



Reclassification of Public Land St Marys Town Centre

5

Potential Outcomes

Background

It's an exciting time for St Marys...

For many years the community and Penrith City Council have recognised its potential to become a vibrant, vital and sustainable city and invested appropriately to make this happen. But the Town Centre's viability has been limited by the growth of nearby centres and the range of shops and services they provide.

Between 2002 and 2006, Council conducted the *Our City Centres – Vitality and Viability Review* to ask the St Marys community what it wanted for the Town Centre in the future. The community's vision was captured in the adopted *St Marys Town Centre Strategy*. This Strategy outlines how to create attractive public places, encourage new investment, deliver new infrastructure, and generate jobs.

In 2007, Council created the *St Marys Town Centre Masterplan* to show how these things could be achieved. Actions included a new town square, residential development near the train station, a new east-west street and the expansion of Station Plaza and St Marys Village Shopping Centres towards Queen Street.

The next step for Council is to reclassify parts of the land near existing shopping centres, so we can consider opportunities and start realising the vision. This Planning Proposal does not propose the sale, lease or development of the land – these matters will be considered by Council in the future and will include community consultation. It also does not prevent the current use of the land from continuing.

Potential Outcomes

The Planning Proposal on exhibition is accompanied by a *Draft Concept Plan* that provides an example of how the Town Centre might look once the adopted Strategy is implemented. This document shows how:

- Coachman's Park could be enlarged to provide a town square to accommodate community gatherings and link Queen Street to major developments.
- Carparks, laneways and cross streets could be made into safe and attractive places and paths to encourage shoppers and pedestrians to visit different destinations in the town.
- Station Plaza Shopping Centre could be integrated with Queen Street and provide residential development close to the train station.
- St Marys Village Shopping Centre could be integrated with Queen Street to distribute shoppers and pedestrian activity throughout the town.
- A new street between Queen Street and Charles Hackett Drive to help manage traffic.

The Draft Concept Plan is only one of the many potential outcomes for the Town Centre. Alternative outcomes may be identified during considerations of how best to use the land to benefit the Town Centre and its communities.

Further Information

If you have any questions, please visit one of the exhibition venues or contact the City Planning Team on (02) 4732 7703 or at: cityplanningteam@penrithcity.nsw.gov.au.