Establishment and operation of People and Place Working Group consistent with role specified in EPS (ref. 10.2, 10.4.3 & 10.4.4)	The PPWG has essentially been replaced by the Human Services Consortium, which has a similar role. The HSC has met on 4 occasions during the preparation of the Western and Central Precinct Community Plans (ref. Sn 1.6)
Development to integrate community services with land use planning (ref. 10.3.1)	Planning process has satisfied this requirement (ref. Sn 4.2)
Full range of social infrastructure appropriate to changing needs of community to be provided in a timely manner (ref. 10.3.2)	Community Plan makes provision for this to occur (ref. Sn 5)
Amenity of both local government areas to be promoted through provision of services and facilities (ref.10.3.3)	Provision of services and facilities as outlined in this Plan will contribute to the range of social infrastructure available in the district and so promote the amenity of both LGAs (ref. Sn 2.4, 4.9)
Equitable access to services and facilities to be promoted for all groups and individuals (ref. 10.3.4)	The Community Plan identifies this as a key principle for the design and delivery of social infrastructure. All facilities and services will be publicly accessible and centrally located (ref. Sn 5.4)
Community participation to be encouraged in identification of needs and on-going management and operation of services and facilities (ref. 10.3.5 & 10.4.5)	Consultation with adjacent communities has occurred in relation to preparation of the Precinct Plan. Community Plan makes provision for community facilities needs studies and establishment and resourcing of community participation mechanisms (ref. Table 10 & Sn 5.9, 6.5)
Range of open space, recreation areas and facilities for passive and active recreation to be provided (ref. 10.3.6)	Separate Landscape and Open Space Masterplan describes how this requirement will be satisfied (ref. Sn 5.5.2)

Requirement of EPS	Extent of Compliance
Accessibility and utility of open space areas to be maximized (ref. 10.3.7)	This has been addressed in the Landscape and Open Space Masterplan (ref. Sn 5.5.2)
Recreation facilities to be located and designed to maximise conservation of natural and cultural environment (ref. 10.3.8)	This has been addressed in the Landscape and Open Space Masterplan (ref. Sn 5.5.2)
St Marys Planning Agreement to set out provisions relating to delivery of community services and open space on the site (ref.10.4.1)	Planning Agreement still under negotiation at time of writing (ref. Sn 6.2)
Community facilities to be located in accordance with development controls (ref. 10.4.5 & 10.4.7)	The proposed location of all of the listed facilities within the Village Centre will satisfy the development controls (ref. Sn 5.8)
Facility description briefs to be prepared for each facility (ref. 10.4.8)	Baseline services to be provided will meet the specifications and design standards referenced in Table 10. The opportunity to improve on these will be developed in accordance with the outcomes and performance measures identified in this plan. (ref. Sn 5.3, 5.4 and 5.5)
Opportunities for more efficient, effective and flexible service delivery to be presented in Precinct Plan (ref. 10.4.9)	A mechanism to enable opportunities to be explored forms the basis for this report. The HSC will explore opportunities for more efficient, effective and flexible service delivery within the framework for baseline social infrastructure presented in Table 11. (ref. Sn 5.3)
Precinct Plan to identify distribution of open space within Precinct, benchmarks for provision, flexibility (ref. 10.4.10)	This has been addressed in the Landscape and Open Space Masterplan (ref. Sn 5.5.2)
Locational criteria for open space specified (ref. 10.4.11)	This has been addressed in the Landscape and Open Space Masterplan (ref. Sn 5.5.2)

In describing how a socially sustainable community will be created in the Western Precinct, the Community Plan has gone much further than merely addressing the requirements of the EPS. It has identified the broader social objectives of the development and a variety of strategies for their achievement. It has examined the social context of the Precinct and considered how the Precinct might integrate with surrounding neighbourhoods and contribute to the amenity of the wider area. It has presented detailed population projections for the development, as the basis for identification of infrastructure needs. And, importantly, it has presented a new approach to the planning of human services and facilities that will help ensure that best practice outcomes can be achieved.

Appendix 1: Existing Population Profile

This appendix provides a profile of the population and housing within the suburbs adjoining the Western and Central Precincts of the St Marys development – Cranebrook, Cambridge Gardens, Llandilo, Werrington, Werrington County, and Werrington Downs. The profiles of the Penrith LGA and the Sydney Statistical Division are also presented to provide a benchmark for comparison.

Information used in this analysis is derived from the Australian Bureau of Statistics 2006 Census of Population and Housing.

Age profile

Overall, Penrith LGA has a younger population than the Sydney Statistical Division (SD). All of the suburbs adjoining the Western and Central Precincts have a higher proportion of children and young people than the Penrith LGA as a whole. Cranebrook has a particularly high level of young people aged between five to 14 years, whereas Werrington Downs has high levels of youth aged between 15-19 years at 10%, which is 2% and 3% higher than Penrith and Sydney overall.

Werrington has high proportions of persons aged 20-24 years (9%), which is 2% higher than Penrith LGA and the Sydney SD and may be the result of students attending the UWS Penrith Campus at Werrington. Werrington also has a higher proportion of persons over 65 years than other suburbs adjoining the Central and Western Precincts, however proportions of persons over 65 are equal to Penrith overall and lower than the Sydney SD.

Table 13 – Age profile

Suburb	0-4	5-9	10-14	15-19	20-24	55-59	60-64	65+	Median age
Cranebrook	9%	10%	10%	9%	7%	4%	3%	4%	28
Cambridge Gardens	8%	8%	8%	8%	7%	7%	3%	5%	31
Llandilo	8%	8%	7%	8%	5%	8%	5%	8%	33
Werrington	8%	7%	7%	6%	9%	7%	4%	8%	32
Werrington County	6%	6%	8%	9%	7%	8%	4%	7%	33
Werrington Downs	7%	7%	8%	10%	9%	7%	2%	4%	30
Penrith LGA	7%	8%	8%	8%	7%	6%	4%	8%	32
Sydney SD	7%	6%	7%	7%	7%	6%	4%	12%	35

Table 14 - Indigenous population

Suburb	Indigenous population
Cranebrook	3.1%
Cambridge Gardens	2.2%
Llandilo	1.9%
Werrington	3.4%
Werrington County	2.4%
Werrington Downs	1.7%
Penrith LGA	2.4%
Sydney SD	1.1%

The Penrith LGA accommodates a much higher proportion of indigenous residents than the Sydney SD. The suburbs surrounding the Central and Western precincts demonstrate variations to the overall Penrith population. Llandilo and Werrington Downs have a lower proportion of indigenous residents, whilst Cranebrook (3.1%) and Werrington (3.4%) demonstrate significantly higher percentages.

Persons born overseas

Penrith has significantly lower levels of persons born overseas than Sydney SD overall. Of those born overseas, the most common countries of birth include the United Kingdom (25%), New Zealand (8%) and the Philippines (7%). Llandilo and Werrington have notably higher proportions of persons born overseas than other suburbs adjoining the Western and Central Precincts. Llandilo is characterised by high numbers of market gardens, which may provide attractive employment opportunity to persons born overseas. The University of Western Sydney's Penrith Campus is located in Werrington and high numbers of persons born overseas may be due to international students living in UWS Penrith student accommodation.

Table 15 – persons born overseas

Suburb	Persons born overseas
Cranebrook	14%
Cambridge Gardens	16%
Llandilo	25%
Werrington	24%
Werrington County	16%
Werrington Downs	16%
Penrith LGA	21%
Sydney SD	31%

Languages other than English

Penrith has lower levels of cultural and linguistic diversity than Sydney overall, with 82% of persons speaking English at home. The three most frequently occurring languages other than English spoken at home are summarised in table 2.4 below. Llandilo has higher levels of cultural and linguistic diversity than neighbouring suburbs, however Llandilo has a lower population base, as well as a differing development character being predominantly market gardens.

Table 16 – languages other than English spoken at home

Suburb	Language 1	Language 2	Language 3
Cranebrook	Spanish (1%)	Maltese (0.5%)	Hindi (0.5%)
Cambridge Gardens	Arabic (1%)	Cantonese (1%)	Greek (0.5%)
Llandilo	Maltese (10%)	Italian (5%)	Cantonese (3%)
Werrington	Arabic (1%)	Spanish (1%)	Tagalog (1%)
Werrington County	Spanish (1%)	Greek (1%)	Italian (1%)
Werrington Downs	Arabic (2%)	Hindi (0.5%)	Greek (0.5%)
Penrith LGA	Arabic (1%)	Croatian (1%)	Italian (1%)
Sydney SD	Arabic (4%)	Cantonese (3%)	Greek (2%)

Income

Weekly household incomes are grouped by suburb in the table below. This indicates:

- The bulk of the households in all of the adjoining suburbs are moderate income earners (\$1,000 – \$2499 per week), a much higher proportion than the Sydney average of 40%
- High income households² are less prevalent across Penrith LGA and within suburbs adjoining the Western and Central Precincts, than in Sydney SD as a whole.
- Werrington, Llandilo and Cranebrook have average weekly household incomes below the Penrith average and Cranebrook and Werrington have higher levels of low income households
- Werrington Downs, Werrington County and Cambridge Gardens have average weekly household incomes above the Penrith average, and significantly above the Sydney average
- The much lower median weekly household income in Werrington reflects higher proportions of lone person households, as well as persons living on Commonwealth assistance such older persons and one parent families

Table 17 Income Profile

Suburb	<\$350	\$350-\$999	\$1000-\$2499	>\$2500	Median weekly household income
Cranebrook	10%	26%	54%	10%	\$1,232
Cambridge Gardens	9%	22%	61%	9%	\$1,300
Llandilo	9%	32%	48%	11%	\$1,131
Werrington	10%	35%	49%	6%	\$890
Werrington County	4%	25%	57%	14%	\$1,306
Werrington Downs	6%	20%	60%	14%	\$1,426
Penrith LGA	12%	28%	48%	11%	\$1,285
Sydney SD	14%	27%	40%	18%	\$1,154

Household type

The Penrith LGA is characterised by high levels of couple families with children, compared to the Sydney SD, which has a significantly higher proportion of couple families with no children. All of the suburbs adjacent to the St Marys site (apart from Werrington) have a higher proportion of households comprising couple with children than the Penrith average, and significantly higher than the Sydney average.

Werrington Downs and Llandilo have particularly high proportions of couples with children.

Werrington indicates a noticeably lower proportion of couples with children and much higher proportions of one parent families and lone person households. It also has a higher proportion of group households, associated with the nearby UWS campus.

Cranebrook also has an above average proportion of one parent families, most probably associated with its significant stock of public housing.

² High income households are described as households with a gross weekly income of more than \$2,500 each week.

Table 18 Household type

Suburb	Couple	Couple with children	One-parent family	Lone person	Group household
Cranebrook	14%	63%	18%	5%	1%
Cambridge Gardens	18%	62%	15%	4%	1%
Llandilo	16%	71%	9%	4%	1%
Werrington	18%	45%	21%	12%	3%
Werrington County	18%	62%	14%	4%	1%
Werrington Downs	13%	71%	12%	4%	1%
Penrith LGA	17%	60%	15%	7%	2%
Sydney SD	19%	56%	12%	9%	3%

Housing mix

Dwelling types in neighbouring suburbs are predominantly detached dwellings, with the exception of Werrington, where there is a very high proportion of semi detached dwellings. Werrington also has a higher proportion of flats and units than surrounding neighbourhoods and Penrith LGA as a whole.

Table 19 – Dwelling type

Suburb	Separate house	Semi-detached	Flat/unit
Cranebrook	94%	5%	1%
Cambridge Gardens	99%	1%	0%
Llandilo	98%	1%	0%
Werrington	50%	32%	18%
Werrington County	99%	1%	0%
Werrington Downs	100%	0%	0%
Penrith LGA	85%	8%	5%
Sydney SD	64%	12%	24%

Household size

The average household is larger across Penrith LGA than the Sydney SD. With the exception of Werrington, suburbs adjoining the Central and Western Precincts have higher average household sizes than Penrith LGA as a whole. Werrington has a higher incidence of lone person households than both Penrith and Sydney overall and this accounts for its lower than average household size.

Table 20 – Average household size

Suburb	Average household size
Cranebrook	3.0
Cambridge Gardens	3.0
Llandilo	3.4
Werrington	2.0
Werrington County	3.0
Werrington Downs	3.0
Penrith LGA	2.9
Sydney SD	2.7

Household tenure

Levels of home ownership and purchase are quite high across the surrounding suburbs, with particularly high levels of ownership in Llandilo. In Werrington County and Cambridge Gardens, almost all dwellings are owned or in the process of being purchased. Werrington has a noticeably higher proportion of renters, which is likely to be a combination of low income households and student households associated with the UWS Penrith Campus. Purchase rates are very high in Cranebrook and Werrington Downs. There are also high levels of social housing in Cranebrook representing 10% of occupied dwellings.

Table 21- Tenure

Suburb	Fully owned	Being purchased	Rented
Cranebrook	17%	54%	27%
Cambridge Gardens	30%	52%	16%
Llandilo	48%	29%	20%
Werrington	23%	33%	40%
Werrington County	36%	49%	12%
Werrington Downs	25%	60%	14%
Penrith LGA	27%	43%	27%
Sydney SD	32%	33%	31%

Education

There are considerably lower retention levels of students to year 12 across all adjoining suburbs, when compared with the Sydney SD figure of 49%. Llandilo has a particularly low level of persons completing year 12 at just 22%. There are high levels of school leavers at year 10 across all adjoining suburbs, well above the Sydney SD figures and for the suburbs of Werrington Downs, Werrington County, Llandilo, Cranebrook and Cambridge Gardens, higher proportions of leavers at year 10 than Penrith LGA overall.

Table 22– Highest level of schooling

Suburb	Year 12	Year 10	Year 9 or below
Cranebrook	33%	36%	14%
Cambridge Gardens	32%	39%	16%
Llandilo	22%	38%	27%
Werrington	36%	32%	17%
Werrington County	31%	39%	16%
Werrington Downs	36%	39%	12%
Penrith LGA	34%	34%	16%
Sydney SD	49%	22%	12%

Attainment of a degree or post-graduate qualification is approximately half that of the Sydney SD for all suburbs adjoining the Western and Central Precincts. Llandilo stands out particularly, with only 8% of persons completing a Bachelors degree, compared to 26% across the Sydney SD. The attainment of Certificate level qualifications is very high across all neighbouring suburbs, well above the Penrith LGA figures and as high as double the Sydney SD figures in all suburbs, with the exception of Werrington and Cranebrook. As demonstrated in table 2.12, there are a high prevalence of clerical and administrative workers, as well as trade and technicians in the surrounding neighbourhoods.

Werrington stands out as having the highest proportion of Bachelor or higher degree qualification attainment. Again, these figures are likely to be affected by the location of the University of Western Sydney campus in this suburb.

Table 23- - Non school qualification

Suburb	Certificate	Diploma	Bachelor Degree	Post graduate qualification
Cranebrook	46%	13%	14%	3%
Cambridge Gardens	54%	11%	12%	2%
Llandilo	51%	11%	8%	2%
Werrington	37%	12%	16%	6%
Werrington County	52%	12%	13%	4%
Werrington Downs	52%	14%	14%	4%
Penrith LGA	38%	10%	14%	5%
Sydney SD	26%	14%	26%	9%

Table 22 indicates the proportion of students within the age groups of 15-24 and 25+ that are attending a higher education institution. Full time attendance at TAFE for 15-24 year olds is generally below that of the Sydney SD. However part-time attendance for this age group is significantly higher than both the Penrith and Sydney figures. It is assumed that high levels of participation in this age group represents a high level of take up of in-school Vocational Education and Training subjects, coordinated between the Department of Education and Training and TAFE NSW. 10% of students aged 15-24 attend a part time TAFE course in Werrington Downs, compared with 5% across both Penrith LGA and Sydney.

Full time university attendance is significantly lower for 15-24 year olds in all adjoining LGAs, the highest proportion being 9% in Werrington, compared to 17% for the Sydney SD. Full and part time attendance rates for persons aged 25+ years are comparable to both Penrith and Sydney. Cambridge Gardens has a higher proportion of part time students aged 15-24 than Sydney SD at 4% and 2% respectively.

Table 24 – Higher education attendance by age

Suburb	TAFE full time		TAFE part time		University full time		University part time		Other institution full time	
	15-24	25+	15-24	25+	15-24	25+	15-24	25+	full time	part time
Cranebrook	2%	0.3%	7%	2%	7%	0.5%	1%	1%	10 persons	54 persons
Cambridge Gardens	4%	0%	8%	1%	3%	0.3%	4%	0%	0 persons	7 persons
Llandilo	4%	0%	8%	2%	6%	0%	0%	0%	5 persons	3 persons
Werrington	3%	1%	6%	3%	9%	1%	2%	1%	3 persons	14 persons
Werrington County	2%	0.3%	7%	1%	8%	0.2%	1%	1%	3 persons	15 persons
Werrington Downs	2%	0%	10%	1%	8%	0%	1%	1%	4 persons	13 persons
Penrith LGA	3%	1%	5%	2%	7%	1%	1%	1%	17 persons	38 persons
Sydney SD	4%	0.5%	5%	1%	17%	1%	2%	1%	9,242 persons	21,288 persons

Labour force

All adjoining suburbs have higher levels of full time labour force participation than both Penrith LGA and Sydney. Werrington Downs has a particularly high level of both full time and part time workers, as well as the highest

proportion of both male and female labour force participation of all adjoining suburbs. 70% of females in Werrington Downs participate in the labour force, compared to 47% across Penrith and 55% across Sydney.

Werrington has higher levels of unemployment, than both surrounding suburbs, Penrith and Sydney, with 6% of persons aged 15 and over looking for work.

Table 25: Labour Force

Suburb	Full-time	Part-time	Unemployed	Not in the labour force	Participation males	Participation females
Cranebrook	45%	17%	4%	25%	77%	64%
Cambridge Gardens	47%	18%	3%	25%	81%	64%
Llandilo	41%	16%	3%	32%	72%	55%
Werrington	40%	22%	6%	30%	72%	58%
Werrington County	46%	18%	3%	24%	79%	66%
Werrington Downs	51%	25%	4%	21%	84%	70%
Penrith LGA	34%	13%	4%	37%	65%	47%
Sydney SD	38%	16%	3%	32%	67%	55%

Occupation

Clerical and administrative work is the dominant type of employment in all suburbs adjoining the Western and Central Precincts, representing around 19-20% of workers, compared to 17% of workers across Sydney. This is followed closely by technical professionals and tradespersons, which are also more highly represented in Penrith than Sydney overall. Proportions of managers and professionals are generally representative of Penrith LGA overall, but are well below Sydney SD figures.

Table 26: Occupation

Suburb	Managers	Professionals	Technical and Trade	Clerical and administrative	Sales workers	Machinery operation	Labourers
Cranebrook	10%	13%	17%	19%	11%	9%	10%
Cambridge Gardens	8%	12%	16%	20%	12%	10%	11%
Llandilo	15%	5%	19%	15%	9%	14%	15%
Werrington	8%	13%	13%	20%	8%	13%	12%
Werrington County	9%	12%	16%	19%	11%	11%	11%
Werrington Downs	9%	12%	18%	20%	11%	10%	1%
Penrith LGA	10%	13%	16%	19%	10%	11%	11%
Sydney SD	13%	24%	13%	17%	10%	6%	8%