

Central Precinct Community Plan Update

Rezoning report

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Lendlease

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1 Introduction

This report has been prepared for Lendlease. It updates the Community Plan originally prepared for the Central Precinct of the St Marys Release Area by Elton Consulting in July 2008. The need for this report has been triggered by a revision of the Precinct Plan, currently under consideration by Penrith City Council, and a proposed rezoning of employment lands to residential, and a consequent increase in the dwelling yield. This proposed rezoning is currently under consideration by the Department of Planning and Environment.

1.1 Background and context

The Central Precinct of the St Marys Release Area lies between the Ropes Crossing Precinct and the Jordan Springs Precinct within the St Marys Release Area, to the north of the established suburbs of Werrington County and Werrington Downs, within the Penrith Local Government Area. It is separated from the other precincts within the St Marys Release Area by large areas of regional park. The site is owned by St Marys Land Limited and is being jointly developed by ComLand Limited and Lendlease Development Pty Limited through their joint venture company, Maryland Development Company.

Figure 1 The site and relation to other St Mary's development



Provided by Lendlease, note the Western Precinct is also known as 'Jordan Springs'

In 2008, a Community Plan was prepared by Elton Consulting for the Central Precinct, as one of the technical studies to support the Precinct Plan. The Precinct Plan was subsequently adopted by Council in March 2009.

The 2008 Community Plan described how a socially sustainable community would be created in the Central Precinct. It addressed 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 considered the broader social objectives

of the development, strategies for the achievement of social sustainability and requirements for community facilities, human services, open space and community development initiatives.

The 2008 Community Plan was based upon an expected yield of approximately 967 dwellings, forecast to generate a population of about 2,500 people. This is referred to as the **baseline** throughout the report. The Central Precinct was also zoned to include large areas for employment uses and regional open space. Given the small size of the forecast population, social infrastructure required within the Central Precinct was modest, with an expectation that the future population would rely primarily on facilities and services to be provided in the Jordan Springs Precinct and in the wider surrounding area.

1.2 Purpose of this report

Demographic trends and changing economic circumstances since 2008 have led Lendlease to review the Precinct Plan and zoning proposed for the Central Precinct. In line with a market preference for smaller lots and for more affordable housing options, Lendlease is seeking to:

- » amend the Precinct Plan to include an additional 469 dwellings
- » rezone the employment lands to include an additional 500 dwellings.

These changes will bring the total number of dwellings to:

- » **1,436 dwellings** for the **proposed Precinct Plan amendment** scenario (hereafter Precinct Plan amendment)
- » **1,936 dwellings** for the **proposed rezoning** scenario (hereafter proposed rezoning).

The proposed rezoning scenario assumes that the Precinct Plan amendments have been approved.

The proposed rezoning has triggered the need to revise and update the 2008 Community Plan to reflect the associated population increase. This report has been prepared to support the proposed rezoning. It will address three key issues for the **proposed rezoning**:

- » revised population projections for the precinct, based upon revisions to dwelling yield
- » the implications of changes in population forecasts for requirements for community facilities, human services and open space
- » any other implications in terms of proposed social sustainability strategies.

A separate report has been prepared to update the Community Plan based on the proposed Precinct Plan amendment. The Precinct Plan amendment does not form part of the proposed rezoning and is being considered separately by Council.

1.3 Methodology

Preparation of this rezoning report has involved:

- » review of key strategic planning and background documents
- » review of updated masterplan and dwelling yield
- » review of population projections and demographic characteristics
- » consultation with the Department of Education.

1.4 Key considerations for this update

Preparing this update has required a review of a number of key strategic documents that have been released since the original 2008 Community Plan. This addendum to the 2008 Community Plan is considered congruent with overarching principles within the following planning strategies:

- » A Plan for Growing Sydney
- » Draft West District Plan - November 2016
- » Western Sydney Infrastructure Plan
- » Western Sydney City Deal
- » Penrith City Council, Penrith Our Future City – advocacy priorities
- » The Green Grid: Creating Sydney’s Open Space Network, prepared by the NSW Government Architect’s Office
- » Healthy, Safe and Well: A Strategic Health Plan for Children, Young People and Families 2014-24
- » Nepean Blue Mountains Local Health District Strategic Plan 2012 to 2017.

2 Review of population projections

2.1 The 2008 Community Plan

The 2008 Community Plan was based upon an assumed yield of 967 dwellings and a mix of traditional lot, small lot and attached dwellings, apartments and some retirement self-care units. The average household size for different dwelling types across the City of Penrith, as indicated in the 2006 ABS Census of Population and Housing, was applied to the proposed mix and yield to derive a forecast population of 2,520 people. This would produce an average household size across the development of 2.61 persons. This was a relatively low occupancy rate because of the inclusion of a significant number of retirement units.

2.2 Dwelling and population forecasts

It is proposed now that the Central Precinct will contain a wide variety of dwelling types on lots of different sizes, including detached, semi-detached and attached dwellings, integrated housing, studio units, apartments, urban sleeve dwellings, live/work dwellings and shop top dwellings. These have been described in the Precinct Plan report prepared by JBA (May 2016 and February 2017).

The dwelling yield and indicative mix currently proposed for the Central Precinct are summarised in the table below. This table shows the yield increase from 1,436 dwellings under the Precinct Plan amendment scenario to 1,936 dwellings in the proposed rezoning scenario.

In the 2011 ABS Census of Population and Housing, average household sizes within the City of Penrith were:

- » detached house: 3.0 persons
- » semi-detached / townhouse: 2.3 persons
- » flat, apartment: 1.9 persons.

These rates have changed slightly from those derived from the 2006 Census and applied in the 2008 Community Plan. The 2008 Community Plan also included a mid-point size for households in the smaller detached dwellings (2.7 persons).

When the updated 2011 Census occupancy rates are applied to the revised dwelling mix for the Central Precinct, the results are as follows:

Table 1 Proposed dwelling yield and population numbers

Dwelling type	Revised Average household size	Number of dwellings		Number of people	
		Precinct Plan amendment	Proposed rezoning	Precinct Plan amendment	Proposed rezoning
Traditional detached dwelling: 3 – 4 bedrooms on lots greater than 270 sqm	3.0	1,091	1,572	3,273	4,716
Integrated/Terrace/Medium Density/Dual Occupancy on lots less than 270 sqm	2.3	142	161	327	370
Apartments, studios	1.9	203	203	386	386
Total	2.78	1,436	1,936	3,985	5,373

Figures provided by Lendlease

This table shows that the proposed rezoning is likely to result in an increase of 1,388 from the Precinct Plan amendment.

The average household size of 2.7 to 2.78 people per dwelling is congruent with the Department of Planning and Environment's forecast average household size for 2016 at 2.8 persons living in the Penrith local government area. 2016 Census data is not available at the time of this update. The higher rate of people per dwelling from the baseline scenario also reflects the removal of retirement units in the proposed rezoning scenario.

2.3 Staging of the development

The development of the Central Precinct commenced in 2016 and is expected to continue progressively until 2020, when all dwellings will be completed and occupied. Modelling has assumed that there will be an even distribution of lot mix over each year. The table below indicates the estimated rate of development and population growth based upon these assumptions.

Table 2 Population Growth

Financial Year End	Projected occupied dwellings – Precinct Plan amendment	Projected occupied dwellings – Proposed rezoning	Estimated cumulative population growth –
2016	400	400	1,112
2017	800	800	2,224
2018	1,436	1,436	3,985
2019	1,436	1,436	3,985
2020	1,436	1,936	5,373 (proposed rezoning only)

Provided by Lendlease

2.4 Likely community characteristics

The likely characteristics of the additional population will be the same as those for the balance of the Central Precinct, set out in the 2008 Community Plan. It is noted that the population is expected to be quite diverse in terms of age and life cycle stage, household form and socio-economic characteristics, reflecting the mix of dwelling types proposed.

An analysis of Census data and current projections reveals the population mix to include:

- » young and growing families with young children
- » mature families with primary school and teenage children
- » older families with tertiary students still living at home
- » single parents with children
- » young single people, living alone or in group households
- » young couples without children
- » empty nester and retired couples and single people downsizing
- » older people wishing to live close to their children and grandchildren.

Sales data for Jordan Springs confirms the forecasts made in the 2008 Community Plan for the profile attracted to the St Marys development. It also shows that the focus on housing affordability, through inclusion of a variety of dwelling types on smaller lots, is ensuring that the development is still affordable to young families, at a time when many are struggling to get into the housing market.

Community health challenges in the area

Nepean Blue Mountains Local Health District (LHD) has identified a range of common health challenges in the region that will likely affect the new community. These include:

- » relatively large increases in the number of older people
- » high smoking, diabetes, obesity and stress levels.

These health characteristics could provide a focus for community development activities including walking groups and active kids programs.

3 Revised social infrastructure requirements

3.1 The 2008 Community Plan

In terms of social infrastructure, the 2008 Community Plan identified requirements for the following:

- » a community activity centre of up to 450 sqm, with maximum size based on a Council benchmark of 0.18 sqm per person. This benchmark included multi-purpose space and space for activities for young people and older people. It was felt that a facility of this size was unlikely to be viable as a stand-alone facility, and it was suggested that it might be co-located with other facilities, such as sporting facilities, with the population relying on facilities in Jordan Springs for most community activities and services
- » a temporary neighbourhood centre, to operate until the permanent facility could be constructed
- » contribution of funds towards library facilities, based on Council's Section 94 contribution rates for libraries (\$211 per person in 2008)
- » contribution towards district / city-wide cultural facilities, based upon the LGA rate at that time (\$76 per person)
- » resident information packages, to be distributed to all new residents
- » a Community Initiatives Fund, based upon three percent of facility construction costs
- » funding for community facilities studies
- » funding for a community development worker, based on salary for full-time equivalent worker for two years (up to max. three years part time)
- » local open space totalling 7.6 ha. This was based on Council's benchmark of 3.04 ha of local open space per 1,000 people. This benchmark comprised 1.4 ha for unconstrained active open space and 1.64 ha for passive recreational open space. Of the 7.6 ha required, the Open Space Master Plan provided 4.1 ha as pocket parks, local parks and corridors. The active open space requirement of 3.5 ha was to be met through provision of sports fields within adjoining regional open space. In addition the Central Precinct Plan endorsed by Council in 2009 recognised 17 ha with potential for use as passive open space within the immediately adjoining Regional Park.

These requirements were incorporated in the Planning Agreement between Maryland Development Company (now Lendlease) and Penrith City Council.

Consistent with its small size, the Central Precinct was assessed as not warranting any State Government facilities, but instead would rely on a primary school proposed to be located within Jordan Springs and other education, health and support services in the wider area.

It was also felt that the Central Precinct population would not be large enough to sustain much by way of social infrastructure to be provided by non-government or private sector providers. Rather, the Central Precinct community would likely rely on facilities such as childcare/early learning centres and medical centres for GP's and allied health services in the Western Precinct and surrounding areas.

3.2 Requirements for Council community facilities

The St Marys Planning Agreement (between Maryland Development Company [now Lendlease] and Penrith City Council) does not specify a maximum assumed residential yield, nor directly correlate identified contributions with specific population or dwelling yield assumptions. The maximum caps specified in the Planning Agreement are not linked to dwelling yields. However, yield and population assumptions were used to determine community facility requirements, as documented in the 2008 Community Plan, and so assisted in identifying the scope of agreed contributions.

Accordingly, the proposed rezoning and subsequent increase in population would generate a required proportional increase in those facilities planned on a population basis. Application of the original Council benchmark to:

- » the additional 1,400 people in the **Precinct Plan amendment** generates a need a need for an additional 255 sqm community facility floorspace from the 2008 plan, to a maximum of **705 sqm community facility floorspace**
- » the additional 1,388 people in the **proposed rezoning** would require an additional 265sqm from the Precinct Plan amendment, to a maximum of **970 sqm community facility floorspace**.

In addition, the proposed rezoning would require:

- » additional contributions towards library and cultural facilities to be provided by Penrith City Council, in accordance with Council's S94 rates
- » additional resident information packages for all new households.

The other requirements of the Planning Agreement were not based directly upon population numbers. The requirement to provide a temporary neighbourhood centre until a permanent facility is constructed will not be affected by the population increase. The Community Initiatives Fund was based upon facility construction costs, not population size. Funding for community facility studies was based upon the cost of conducting studies, and remains unchanged by the population increase.

The funding for the community development worker, though not directly population based, was scaled to reflect the overall size of the precinct and likely timeframe for its development. The population increase associated with the proposed rezoning may require an extension of the community development worker's tenure.

3.2.1 Addressing community facility requirements

The floorspace benchmark for community facilities adopted in the 2008 Community Plan was intended as a mechanism in helping to determine an appropriate contribution cap (by multiplying the required floorspace by current construction rates). It was not intended necessarily that facilities be built according to particular size benchmarks, but rather that the funds derived through the Planning Agreement would be used flexibly to meet community needs, according to the "better outcomes" clause.

In this way, the requirement for 970 sqm floorspace for a community facility for the Central Precinct would be a notional requirement for purposes of assessing contribution rates, but does not reflect a need to provide a facility of this size within the precinct. The needs of the future population for access to community activity space may be met in a variety of ways, which will need to be agreed between Penrith Council and Lendlease.

Options for the application of the funds derived for Central Precinct community facilities through any amendments to the Planning Agreement reflecting the increased population (including the contributions for library and cultural facilities) may include the following.

- » **Enhancing the capacity of the proposed Community Resource Hub in Jordan Springs, through increasing its size and/or the quality of its fitout.** This recognises the outcome of the 2008 Community Plan, that a single community facility be built in Jordan Springs to serve both precincts. This recommendation is consistent with Penrith Council's direction to have fewer, bigger, better community facilities to serve larger population catchments than many small centres that are limited in the needs they can address. It is understood that a need to expand the proposed Jordan Springs Community Resource Hub has been identified in order to accommodate the preferred anchor tenant, U3A. Any additional funds derived from the Central Precinct could be used for this purpose.
- » **Providing a small community centre within the Central Precinct.** While a facility sized to support a population of only 2,500 people was not considered viable, a larger facility for a population of approximately 5,373 people may be more viable. However, it is understood that Council is currently undertaking a review of its community facilities with a view to rationalising its portfolio, reducing the number of small, under-utilised facilities and reinvesting in fewer, larger facilities. Therefore, it is unlikely that a small facility so close to Jordan Springs and existing facilities in Werrington County would be supported.
- » **Providing some form of community space within the proposed regional open space,** either co-located with amenities / clubhouse facilities or forming part of a cultural / recreation space such as a pavilion / amphitheatre. The pavilion and amphitheatre at the Lizard Log picnic area at Abbotsbury, within Western Sydney Parklands, is seen as a model for consideration in the Central Precinct. There the pavilion features a large covered deck, opening onto a grassed amphitheatre area, with kitchenette, toilet facilities, power and water. The facility is able to support a wide variety of community, corporate and commercial events, including festivals, outdoor cinema and performances, as well as family celebrations. The Lizard Log Pavilion is located close to picnic and barbecue facilities, playground equipment and bushland tracks for walking and cycling, creating a major recreation destination and social meeting place for the region. This type of facility would complement the Jordan Springs Community Resource Hub, in catering for different types of activities and events. However, it is understood that the regional open space is unlikely to be owned or managed by Penrith Council. At this stage, arrangements for its planning and development remain uncertain, and this may create difficulties in planning a facility within the regional open space.

In summary, it is recommended that any additional funds (paid to Council under the Planning Agreement) for community facilities derived from the proposed rezoning, and associated population increase in the Central Precinct, be applied to enhancing the Jordan Springs Community Resource Hub and/or providing an outdoor social/cultural event space in the Central Precinct Regional Open Space.

3.2.2 Requirements for open space

Existing standards for the provision of open space require 2.83ha per 1,000 population, with a division of 60 percent Passive Open Space and 40 percent Active Open Space. Requirements for open space based these benchmarks are summarised in the following table.

Table 3 Quantity based benchmark to open space requirements

Scenario	Population	Active open space (ha)	Passive open space (ha)	Total open space required (ha)
Baseline (2008)	2,520	2.9	4.3	7.1
Precinct Plan amendment	3,985	4.6	6.9	11.5
Proposed rezoning	5,373	6.2	9.3	15.5

However, leading practice open space planning has moved away from benchmarks emphasising quantity only to those that also consider access.

In 2016, Department of Planning and Environment won the Australian Institute of Landscape Architects Award for Government Architects NSW's Green Grid. The Green Grid will form a network of interlinked open spaces, parks, bushland and waterways to help people get around the city and access green space. In the future, the St Marys Central Precinct regional open space may form part of this broader network. The Sydney Green Grid uses the access-based benchmark of 400 metres to open space. Where possible, the Green Grid also uses the 2.8ha per 1,000 people as a quantity benchmark.

Similarly, there has been a move towards quality over quantity when it comes to leading practice open space provision. This recognises the need to provide appropriately embellished spaces with a variety of facilities and spaces that meet the various needs of different groups within the community.

Proposed provision

The Open Space and Landscape Masterplan, prepared by Clouston Associates, provides the guiding principles, framework and details of proposed open space provision. The **rezoning scenario** proposes that the open space needs of the precinct be met in the following ways.

- » The requirements for **active open space** will be met through provision of sports fields in the adjoining Regional Open Space, consistent with the arrangements negotiated in 2008 for the sporting open space for the Central Precinct. This made allowance for **3.5ha for the Central Precinct Oval** and **11.5 ha active open space within regional open space**.
- » **15.5 ha of passive open space** will be provided within the Central Precinct, to include a local park, two pocket parks, and open space and paths linked to corridors. In addition, **19.2 ha of regional passive open space** will be provided in the regional park to the Central Precinct.
- » Opportunities for active recreation such as walking, running and cycling (though not for organised sport) will also be provided within the **network of paths and trails** proposed within the precinct and adjacent Regional Park. This includes the development of riparian and vegetation corridors and the transmission easement.

Comments on proposed provision

Considering that the Nepean Blue Mountains Local Health District has found that over 43 percent of males and 53 percent of females did not get adequate physical activity, providing open space and recreation opportunities for the population should be a priority across the precinct.

Extensive sporting facilities and passive open space will be provided within the Central Precinct and adjoining regional open space. This will meet the quantity-based benchmarks for the proposed rezoning, identified above.

The catchment based access for local open space (400 metres access) is well met by provision proposed for the precinct, with most houses within 200–300 metres of open space.

While the Regional Open Space will also serve the wider region, in practical terms will provide ample opportunities for residents of the Central Precinct. Some of the requirement for passive open space can be offset against proposed development of walking and cycling trails within the adjoining Regional Park. There is potential for the parts of the Regional Park adjacent to the Central Precinct to play a role in the local open space network as bushland type parkland. In addition, active recreation uses are now occurring within areas of passive open space, with such activities including trail walking/running, cycling, mountain biking and fitness classes.

The consolidation of active open space in the Central Precinct Oval also recognises that it is not efficient from land use or management perspectives to provide small, scattered local active open spaces within the precinct. Scattered local facilities also do not support organised sporting competitions, which require fields to be located together.

The extent to which proposed embellishments within the Regional Park and Regional Open Space may be used to offset requirements for active and passive open space are matters for negotiation with Penrith Council, noting that Council will not be the owners or managers of these open spaces.

3.3 State Government facilities

The additional population associated with the increase in dwellings will not change requirements for State Government human services outlined in the 2008 Community Plan.

Education

All students in NSW can attend a government school. Government schools do not have a defined capacity as demountable classrooms are used to accommodate students.

NB: selective schools and some special needs schools do have a defined capacity.

In relation to schools, that study found that the Central Precinct would not be large enough to trigger a need for its own primary school. The additional dwellings will still not increase the yield to the threshold required for a primary school. They will, however, strengthen the case for a new primary school Lendlease has proposed to provide in Jordan Springs, which will also serve the Central Precinct.

The following table shows enrolments for local government schools.

Table 4 Local school enrolments

School name	Enrolments					
	2011	2012	2013	2014	2015	2016
Primary Schools						
Cambridge Gardens Public School	272	284	307	325	354	374
Cambridge Park Public School	422	426	465	474	495	519
Claremont Meadows Public School	407	421	432	467	500	528
Kingswood Public School	317	331	332	348	385	411
Kingswood South Public School	273	261	246	263	302	293
Llandilo Public School	289	287	274	304	320	335
Werrington County Public School	309	330	355	367	401	405
Werrington Public School	426	405	396	370	387	393
Grose View Public School	320	296	281	278	243	234
Hobartville Public School	448	427	427	442	422	391
Londonderry Public School	191	187	183	184	202	204
Richmond Public School	342	347	351	334	359	349
Bennett Road Public School	463	463	472	501	518	526
Oxley Park Public School	465	456	461	503	471	493
Ropes Crossing Public School	106	155	225	307	450	594
St Marys North Public School	406	412	420	447	432	423
St Marys Public School	213	203	223	236	249	262
St Marys South Public School	269	296	285	290	320	303
Secondary Schools						
Cambridge Park High School	576	567	566	578	612	655
Kingswood High School	769	749	784	759	719	710
Richmond High School	800	763	736	756	704	684
Chifley College Dunheved Campus (Y 7-10)	335	300	275	287	282	307
Colyton High School	821	786	735	713	703	706
St Marys Senior High School (Y 11-12)	903	896	898	905	908	913

Source: www.myschool.edu.au

The Department of Education has advised the following:

- » The high school needs of the additional households will be met through existing high schools in the surrounding area (Cranebrook and Cambridge Park High Schools).
- » With regards to primary school, Jordan Springs is currently designated to Ropes Crossing Public School. There are currently over 700 students enrolled at Ropes Crossing PS and this number is projected to grow in the future. The school is currently able to manage the large number of students with the provision of demountable classrooms. The take up rate for Ropes Crossing Public School is much higher than the average government share of students for the district.
- » Although Jordan Springs is currently designated to Ropes Crossing Public School, this arrangement is not ideal and it is planned to adjust this catchment boundary when a school at Jordan Springs can be completed. The provision of a Government primary school in Jordan Springs is therefore relevant, subject to agreement under the St Marys Development Agreement with Lendlease and the Minister for Planning.
- » The uplift from the **Precinct Plan amendment** will be addressed utilising a range of solutions including catchment boundary changes to fill adjacent schools with capacity, demountables or expansion to existing facilities.
- » The additional uplift from the **proposed rezoning** is likely to result in a large number of primary school children residing in the Ropes Crossing and Jordan Springs development areas by 2031. This need could be accommodated across two primary schools (existing Ropes Crossing PS and the proposed Jordan Springs PS). However, these two schools will have to be built or expanded to their maximum capacities. Any proposed capital works will be dependent on funding availability. These projects are not currently funded within Department of Education budget forecasts.

If the rezoning of employment lands is approved by the Department of Planning and Environment, Lendlease has proposed to provide a 2.1 ha site for the Jordan Springs PS, subject to conditions including receiving an offset for the market value of the school site from remaining contributions required under the St Mary's Development Agreement. However, this is not yet agreed and will be subject to future negotiations between Lendlease and relevant stage agencies.

In addition to this, Putland School and Kurrambee School are deemed 'special schools' on the 'myschool' website.

- » Putland Education and Training Unit (ETU) offers a range of educational programs including basic skills remediation; living skills; secondary education; vocational education and tertiary studies.
- » Kurrambee School caters for the educational needs of students with moderate to severe intellectual disabilities, from Kindergarten to Year 12. Many of the students have additional disabilities such as physical, sensory, behaviour, vision and hearing.

Health

In relation to health services, the proposed increase in population will be marginal and will not impact on the asset plans of the Nepean Blue Mountains Local Health District. The population of the Central Precinct will still not be large enough to warrant local delivery of community health services, and any sessional community health services that might be delivered within the St Marys development will be delivered from the hub in Jordan Springs.

Family and community services

Any services funded by Community Services or Ageing, Disability and Home Care for this part of Penrith would be delivered from bases in Jordan Springs or elsewhere within Penrith LGA. The Central Precinct will not be large enough, nor sufficiently central and accessible, to accommodate such district or regional support services.

3.4 Private sector facilities

Provision of any private sector facilities within Central Precinct, such as childcare or GP practices, will be subject to the commercial feasibility assessments of providers and cannot be ascertained at this stage. However, the additional population arising from the increase in dwellings would help provide the critical mass to make such services viable. Sufficient land will be available within the proposed village centre to enable such commercial services to be established. Childcare and GP practices may also be provided within residential areas.

4 Implications for other social sustainability strategies

4.1 The 2008 Community Plan

Consistent with Penrith City Council's Sustainability Blueprint for Urban Release Areas, the 2008 Community Plan presented a set of objectives for creating a community that will be socially sustainable, and outlined the strategies for their achievement. Key social sustainability strategies included:

- » providing a range of dwelling types and densities to promote housing choice and affordability
- » creating a neighbourhood structure focused around an accessible village centre which acts as the focal point of the community
- » creating a public domain which promotes social interaction and active neighbourhood life
- » designing 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, and
- » initiatives to promote physical and social integration with neighbouring communities.

4.2 Implications of the proposed rezoning

The strategies proposed in the 2008 Community Plan remain relevant and are supported by the amendment to the Precinct Plan in terms of proposed urban structure, neighbourhood character, design principles, village centre, sub-division layout principles, access and movement plans. The proposed rezoning, and subsequent increase in dwelling yield and population, will support the achievement of the social sustainability objectives by:

- » increasing the population of the Central Precinct such that it will be better able to support the development of public transport services and the economic viability of the Village Centre
- » providing a population large enough to support local services such as childcare and medical centres
- » increasing levels of activity within the public domain associated with the increased population, thereby adding to levels of social interaction, physical activity and safety
- » supporting the provision of a range of densities, lot sizes and dwelling types, providing housing choice and a diverse community
- » adding to the supply of affordable housing for purchase in the area, through provision of a variety of dwelling types on smaller lots.

5 Conclusions

This report has provided an update to the 2008 Community Plan for the Central Precinct to reflect a proposed increase in dwelling yield associated with changing market conditions and the evolution of the master plan.

- » The **Precinct Plan amendment** will bring the total population anticipated for the Central Precinct to 3,985 people.
- » The **proposed rezoning** and subsequent increase in dwellings will bring the total number anticipated for the Central Precinct to approximately 5,373 people.

The population is expected to have characteristics consistent with those forecast in the 2008 Community Plan, and consistent with the emerging profile of the Jordan Springs community.

Based on the benchmarks for Council community facilities adopted in the 2008 Community Plan, the **proposed rezoning** will generate requirements for:

- » funding for additional community facility floorspace, bringing the total for the Central Precinct to the equivalent of 970 sqm. This should be applied in accordance with the “better outcomes” clause of the Planning Agreement on facilities to be agreed between Penrith Council and Lendlease
- » additional contributions towards library and cultural facilities in the wider Council area
- » additional and better quality open space, which has been included in the masterplan for the site
- » additional resident information packages for all new households.

It may also warrant additional time for the community development worker to be employed. For example, on a full-time basis for up to two and a half years or part-time for up to four years rather than the two and three years proposed in the 2008 Community Plan.

Demand for primary school places derived from the proposed rezoning will likely require Ropes Crossing and Jordan Springs public schools to be expanded to their maximum capacities. Capital works for these expansions are not currently funded and will be reliant on funding availability.

If the rezoning of employment lands is approved by the Department of Planning and Environment, Lendlease has proposed to provide a 2.1 ha site for the Jordan Springs PS, subject to conditions including receiving an offset for the market value of the school site from remaining contributions required under the St Mary’s Development Agreement. However, this is not yet agreed and will be subject to future negotiations between Lendlease and relevant stage agencies.

No additional requirements have been identified for State Government or private sector facilities, although the population increase will support their provision within Jordan Springs, and may trigger sufficient demand within the Central Precinct for local services such as childcare and GP practices.

This 2017 amendment report has also considered the implications of the proposed population increase for the achievement of the social sustainability strategies identified in the 2008 Community Plan. The additional population will support the provision of local public transport services and the viability of the Village Centre, and enhance activity levels within the public domain. The increase in dwellings will also support objectives relating to community diversity, housing choice and housing affordability.



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