

Appendix G
Consistency of Planning Proposal with
Local Strategic Directions

Assessment of the proposal and local strategic documents

Penrith Community Plan

The proposal is generally consistent with the seven aims established in the Penrith Community Plan. The rezoning and reclassification of the land will facilitate new dwellings of a range of sizes, improving housing choice and supply in the area (direction 2.1). Additionally, the proposal will facilitate the provision of infrastructure and facilities that will meet the needs of the current and future community, without compromising any of the city's natural areas or heritage items (direction 2.2, 2.3 and direction 5).

The proposal will facilitate the growth of dwellings in areas well located in close proximity to jobs, public transport, services and open space. The proposal will also facilitate the improvement and upgrading and use of the city's road and footpath and shared path network (Direction 3). The embellishment and upgrades to the city's parks will also improve the safety and usability of these spaces, in accordance with Direction 4.

This Planning Proposal will directly facilitate Council's ability to trade, lease or develop land to generate revenue for improvement works to other existing parks. The upgrade works will provide greater opportunities for the community to be active and healthy by improving access to enhanced open spaces and providing opportunities to embellish parks with equipment that encourages an activity and healthy lifestyle (Direction 6.1). The upgrade and embellishment works to the parks will allow the improved design of public spaces to be better designed to encourage social interaction and inclusion for all people in the community as well as improving opportunities for cultural development and creativity (Direction 6.2 and 6.3).

Penrith City Council Delivery Program and Operational Plan

The Penrith City Council Delivery Program and Operational Plan links closely with the directions outlined in the Penrith Community Plan and provides the following priorities:

- Provide more local jobs
- Make sure that required services and infrastructure are provided

The Planning Proposal will facilitate the achievement of these priorities by improving the infrastructure and services within existing parks that are fit for purpose and improving the efficiency of maintenance expenditure. The delivery of additional housing provided through the proposed rezoning and reclassification will contribute to the local economy, creating new jobs and expenditure in the immediate locality.

Open Space Action Plan 2007

The Open Space Action Plan 2007 identifies Council's existing open space land holdings and outlines the strategies and actions for the future aims of these land holdings. The plan identifies the land holdings in Erskine Park and St Clair as primarily comprising pocket parks and linear drainage spaces. The plan identifies that improving the quality of the City's open space areas and facilities will involve a review of the merit of smaller open space areas, particularly where there are a variety and choice of existing parks and open space to meet local community needs.

This review aligns directly with the objectives and aims of the Planning Proposal, as the proposal seeks to rationalise the high number of pocket parks in Erskine Park and St Clair to reduce maintenance expenditure and improve the quality of other parks and reserves that are fit for purpose.

Objective 2 of the Open Space Action Plan seeks to rationalise recreation and cultural resources in the Penrith LGA. This objective aligns with the Planning Proposal objectives and aims which seek to rationalise the high number of pocket parks and devote resources to other more fit for purpose spaces, in turn providing higher quality open space across the Penrith LGA.

The proposal also aligns with Objective 5 of the Open Space Action Plan which seeks to 'Facilitate Diverse Recreational & Cultural Program Development'. The proposal will improve the desirability of parks and reserves by improving accessibility and the range of facilities in parks to encourage their use by all members of the community. The improvements to existing parks which will be facilitated through the proposal will ensure there are greater opportunities for diverse recreational pursuits to be satisfied.

PLANS: People's Lifestyles, Aspirations & Needs Strategy

The People's Lifestyle Aspirations and Needs Study (PLANS) was adopted by Council in 2004 and is informed by an assessment of the community's needs and aspirations to establish plans and strategies to preserve and enhance the quality of life enjoyed by Penrith's residents. The PLANS study informed the preparation of the draft OSSM outlined in Section 4.1.1.

PLANS contains six objectives which are relevant to the proposal. The Planning Proposal is consistent with these objectives as follows:

- Objective 1 of the strategy seeks to maximise the use of existing cultural and recreation facilities. A proposed action of the strategy is to identify open space that does not have the potential to provide valuable recreational opportunities to the community and consider disposal or conversion of the land to another purpose. This planning proposal responds directly to this action as it will facilitate the sale of parks and reserves that are no longer fit for purpose. Additionally this will result in the improvement and upgrading of other parks in the locality.
- Objective 2 of the strategy seeks to rationalise recreation and cultural resources in the Penrith LGA by identifying the optimal locations for these facilities and encouraging the disposal of existing facilities that do not meet this criteria. This planning proposal will facilitate this objective by rationalising Council's assets and improving maintenance efficiencies that will enable higher quality recreational facility to be provided in appropriate locations. The reserve at Chameleon Drive is a direct response to this as it was previously purchased to accommodate a community facility which is no longer considered necessary.
- Objective 3 identifies the need to provide new recreation and cultural facilities that are undersupplied in the Penrith LGA. The Planning Proposal is consistent with this objective as it will provide significant upgrades to a number of existing reserves within the Erskine Park locality. Section 4.1.1 above addresses the specific improvements which will directly result from the funds generated through the divestment of land.
- Objective 4 identifies the need to encourage community involvement in the provision of facilities and services. The proposal accords with this objective as the community has been intrinsically involved in the study of residual land and identification of reserves which

can be fully or partially disposed. The community has also been instrumental in informing the OSSM in regards to where improvements to existing facilities can be provided. Section 5.0 below discusses community involvement in the project in more detail.

- Objective 5 identifies the need to facilitate diverse recreational and cultural program development. Whilst the proposal does not involve the delivery of recreational and cultural programs, it will facilitate the delivery of these programs by improving the existing recreational facilities in the locality. The funds generated through the sale of the identified reserves for redevelopment will allow for existing recreational facilities to be improved.
- Objective 6 identifies the need to provide effective and sustainable management, support and resources. The proposal will directly achieve this objective by disposing of surplus land which is no longer valuable to the community for recreational purposes. The disposal of this surplus land will ensure that there is a greater ability to focus management, support and resources on better located reserves.

Draft Penrith Urban Strategy

The Draft Penrith Urban Strategy identifies the framework and principles for urban growth in Penrith to 2031. Overall the strategy identifies a need to:

- provide district wide quality open spaces and areas, of a size and usability for both passive and recreation needs.

The Strategy identifies the following key actions for Erskine Park:

- Promote density within centre and encourage smaller dwelling sizes;
- Promote provision of wider range of dwelling mix, especially for smaller household sizes;
- Improve district-level cycle/pedestrian routes including to/from destinations in Blacktown;
- Improve facilities at destination points; and
- Improve the public domain near the local centre by providing a high quality informal meeting space.

The Planning Proposal directly responds to a number of these key actions for Erskine Park in that:

- Density will be promoted through allowing for approximately 29 additional lots within the Erskine Park and St Clair localities;
- District level cycle/pedestrian routes will be enhanced through generating additional funds to carry out improvements in the local cycle and pedestrian networks which extend into existing district networks;
- Existing facilities will be improved by generating funds through the disposal of surplus land. Funds from the project will be directed into new capital works for existing facilities to ensure improvements are realised.

The strategy identifies the following key actions for St Clair:

- Increase in density to provide housing diversity and meet village residential target;
- Greater range of housing types to meet future needs;
- Extension of footpaths in all streets. Cycle path network should be improved to Connect key nodes and areas of open space;

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- Safety and surveillance in open space; and
 - Park embellishments.

The existing parks and reserves to be retained in Erskine Park and St Clair will ensure there is sufficient open space for local residents. The variety of upgrades which will be delivered through the sale of rezoned and reclassified land will ensure passive and active recreation needs are met.