

Appendix 13

Community, Sport and Recreation Facilities, and Open Space Study – Sep 2016



Community, Sport and Recreational facilities and Open Space Study

Assessment of needs to support redevelopment of St Marys Plaza Shopping Centre

Client:

Options Funds Managements Limited as trustee for Option St Marys Property Fund

Date:

27 September 2016

Final

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1 Introduction

1.1 Study outline and purpose

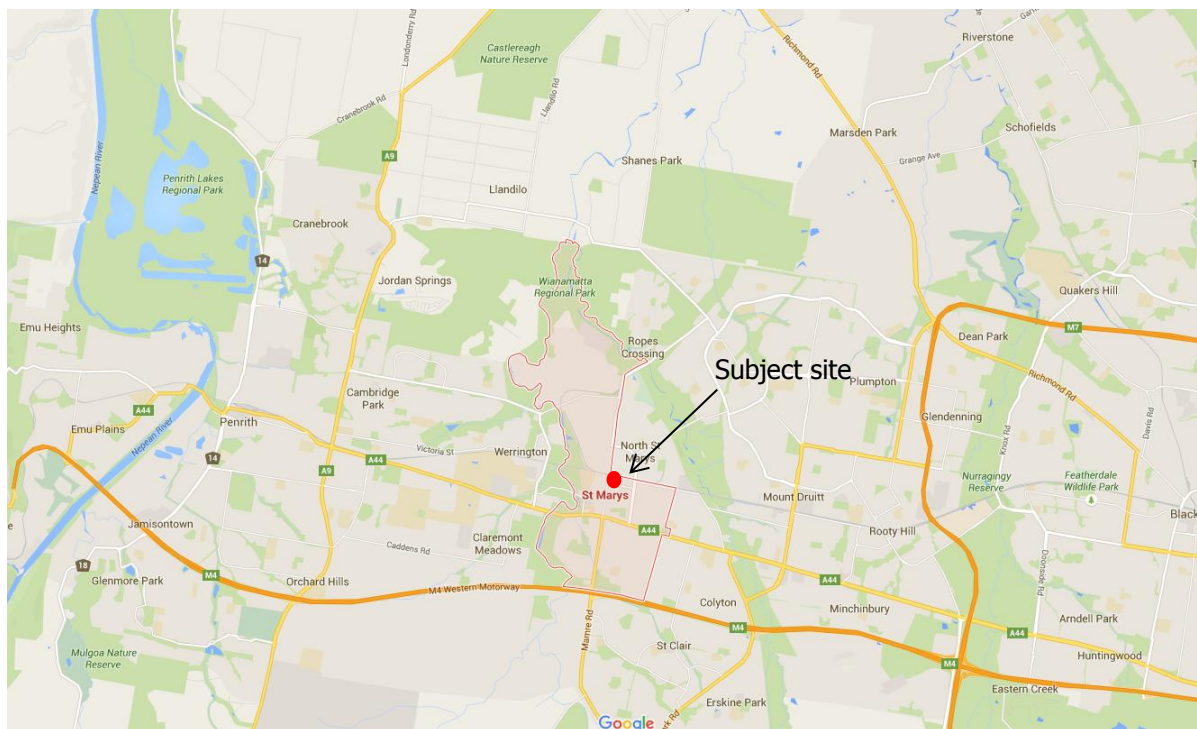
This report documents the findings of a study onto the potential requirements for community, sport and recreational facilities and open space to meet the needs of the future resident and worker community of the proposed redevelopment of St Marys Station Street Plaza.

The study assesses the capacity of the existing infrastructure to cater for the existing and future community of St Marys, with particular reference to access to these facilities from the site. The study seeks to identify gaps in social infrastructure provision and approaches to how impacts can be met through the redevelopment of the subject site.

1.2 Site context

St Marys Station Street Plaza is a key site in St Marys located directly opposite St Marys train station and bus interchange. The site has an area of 1.18h and is centrally located in the St Marys Suburb with North St Marys Suburb to the north of the train line, Werrington 2km to the west and Oxley Park 1.3km to the east. The site is currently developed as a shopping centre with a Coles supermarket and Sam's Fresh Food barn as its major tenants supported by a number of variety retail stores.

Figure 1 Location Map – Suburb of St Marys



Source: Google Maps 2016

1.3 Proposed development

Option Funds Management Limited as trustee for Option St Mary's Property Fund (Option St Marys Property Fund) is proposing to redevelop the Station Plaza Shopping Centre as gateway mixed use development strategically located at the northern end of the St Marys Town Centre adjacent to the St Marys railway station and bus interchange. The redevelopment of the site will provide a mix of apartments, upgraded retail facilities and commercial floor space together with opportunities to activate streets and increase pedestrian connectivity within the Town Centre, improving both the safety and amenity of the St Marys train station precinct.

Redevelopment of the site will act as a key catalyst for the ongoing revitalisation of the Town Centre and will:

- » Reinforce the St Mary's Town Centre as the secondary centre for the Penrith local government area consistent with the St Marys Town Centre Strategy and Master plan;
- » Support the increased use of existing public transport infrastructure by locating additional residents and businesses in close proximity to an existing railway station;
- » Deliver improved built form outcomes and improvements to the public domain;
- » Provide a diversity of housing and retail opportunities close to the station;
- » Create an activated, lively, safe and accessible pedestrian environment to encourage the ongoing development of the town centre as a vibrant 24/7 destination.

To facilitate development, the site is the subject of a planning proposal to increase the maximum building height and Floor Space Ratio (FSR) permissible under the Penrith Local Environmental Plan (PLEP) 2010.

The site is zoned for B4 (Mixed Use) with a maximum building height of 32m and a FSR of 3.5:1. The planning proposal seeks to amend the Height of Buildings Map to increase the building height to allow for a building of up to 35 storeys and to amend the FSR Map to increase the FSR to 6:1. It is also proposed to introduce an incentive clause that would allow for an additional 9 storeys and a bonus to increase the FSR to 8:1.

The vision of the site is the development of a mixed use development consisting of the following land uses:

- » Retail uses at ground level (including a supermarket and retail uses on the ground floor fronting Philip Street and Phillip Street)
- » A new public urban space linking Station Street to Phillip Street with the potential for passive recreation and markets
- » Retail/commercial use at level 1
- » 4 levels of car parking with commercial sleeving on lower level
- » Up to 30 levels of residential use distributed between two towers, or up to 38 levels where the incentive clause is applied. The lower 4 floors may incorporate some commercial floor space on the Station Street frontage.

At this stage it is envisaged that the site could potentially accommodate between 600 and 880 units together with a 4,500m² supermarket, specialty retail space and approximately 2,000m² of commercial floor space.

However the development yield will be dependent on numerous factors including compliance with the relevant planning framework and design guidelines; the economic viability of the development; the housing, retail and office floor space needs of the area and the adequacy of the existing or planned social infrastructure to support an increase in the resident and/or worker community.

This report addresses the latter constraint: the capacity of the existing or planned social infrastructure to support an increase in the resident and/or worker community and identifies what additional social and community infrastructure provision would be needed to support the re-development of the site at the density proposed under the planning proposal.

1.4 Report Outline

This report contains:

- » A brief overview of the relevant state and Council policies, strategies and plans (Chapter 2)
- » An analysis of the demographic profile of the surrounding community to determine existing needs in relation to community facilities (Chapter 3)
- » A review of the existing facilities in the area to identify needs and gaps (Chapter 3)
- » Population forecasts including an analysis of the site's future population and needs (Chapter 4)
- » An outline of the key needs of the future development sites community – Chapter 5
- » Potential approaches to the provision of social infrastructure to meet those needs (Chapter 6)
- » Summary (Chapter 7)

2 Policy and Planning Context

2.1 Metropolitan strategies

A plan for Growing Sydney

A Plan for Growing Sydney (December 2014) is the NSW Government's key planning policy document, guiding the growth of Metropolitan Sydney. It contains a number of directions and actions aimed at accelerating housing supply and improving housing choice in both urban renewal and green field precincts. The Plan aims to reinvigorate key Sydney suburbs with a greater choice of homes linked to improved public transport, access to shops, restaurants, parks, education and health services.

Relevant to this study is the direction of the Plan to deliver infrastructure with an identified action of undertaking long term planning for social infrastructure to support growing communities.

The Plan commits the government to:

- » Investigating new innovative ways to maximise the benefits of existing infrastructure and improve the efficient of delivering new infrastructure, such as multi-storey schools in dense urban communities
- » Identifying social infrastructure needs and preserving land needed for new social facilities
- » Identifying priorities for social infrastructure in subregional planning
- » Directing investment in social infrastructure to centres in areas experiencing growth or capable of experiencing growth.

The revitalisation of St Marys Station precinct, which would be facilitated by the redevelopment of the subject site, would be consistent with the NSW Government's approach of encouraging infill development and densification near railway stations as outlined in *A Plan for Growing Sydney*, and the principles have been applied along the NWRL as well as the newly announced Metro line (Chatswood to Bankstown). The redevelopment of the site supports its strategic location, namely in close proximity to the western Sydney employment lands as well as the future Badgerys Creek airport.

2.2 Penrith City Council policies, strategies and studies

2.2.1 Penrith Community Plan

The Penrith Community Plan identifies the community's long term aspirations for Penrith LGA. It sets out long term community outcomes and the strategies to achieve these outcomes:

- » a Regional City that is the focus of a sustainable and prosperous region
- » access to facilities and services
- » active, healthy lifestyles
- » choice of quality housing
- » a safe, resilient, welcoming and creative community
- » to protect and conserve a healthy natural environment, including the Nepean River
- » safe roads, including shared pathways for cyclists and pedestrians, and
- » neighbourhoods to be proud of.

Strategies to deliver the community's aspirations included the following:

- 2.3 Ensure services, facilities and infrastructure meet the need of a growing population
- 4.1 Improve our public places and spaces
- 4.2 Grow and revitalise our centres and neighbourhoods
- 6.1 Provide opportunities for our community to be healthy and active
- 6.2 Encourage social connections and promote inclusion in our community
- 6.3 Support cultural development, activating places and creativity

2.2.2 St Mary's Town Centre Strategy, 2006

St Mary's Town Centre Strategy, adopted in 2006, outlines Council's key steps to deliver a vital, viable, sustainable Town Centre for St Marys':

- » Imagining the future of the Town Centre in partnership with the community
- » Building community support by working with the community to realise the vision
- » Achieving an ecologically sustainable centre
- » Forging strong partnership with commitment and cooperation from both the private and public sectors
- » Creating friendly and attractive places and spaces
- » Creating a cultural/entertainment precinct
- » Making housing and mixed use developments a priority
- » Managing parking and improving access
- » Fostering economic investment
- » Achieving a quality built environment
- » Providing the right planning, development and implementation framework.

The strategy identified a broad range of community services (government agency and non-government organisation services) in St Marys in 2006 with the suburb comparatively well served in terms of cultural facilities and services.

The strategy indicates that in 2006, participation in informal passive recreation was by far the most popular activity, as reported in a survey undertaken on behalf of Council in 2005 as part of a Community Visioning Process. Accordingly, the survey results indicated a high degree of importance being placed on access to public open space and natural bushlands. The next most popular activities were informal active recreation such as playing a game in the local park or attending community events/festivals. The facilities most identified for improvement were those which provided venues for passive or active informal recreation.

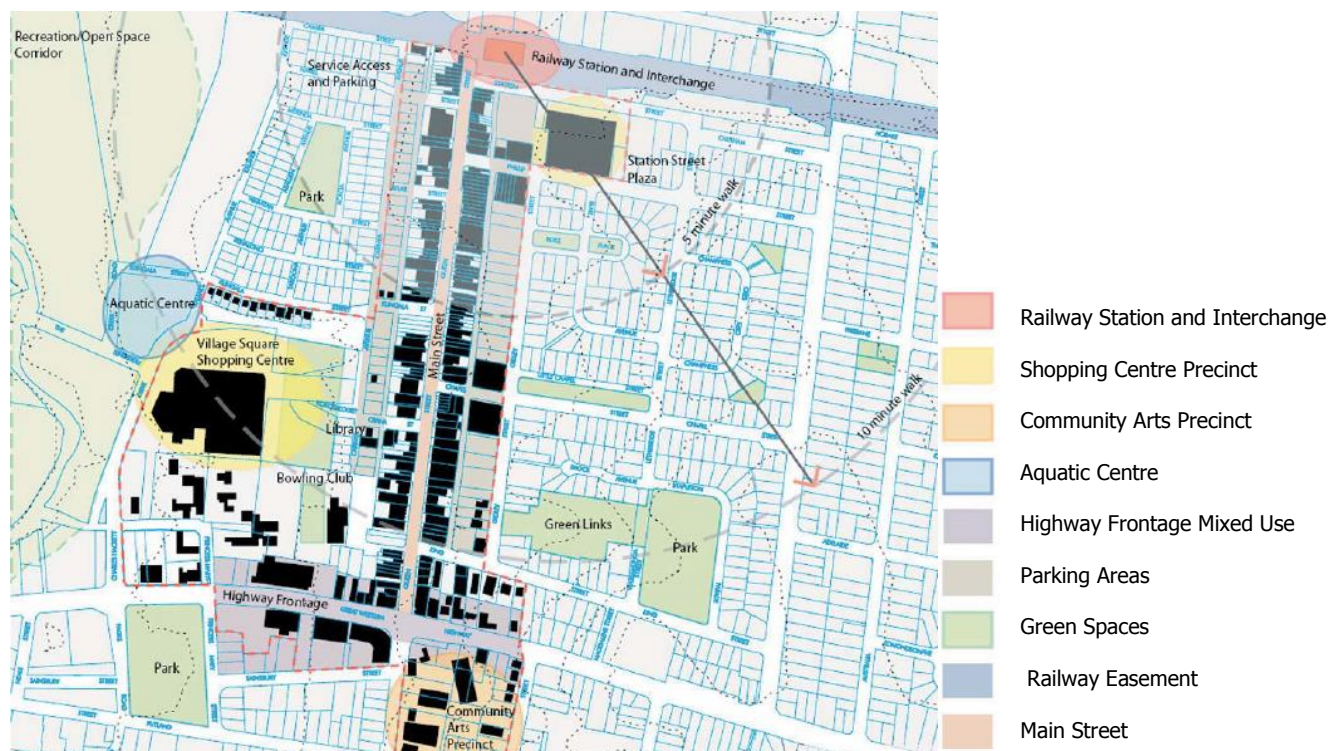
Among the key challenges identified in terms of developing St Marys as a vibrant town centre were the following:

- » Maintaining commercial viability
- » The need for diversity
- » Achieving a balance of activities
- » Encouraging compactness & development intensity
- » Creating functional linkages
- » Encouraging growth of cultural activities
- » Building a positive identity and
- » Encouraging positive social interaction.

2.2.3 St Mary's Town Centre Master Plan, 2007

The St Marys Town Centre Masterplan, updated in 2007, sets out the vision for enhancing the amenity, character and prosperity of the town centre and the design principles to achieve that vision.

Figure 2 Extract from Masterplan – Urban Structure



Source: Revised St Marys Town Centre Masterplan 2007, Figure 17 Urban Structure

2.2.4 Section 94 Contribution Plans

Penrith City Council has a number of contribution plans which are used to fund the provision and upgrading of social infrastructure in St Marys.

Section 94 Contribution Plans - Cultural Facilities (2003)

This plan identified the following cultural facilities upgrades for St Marys:

- » Penrith Valley Community Arts Precinct – \$4,119,900
 - > Community Hall – Stage 1 (internal modifications)
 - > Community Hall – Stage 2 (additions)
 - > Memorial Hall (refurbishment and additions)
 - > Driveway access, roundabout, carpark, landscaping
 - > Child Care centre (extensions)

It would appear that these works have all been undertaken. St Marys Corner Community and Cultural Precinct (also known as St Marys corner) opened on May 2010. Council has advised that contributions received from new residential development across the City will continue to repay the debt incurred to meet the proportion (24.5%) of the cost associated with new residential growth.

Section 94 Contribution Plan – District Open Space Facilities (2007)

The Plan identified the following district open space works for St Marys:

- » South Creek Park works - \$1,733,000
 - > Provide shared pathway network through South Creek Park up to the railway line
 - > Upgrade Blair Athletics facility to a district standard including upgrades to field events area, provide undercover spectator seating, new turf surface, competition standard lighting, drive through storage facilities, additional amenities, 100 space car par, public art and landscaping.
- » Ripples Leisure Centre and Hydro pool - \$2,060,000
 - > Provide additional sealed car parking and expand fitness centre.

It does not appear that the South Creek Park works have been undertaken. Council has indicated that they are investigating funding and planning of upgraded facilities/amenities at Blair Oval.

The Leisure centre upgrades have taken place, though there are plans for further upgrades.

Section 94 Contribution Plan – Local Open Space Facilities (2007)

The Plan identified the following local open space works for St Marys:

- » Cook Park, Wilson Street – Provide park furniture, drainage and irrigation system - \$150,000
- » Victoria Park– Implement selected elements of the approved masterplan- \$300,000
- » Collins Street – Provide playground equipment and park furniture - \$50,000
- » Monfarville Park - Landscape southern area and provide bollards - \$50,000
- » Adams Crescent – Provide play equipment and park furniture - \$50,000
- » Arnold Avenue Reserve – Provide landscaping - \$10,000
- » Margaret Porter Reserve, Bega Street – Provide landscaping - \$10,000
- » Beatty Road/Beresford Street – Provide landscaping and park furniture - \$20,000

- » Collins Street – Provide playground equipment, park furniture and landscaping - \$50,000
- » Bennett Park, King Street – Provide playground equipment, shared pathway circuit and landscaping - \$105,000
- » Adelaide Street Reserve – Provide playground equipment and landscaping - \$50,000
- » 110A Dunheved Circuit – Provide park furniture and landscaping - \$20,000
- » Jack Jewry Reserve 5, Merinda Street – Provide playground equipment and landscaping - \$50,000
- » Bennett Park and Jack Jewry Reserve are within 550m of the subject site, with both parks having playground equipment. Further work is currently underway at Jack Jewry Reserve.

2.3 Summary of policy content

- » The community of Penrith LGA identifies access to facilities and services, active and healthy lifestyles and the creation of a safe, resilient and creative community as some of their long term aspirations
- » It is a strategy of Penrith Council to ensure that services, facilities and infrastructure meet the need of a growing population and that there are opportunities for the community to the healthy and active
- » Council's Section 94 Contribution Plans identify the following works for funding:
 - > Developing Penrith Valley Community Arts Precinct
 - > Improved connectivity in South Creek Park
 - > Upgrading Blair Athletics facility
 - > Upgrading Ripples Aquatic Centre
 - > Provision of landscaping, park furniture and playground equipment in local parks
- » Since the adoption of Council's Section 94 Contribution Plans, significant progress has been made with the development of St Marys Corner Community and Cultural Precinct, some upgrades to Ripples Aquatic Centre and the upgrading of facilities at local parks.

3 The present

3.1 Existing population

Data on the existing population provides information on existing needs in a community and can provide insight into future population characteristics and needs.

The 2011 population for St Mary's is 11,289 with a population density of 11.84 persons per hectare. It accounts for 6.3% of the population of Penrith City Council LGA.

In 2011, St Mary's had a similar proportion of pre-schoolers to Penrith City, which was slightly higher than the Greater Sydney percentage. It had a significantly higher percentage of post-retirees to the rest of Penrith City, but this was more in line with the Greater Sydney area. There is also a high proportion of over 85s, especially when compared with the Penrith City LGA.

Table 1 Age Structure - Service Age Groups in St Marys (Usual Residence) in 2011

Service age group (years)	Persons	St Marys	Penrith City	Greater Sydney
		%	%	%
Babies and pre-schoolers (0 to 4)	902	8.0	7.6	6.8
Primary schoolers (5 to 11)	938	8.3	9.8	8.7
Secondary schoolers (12 to 17)	825	7.3	8.7	7.4
Tertiary education and independence (18 to 24)	1,081	9.6	10.4	9.5
Young workforce (25 to 34)	1,812	16.0	14.7	15.4
25 – 29 years	942	8.3	7.5	7.8
30 – 34 years	870	7.7	7.2	7.7
Parents and homebuilders (35 to 49)	2,246	19.9	20.9	21.9
Older workers and pre-retirees (50 to 59)	1,340	11.9	12.9	12.2
Empty nesters and retirees (60 to 69)	1,075	9.5	8.8	9.0
Seniors (70 to 84)	804	7.1	5.1	7.2
Elderly aged (85 and over)	267	2.4	1.1	1.8
Total population	11,289	100	100	100

Source: <http://profile.id.com.au/penrith> - Compiled by .id based on Usual Residence data from Australian Bureau of Statistics, Census of Population and Housing 2011

According to profile.id, the average household size in St Marys in 2011 was 2.52 persons. This was slightly lower than the Penrith City and Greater Sydney average household sizes of 2.85 persons and 2.69 persons respectively. A major contributing factor in the lower household occupancy ratio in St Marys is the large number of single person households. In terms of household sizes, in 2011 over 60% of households were 1- and 2-person households in St Marys (compared to 48.8% and 53.3% in Penrith City and Greater Sydney). At this time, 3-person households and 4-person households made up 16.2% and 13% of the households.

Corresponding with this predominance of smaller households, 41.7% of the dwellings in St Marys were medium or high density, compared to 19% in Penrith City which is more in line with the Greater Sydney area (40.4%).

The average household size for high density residential units (flats, units and apartments) in the Penrith LGA is calculated to be 1.89 persons per dwelling¹. It is assumed that the household size in St Marys is likely to be in line with this.

Table 2 Dwelling structure – St Marys - 2011

Dwelling type	Household	St Marys	Penrith City	Greater Sydney
		%	%	%
Separate house	2,744	58.1	80.5	58.9
Medium density	1,678	35.5	14.8	19.7
High density	293	6.2	4.1	20.7
Caravans, cabin, houseboat	0	0.0	0.3	0.2
Other	8	0.2	0.2	0.4
Not stated	0	0.0	0.2	0.2
Total Private Dwellings	4,722	100	100	100

Source: <http://profile.id.com.au/penrith> - Compiled by .id based on Enumerated data from Australian Bureau of Statistics, Census of Population & Housing 2006 & 2011

Housing tenure data indicates a higher percentage of households renting (41.9%) than in the Greater Sydney area (30.4%) and the rest of the Penrith City LGA (26%). There are almost twice as many households (as a percentage of the population) in St Marys in rented social housing compared with Penrith LGA

The Community profile (profile.id) for Penrith City also maps the SEIFA Index of Disadvantage for St Marys. SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It allows for a comparison of the relative level of advantage/disadvantage in areas. The index is calculated using factors that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage while a lower score on the index means a higher level of disadvantage.

The percentile associated with the index indicates the approximate position of this area relative to other suburbs/localities. A higher percentage indicates a higher socio-economic status. For instance, for St Marys 10% indicates that approximately only 10% of Australia's suburbs have a SEIFA index lower than this area (i.e. are more disadvantaged), while 90% are higher (i.e. are more advantaged).

Table 3 Index of relative socio-economic disadvantage – St Marys & benchmark areas

Area	2011 index	Percentile
Leonay	1,093.6	93
Glenmore Park	1,073.8	86
Mulgoa	1,058.5	79
Emu Heights	1,058.5	79
Emu Plains	1,028.9	62
South Penrith	1,016.9	55
Greater Sydney	1,011.3	52
Australia	1,002.0	47
Penrith City	996.3	44
New South Wales	995.8	43

¹ This is based on information found on tables B31 and B36 of the LGA's basic community profile available here: http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/communityprofile/LGA16350

Penrith	920.4	16
Werrington	918.5	15
Oxley Park	906.5	13
St Marys	886.4	10
North St Marys	849.1	6

Source: <http://profile.id.com.au/penrith> - Compiled by .id based on Usual residence data from Australian Bureau of Statistics, Census of Population & Housing 2011.

As can be seen from Table 4, the level of disadvantage in St Marys is significantly lower than in the rest of the LGA, the Greater Sydney area and Australia as a whole. This has implications for the level of community support and social services which may be needed in the area. In line with the above, Council's Social Planning Coordinator has advised that St Marys is an older established residential area with pockets of disadvantage. Long term sustainable affordable housing for people on low incomes is identified by Council as a need in the area.

St Marys existing population (2011):

- » Has a high percentage of pre-schoolers and post-retirees
- » A high proportion of lone person households and single parent families with a significant percentage of households in medium to high accommodation
- » A high portion of households are in rented accommodation with almost double the percentage of social housing tenants as in the LGA
- » The SEIFA Index of Disadvantage which reflects disadvantage based on low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations indicates that the population in St Marys is very disadvantaged compared with the rest of the LGA and the Greater Sydney area.
- » Council has confirmed a need for long term sustainable affordable housing for people on low incomes.

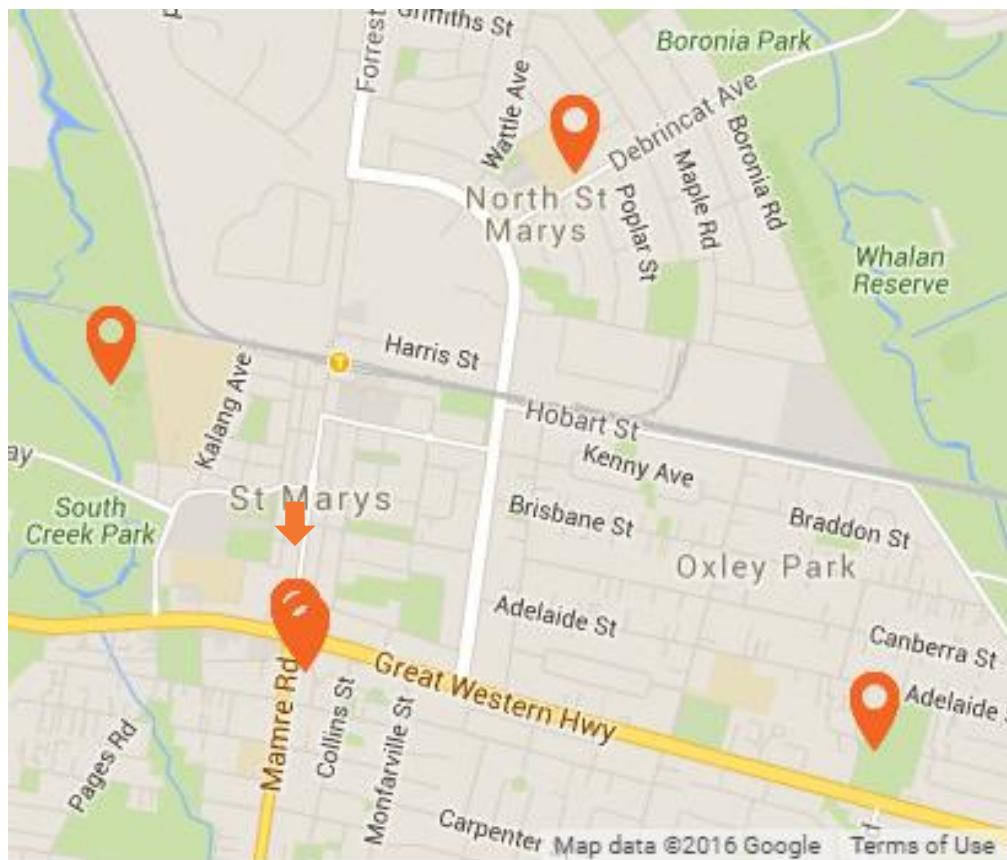
3.2 Existing community infrastructure provision

This section looks at the provision and availability of existing community facilities, open space and other relevant facilities in St Marys that could address some of the needs of the future development community.

3.3 Existing community facilities

Figure 3 and **Table 4** identify the existing community facilities in St Marys and those outside of the suburbs which may be accessed by the community.

Figure 3 Council Managed Community Facilities



Source: <https://www.penrithcity.nsw.gov.au>

Of key significance is St Marys Corner Community & Cultural Precinct located 1.1km from the site. A group of upgraded buildings hosting a range of community groups and activities, this social community hub can accommodate up to 900 people (in halls and meeting rooms but not including the former Chambers) with the renovated Memorial hall regarded as Council's premier facility.

St Marys Corner which caters for childcare needs, youth facilities and the needs of seniors is easily accessible to the site by bus (6 minutes journey time from the site).

Table 4 Council Managed Community Facilities

Facility	Address	Capacity	Other facilities	Availability for hire	Distance from site	Comments from Council's Social Planning Co-ordinator
St Marys Library	207 - 209 Queen Street, St Marys	Area - 920m ² Study space – 30 people	Toy library Internet		650m	There is limited space in the library for resources, PCs and study space. Council is investigating the relocation of the St Marys branch to a more central location within St Marys in a purpose built facilities so that it can better meet the needs of the community in the future
St Marys Community Centre	St Marys Corner Community & Cultural Precinct - Cnr Great Western Hwy & Mamre Road, St Marys	Area - 760m ² Hall - 250 people Meeting room - 15 people	Kitchen facilities	Meeting room available for private function hire when booked in conjunction with hall	1.1km	This building is one of the 5 buildings located at St Marys corner. It is used predominantly by 2 community organisations. The hall space is popular for large private events. Storage and parking are issues for this building.
St Marys Memorial Hall	As above	Area – 1,040m ² Main hall - 380 people Meeting room 1 - 35 people Meeting room 2 - 20 people	Stage Dressing rooms Commercial kitchen	Meeting room available for private function hire when booked in conjunction with hall	As above	This building is located at St Marys corner. Parking is an issue for this large space. The hall is fitted with a 'premier' lighting and technical equipment. The hall is rarely used during the week but is popular on weekends for people within and outside the LGA.
St Marys Senior Citizen Centre -	As above	Area - 700m ² Hall -100 people Meeting room 1 - 30 people Meeting room 2 - 30 people	Dining room Commercial kitchen	Meeting room not available for private function hire	As above	This building is located at St Marys corner. Lack of accessible parking can be an issue for seniors here.
St Marys Arts and Craft Studio	As above	Meeting room -20 people Pottery room -20 people	Kitchen facilities	Facility not available for private function hire	As above	This is located at St Marys corner. This building has a lack of storage space and the shared car parking with other buildings can make parking an issue within the precinct.
The Chambers	As above				As above	This building is located at St Marys corner. It is occupied by St Marys & District Historical Society. Storage space and parking are issues for the building.
Don Bosco Youth Centre	As above	Multi-purpose hall which can be divided into two rooms	4 full-size in-ground trampolines 1 mini-trampoline 5 pool tables and balls	Independently run but available for private function hire	As above	-

Facility	Address	Capacity	Other facilities	Availability for hire	Distance from site	Comments from Council's Social Planning Co-ordinator
			5 table-tennis tables Indoor & outdoor soccer courts Indoor & outdoor basketball courts Canteen & Kitchenette Tables and chairs Two outdoor multi-purpose court			
St Marys Tennis Centre	St Marys Tennis Centre, Blair Oval, St Marys	Clubhouse - 100 people	Stage Dance floor Kitchen facilities	Available for private function hire	1.1km	-
Ridge Park Hall	Woodland Avenue (off Great Western Highway), Oxley Park	Hall – 110 people	Kitchen facilities Bar area Outdoor entertainment area	Available for private function hire	2.4km	Though located adjacent to sporting fields, this hall is quite isolated and its location is a deterrent for potential users. There is a midnight curfew for this facility so that noise does not affect nearby residents. There is no storage or meeting room space in this facility.

Source: <https://www.penrithcity.nsw.gov.au>

The North St Marys Neighbourhood Centre is only 1.1km from the site (Corner Debrincat Ave & Oleander Rd) and has capacity for up to 100 people. However the railway is a barrier to access and is likely to deter residents in St Marys accessing facilities, notwithstanding the proximity to the site.

Council has indicated that they are investigating the relocation of St Marys library to a more central location in a purpose-built building that can better meet the needs of the community in the future.

They have also indicated that there are currently no plans for any new or upgraded facilities in the suburb, but that Council is investigating the performance of all community facilities based on finances and utilisation.

In terms of community services, Council has advised that there are many community organisations in the area that are well connected and skilled, but are under resourced to do the work that is needed. A funding program for strengthening the community and families to break the cycle of disadvantage in the area is also identified as a need by Council's Social Planning Co-ordinator.

3.4 Library facilities

St Marys branch library is one of three in the Penrith LGA (along with a branch in Penrith and St Clairs). Between Feb and June 2016, 422 new members joined the St Marys branch of which 194 (46%) were from St Marys suburb. This would suggest that approximately half of the members of the St Marys branch are from St Marys suburbs, with the remainder of members from the surrounding suburbs or outside the LGA.

Council has advised that services at St Marys are used less than those at the Penrith branch but more than those at the St Clair branch. Council has identified limited space in the current library for resources, PCs and study space as an issue. They are currently investigating the relocation of the St Marys branch to a purpose built facility in a more central location within St Marys to better meet the needs of the community in the future.

3.5 Existing childcare provision

There are three Council child care facilities in St Marys in addition to a number of private facilities. Refer to **Table 5** below.

Table 5 Child care centres in St Marys

Facility	Address	Age range for care	Vacancies
Council facilities			
St Marys Children's Centre and Occasional care Child centre	St Marys Corner & Cultural Precinct - 7 Collins Street, St Marys	Preschool: 3-5 year olds Occasional care: 0-6 year olds (48 weeks per year)	Vacancies at all ages
Koala Corner Children's Centre	Cnr Swanston and Collins Street, St Marys	6 weeks to 6 years	Vacancies at all ages
Ridge-ee Didge Children's Centre	17-23 Woodland Avenue, Oxley Park	6 weeks to 6 years	Vacancies at all ages
Private facilities			
My First School Child care centre	36 Putland Street	Information not available	Vacancies at all ages
Busy bees Long Day Child care centre	146 Glossop Street	0 to 6 years	Vacancies at all ages

Facility	Address	Age range for care	Vacancies
St Marys Blinky Bills Preschool	263 Great Western Highway	2 years to 5 years	Vacancies at all ages
Marys Tiny Tots Preschool	29 Phillip Street	Information not available	Information not available
Golden Kids Family Day Care	73 Queen Street	Information not available	Information not available
St Pauls Lutheran Kindergarten	289 Desborough Road	2 years to 5 years	Vacancies at all ages
Mith Baai Family Day Care	16 Coorlong Place	Information not available	Information not available
Smile Kids Family Day Care	167-171 Queen Street	Information not available	Information not available

Source: mychild.gov.au & Penrith City Council's Childcare Officer

Council's Childcare Services Officer advised that there is currently capacity in the childcare system. In terms of uptake of services, Council advised that parents in St Marys may also use childcare facilities outside of the suburbs with a significant number of services available in St Clairs and at Claremont Meadows (which is enroute from St Marys to Penrith City Centre).

Factors determining which childcare centre a family in St Mary's might choose could depend on a number of factors other than vacancies: the provision of afterschool care, parents' place of work, access to a primary school in the area allowing pre-schoolers to have developed friendships, etc.

Council advised that there are currently no plans for new facilities or upgrading/extending existing facilities. However this is dependent on funding and that the availability of funds would allow Council to provide additional capacity if required.

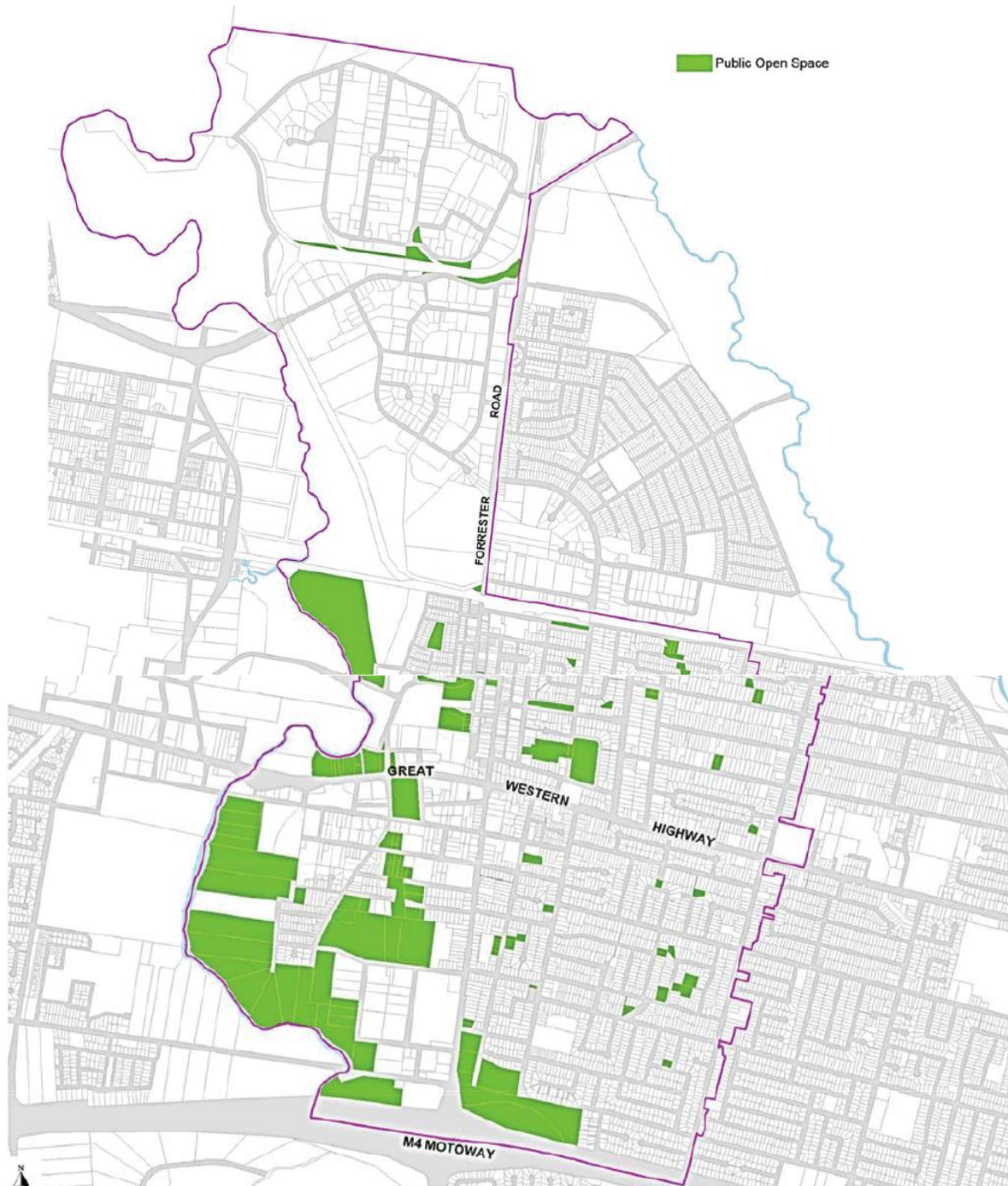
Council also advised that they are currently looking at their preschool services and how to provide additional capacity to provide 600 hours per annum to eligible pre-schoolers in response to State Government policy. They are looking at the St Marys Childcare Centre in particular. This facility also provides an occasional care service (shorter term care which can be booked as required).

3.6 Existing open space, sport and recreation facility provision

3.6.1 Open Space

The map in **Figure 4** below, illustrates the areas of public open spaces in St Marys. This map identifies not just the land zoned for public open but also lands zoned for other uses (eg B4 - Mixed use) but developed as public open space and pocket parks in residential areas.

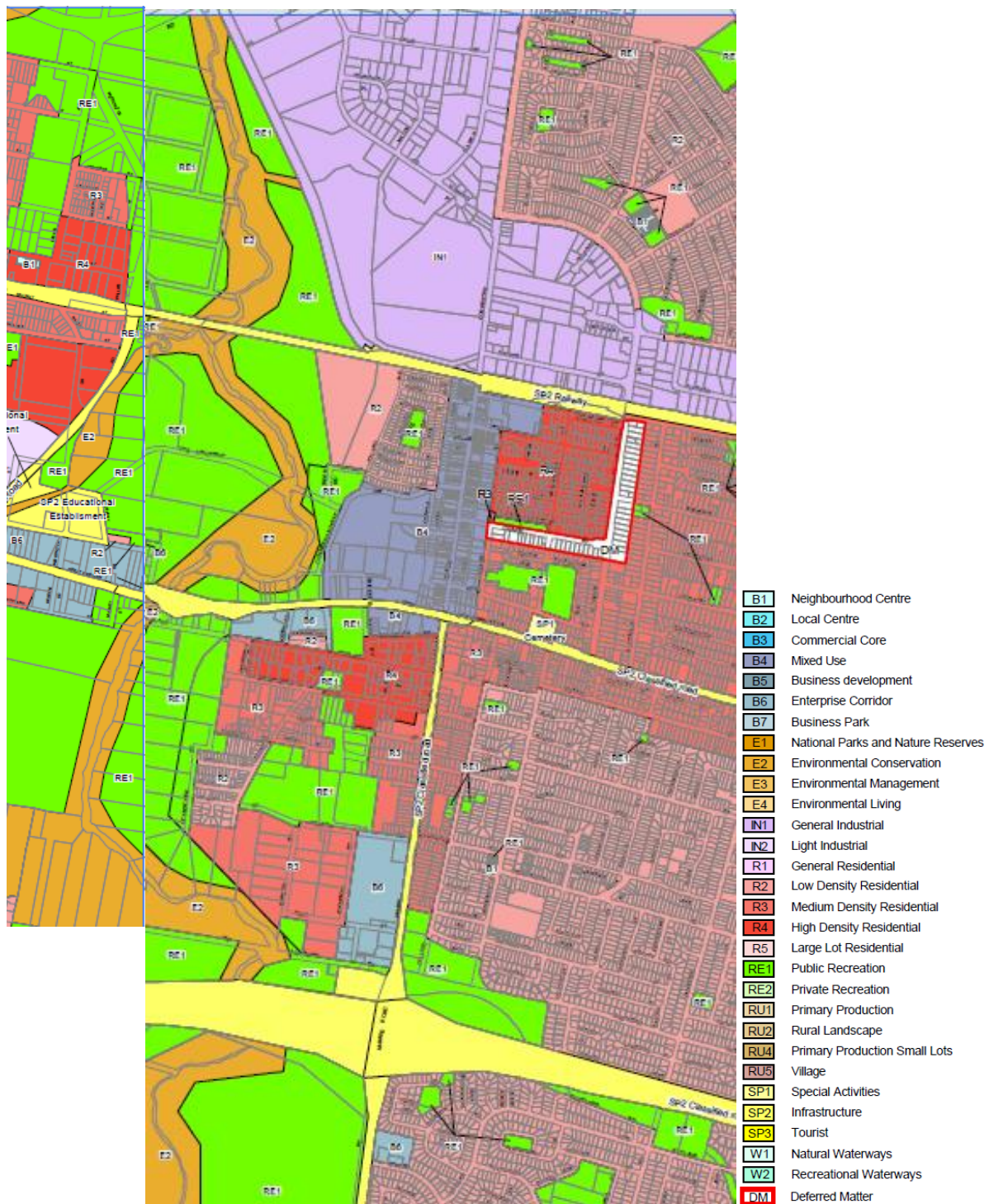
Figure 4 St Marys Open Space Network



Source: Attachment B of Item 3 Penrith City Council Business Paper 18.4.2016 – Penrith City Council planners

Below in **Figure 5** is an extract from the zoning map which illustrates the extent of land zoned for public space in the area surrounding the site, including a large area of public open space to the west of St Marys at South Creek Park.

Figure 5 Extract from Zoning Map



Source: Penrith Local Environmental Plan 2010 – Sheet No LZN 19

Public parks and areas of local public open space within 400m and 800m (radial distance) of the subject site area shown over in **Figures 6 and 7**.

Figure 6 Public open space within 400m of site



Source: Near Maps 2106

Figure 7 Public open space within 800m of site



Lang Park and Kokoda Park are currently the subject of a reclassification process and are not included. However if reclassified and redeveloped in accordance with Council's concept plan, they will retain (when combined with Coachmans Park) up to 14,000m² of reconfigured open space.

Source: Near maps 2016

Penrith City Council is currently in the process of reclassifying a number of parcels of public land in St Marys Town Centre. Two of these parcels are areas of public open space (Lang Park and Kokoda Park). As part of this process, Council officers prepared a Business Paper which was presented to an ordinary meeting of Council on 18 April 2016. This paper addressed a number of matters raised in submissions made in response to the proposed reclassification. One such matter related to concern over the potential loss of open space.

In response to this matter, the Council report sets out an assessment of the open space and recreational needs. A summary of the existing open space provision from that report is set out hereunder:

An assessment of open space and recreational needs must consider the specific needs of the current and future community, the amount of open space required, the location, availability, accessibility, type and quality of the open space. It must also recognise that people will travel to different facilities depending on their ability, needs and desired activities – people will travel further to participate in organised sport than to allow children to play. Similarly open space in urban centres needs to be sized, designed and managed to satisfy a wider range of uses and users than open space in less densely settled areas.

The suburb of St Marys is well serviced with approximately 107ha of green open space across all normal recreational categories including active district parks, local parks, pocket parks, natural areas and linear drainage reserves,

55ha of this 107ha is local open space (this includes 2.08 ha at Lang Park and Kokoda Park which is proposed to be reclassified).

The historical standard applied to general open space provision in New South Wales is 2.83ha per 1,000 people. This standard is generally significantly lower in urban centres – for example Penrith City Centre is planned to accommodate open space at a rate of 1.64ha per 1,000 people.

The provision of local open space in St Marys (55ha) presently equates to 4.33ha of local open space per 1,000 people (based on the current estimated population of 12,929 people).

If the reclassification of Lang and Kokoda Parks proceed and these areas are redeveloped in accordance with Council's concept plan, the reconfigured open space in St Marys (54.2ha) would equate to 4.26ha of local open space per 1,000 people now.

In recent years, Council has invested in significant upgrades of local parks, Ripples Aquatic Centre and Coachman's Park. Council is also finalising designs for a multi-million dollar upgrade of the Kingsway and South Creek Park to provide a major recreation facility for regional, district and local organised sport as well as casual and passive recreation.

Source: Summarised from Reclassification of Public Land in St Marys Town Centre prepared by Penrith City Council City Planning Unit for Ordinary Council meeting of 18 April 2016.

The assessment indicates that there is more than sufficient open space in the St Marys area.

3.6.2 Recreational and sporting facilities

District and Regional Sporting facilities in St Marys are set out in **Table 6** with Regional Facilities with an approximate 5km distance in **Table 7**.

Table 6 District and Regional Sporting facilities in St Marys

Facility	Address	Sport	facilities	Distance from site
Ripples Leisure Centre and Hyro Park	Charles Hackett Drive	Swimming Fitness	Outdoor pool, Indoor pool, Gym, Creche Spa & sauna, Hydrotherapy	750m
Blair Oval / South Creek Park/ St Marys Tennis Club	Creek Road, St Marys	Athletics BMX Soccer Tennis	Playing fields, athletics track, outdoor courts, Floodlights, Amenities buildings, Clubhouse (Mavis Harris Pavilion), CARES, Car park	1.2km
Cook Park	Wilson Street and Pages Road, St Marys	Aussie Rules Cricket (turf wicket) Soccer	Floodlights, Car park, Amenities buildings, Community building (Nepean Soccer Pavilion), Playground	1.6km
Monfarville Park	Monfarville Street, St Marys	Baseball Cricket	Floodlights, Amenities building, Car park	2.6km
Boronia Park	Boronia Road, North St Marys	Cricket Netball Rugby League	Floodlights, Car park, Amenities building	1.9km
Ridge Park	Woodland Avenue, Oxley Park	Cricket Rugby League	Floodlights, Amenities building, Car park, Community building (Ridge Park Hall)	2.4km
Colonial Golf Course and driving range (Regional facility)	Werrington Road, Werrington	Golf	Golf course	3.2km

Source: <https://www.penrithcity.nsw.gov.au>

Table 7 Other District and Regional Sporting facilities within 5km proximity of the site

Facility	Address	Sport	facilities	Distance from site
St Marys Indoor Sports and Recreation Centre (though this facility is located in North St Marys it is only 1km from the site)	Forhorn Place, North St Marys	Indoor Cricket Netball Soccer Dodgeball Actionball Touch Footy	4 indoor courts, canteen, amenities	1.0km
Dunheved Golf Club course (Regional facility)	Links Road, North St Marys	Golf	Golf course Driving range	5.1km
St Clair Leisure Centre	Endeavour Avenue, St Clairs	Indoor soccer (futsal) Basketball	» Full size courts - > indoor soccer (futsal),	5.1km

Facility	Address	Sport	facilities	Distance from site
(Regional facility)		Volleyball Netball badminton gymnastics dancing cheerleading fitness classes and training karate	basketball, volleyball, netball, badminton » half size court – > gymnastics, dancing, cheerleading, fitness classes and training » 3 multi-purpose rooms – > birthday parties & functions, dancing, singing, karate.	

Source: <https://www.penrithcity.nsw.gov.au>

Set out in **Table 8** below is a list of the playgrounds within a 10 minute walk for the site.

Table 8 Playgrounds

Facility	Address	facilities	Distance from site
Adelaide Street Reserve	Adelaide Street	Modern multi age play equipment with rubber softfall.	1.2km
Australia & Brisbane Street Reserve	Australia & Brisbane Street	Multi age play equipment with mulch softfall.	600m
Bennett Park	Stapleton Parade	Modern multi age play equipment with rubber softfall	550m
Jack Jewry Reserve	Merinda Street	Swings with rubber softfall.	450m
Kokoda Park	Carinya Avenue	Multi age play equipment with mulch softfall.	500m

Source: <https://www.penrithcity.nsw.gov.au>

Council has a Recreation and Cultural Strategy (LP008) which was reviewed in 2008. As per the strategy, the open space bench mark used by Council is 2.83ha/1,000 people.

At that time, a high level benchmarking comparison indicated that Penrith LGA had a significant shortage of tennis courts and a moderate shortage of rugby fields, while the number of netball courts were in excess. Other popular sports of soccer, cricket, hockey, lawn bowls and AFL were adequately provided for at this time.

Actions identified under this Strategy (relevant to St Marys) included the following:

- » Preparation of an Open Space Action Plan (undertaken in 2007)
- » Investigate Ripples as a recreation hub for St Marys with identified precincts to be developed with appropriate facilities and amenities, including passive and active recreation facilities
- » Develop an integrated paths strategy that could consider providing paths from established areas as a high priority in locations such as from St Marys to the recreational precinct that includes Ripples, sporting fields, schools and shops
- » Progress the establishment of the Penrith Valley Arts and Cultural Precinct in St Marys (complete – St Marys Community Corner)
- » Investigate the feasibility of improvements to Ripples, St Marys (complete - identified for upgrades)

- » Investigate the establishment of outdoor entertainment areas with possible locations including the proposed recreation precincts
- » Prepare a Playground Action Plan with high priority given to the installation of playgrounds in established areas such as St Marys
- » Develop a Sports facilities Development Strategy

Council are currently in the process of preparing a new recreational strategy. In the interim, Council's Recreation Manager has provided some advice on Council's plans for future upgrades to recreational facilities and where deficiencies in capacity or performance have been identified. These are outlined below with further details provided in Appendix A.

Kingsway Park

- » The playing fields to the west are identified for extension to cater for the increased demand for rugby league training fields with a need for associated car parking, amenities, seating and shade
- » The cost of above works is approximately \$3.5 million
- » Further facility upgrade work is required to increase the capacity of the site for Touch Football and Oztag with an estimated cost of \$560,000 to upgrade floodlights at the venue
- » An additional \$510,000 is estimated to be required to provide a connecting bridge and pathway between The Kingsway and South Creek Park/Blair Oval.

Blair Oval

- » Council proposals for upgrading the athletics facilities include the construction of an all-weather athletics track and associated field event areas
- » The works plan for above works will cost approximately \$7.3 million, \$2 million of which has been secured by Council
- » Alternative sites being considered for the replacement of the tennis facility
- » The BMX facility needs upgrading to meet competition standards (estimated at \$300,000 - \$400,000).

Ripples Aquatic Centre

- » A masterplan for the redevelopment of Ripples Aquatic Centre was developed in 2013/2014 presenting a four staged redevelopment plan with an estimated cost in the order of \$16.78 million
- » Asset maintenance, re-roofing of the facility and upgrading of health and fitness facilities has been identified as a priority
- » The costs for Stage 1 of the works is estimated at \$10 million, \$2.6 million of which has been collected to date.

Cook Park

- » The cricket oval and AFL playing fields are identified by Council as needing upgraded facilities
- » The provision of an all-weather synthetic field is being considered for Cook Park football fields
- » Costs anticipated to be in the range of \$1.2m - \$1.5m.

Boronia Park, North St Marys

- » Council has identified the need for field reconstruction and better facilities to support the use of Boronia Park and increase capacity

- » Costs are anticipated to be in the range of \$1.97 million.

3.7 Summary of existing community infrastructure

Community facilities

- » St Mary's Community corner, which was opened in 2010, provides a range of community buildings available to community groups and for private hire aimed at supporting the needs of pre-schoolers, youth groups and senior citizens.
- » Council has indicated that the existing facilities in St Marys are adequate in terms of size for the population of St Marys however there are issues with storage space in some of the facilities and car parking provision in the precinct is also an issue, especially for senior citizens.
- » Council does not have plans for any new or upgraded facilities in the suburb, but they are investigating the performance of all community facilities based on finances and utilisation. Council have advised that they are moving to community hub model such as the Jordan Springs Community hub model with more adaptable spaces and a flexible approach to service provision.
- » In terms of community services, Council identified funding of community organisations and programs as a need.

Libraries

- » Council has identified limited space in the current library for resources, PCs and study space as an issue.
- » They are also currently investigating the relocation of the St Marys branch to a purpose built facility in a more central location to better meet the needs of the community in the future.

Childcare

- » At least seven childcare centres in St Marys currently have vacancies at all age categories indicating that there is capacity to meet additional future needs.
- » Council is currently investigating the capacity to provide additional hours in pre-school services.

Open Space

- » Council has indicated that the area is well supplied with open space and that there is capacity to meet additional needs.
- » There is a good balance between passive open space (pocket parks, reserves) and active open space (playfields, playgrounds, larger parks)
- » In recent years, Council has invested in significant upgrades of local parks (specifically playgrounds) and Coachman's Park. Local parks have a range of playground facilities from basic swings at Jack Jewry Reserve to modern multi-age play equipment at Adelaide Street Reserve.

However there is the opportunity to increase the level of embellishment and amenities provided to meet additional needs – particularly at Jack Jewry Reserve (which has basic play equipment and limited embellishment), at Ross Place Reserve and Chesham Street Reserve.

Recreational facilities

- » Council has identified a number of number of facilities as needing expansion/upgrading to meet current and future demands and performance standards at Kingsway Park, Blair Oval, Ripples Aquatic Centre and Cook Park.

4 The future

4.1 Growth and change in St Marys

4.1.1 St Marys Forecast population

In 2016, the total population of St Marys is estimated to be 12,929 people. It is expected to increase by over 2,600 people to 15,590 people by 2026, at an average annual growth rate of 1.89%.

The population is set to grow to 17,833 by 2036 demonstrating what is anticipated to be a higher average annual population increase than in the Penrith LGA.

The number of dwellings in St Marys is forecast to grow from an estimated number of 5,132 in 2016 to 7,117 in 2036 (+1,985).

4.1.2 St Marys Future Age Structure

Between 2011 and 2026, the profile.id age structure forecasts for St Marys indicate a 37.1% increase in population under working age, a 30.5% increase in population of working age and a 42.4% increase in population of retirement age.

The largest increase in persons between 2011 and 2026 is forecast to be in ages 0 – 4 years, which is expected to increase by 316 and account for 7.9% of the population.

The number of persons aged over 60 in 2026 is expected to account for 19.1% of the total population. The population of people in St Marys at retirement age at 2036 will make up 9.3% of the population.

Coupled with longer lifespans this means a greater demand of services for older people and a higher proportion of multi-generational families.

4.2 The new development and future community

Having regard to the infill nature of the subject site and its location adjacent to a multimodal transport hub, dwelling types on the site will be apartments, ranging in size from 1 to 3 bedroom units. The proposed redevelopment will likely yield between 600 and 880 high density units (based on a potential Floor Space Ratio ranging from 6:1 to 8:1).

At the 2011 Census, the average size of households living in apartments (flats or units in one or more storey blocks) in the Penrith LGA was 1.89 persons. This is slightly lower than the average for apartment households across Greater Sydney of 2.01 persons per apartment, and may reflect the fact that apartments in Penrith accommodate a lesser proportion of families than do apartments in other parts of Sydney.

The average household size for the proposed apartments at the subject site is expected to be similar to the Penrith LGA average. Applying the average occupancy rate of 1.89 persons suggests a total population of around 1,240 – 1,664 for the subject site.

The demographics of the new community on the subject site are likely to be quite different from the existing community of St Marys, which has a high percentage of social housing.

Having regard to the household forecasts for St Marys based on the 2011 census, it is likely that a larger percentage of the future residents will be lone person households and couples without dependents. Given that families (couples with dependents) will make up only a quarter of the entire population of St Marys in 2036, it is likely that a low proportion of future residents could be made up of families.

5 Future population needs

This chapter provides an outline of typical community needs in urban infill areas (and as such are likely to be relevant to the future community of the subject site).

This chapter also examines some specific projected needs for the following facilities (based on the proposed population) by the development:

- » Libraries
- » Community Centres
- » Childcare
- » Open Space, sport and recreational facilities.

5.1 Anticipated community needs

Communities living in urban infill areas generally need access to a range of community infrastructure. The demographic composition of St Marys suggests the following specific needs:

- » An aging population needs accessible spaces and community services specifically catering for seniors and their needs
- » A growing population in their twenties, thirties and forties indicate a need for access to a range of sport, recreation, leisure and entertainment activities
- » Smaller dwellings such as apartments and their associated private open space provision indicate a greater need for easy access to high quality open spaces for passive recreation and play
- » Apartments and their limited space indicate the need for spaces for hire for private functions and as well as spaces for study, hobbies, etc
- » Smaller household sizes (which will characteristic the 2036 population of St Marys and is typical of urban infill development) suggests the need for public places that promote social interaction and community participation. This is also supported by the high proportion of people renting.

The demographic composition of the proposed development is difficult to predict. It is likely to differ from the existing community, however is still likely to be a combination of aged, families and single households.

Currently only 6.2% of the population in St Mary's is accommodated in high density development, and a high portion of households are in rented accommodation, with almost double the percentage of social housing tenants as in the remainder of the LGA. The needs of the existing wider community in St Marys may not necessarily reflect those of the future residents of this development.

Notwithstanding this, the future residents of apartments will need access to community facilities, library facilities, child care and recreational and sporting facilities.

5.2 Library needs

Council is investigating the relocation of the branch to a purpose built facility in a more central location due to existing lack of space. While the future development community alone would not justify the need for a library facility, it will place additional pressure on the existing facility.

5.3 Community centre needs

The closest community centre facilities to the site are located in the community hub at St Marys Corner Community and Cultural Precinct which provides services aimed across a range of age groups.

While Council have not identified a shortfall in the capacity of the existing community facilities to serve the existing or future population, they have identified a shortage of storage space in some of the facilities. The shared car parking arrangement in this precinct is also an issue, with a lack of accessible parking spaces for seniors a particular issue.

Council have advised that they do not have any specific benchmarks or standards for community facility provision.

They are aware that Elton Consulting typically recommends (as a starting point), a rate of provision of 80m² of community centre floor spaces for every 1,000 residents². On this basis, the proposed development could support a facility with up to 133m². However, Council use this as a guideline only, due to the nature of community facilities changing in line with people's needs and the way they connect. Council advised that they are now considering more flexible spaces for community facilities, such as pavilion type facilities connected to large outdoor spaces and 'hub models' like the Jordan Springs Community Hub³.

Given Council's approach to 'hub models' to serve a wider community and a move towards more flexible spaces, it is difficult to quantify what additional demands the future residents will place on the existing facilities. Given the number of facilities in this hub and their capacity, capacity to accommodate the future population is unlikely to be an issue.

Figure 8 St Marys Memorial Hall



Source: <https://www.penrithcity.nsw.gov.au>

² This rate does not include specialist facilities (such as arts/cultural facilities)

³ This hub is planned to be built in 2016 and it is envisaged that it will service a large catchment area because of its accessibility and wide range of uses.

5.4 Child care needs

A number of different forms of childcare and activities for young children are generally provided in a community, including long day care, family day

care, pre-school, occasional care and playgroups. Additionally, services to support families with young children may be provided. It is not appropriate at this stage of the planning process to try to anticipate the need for the various specific types of services.

Based on an assumption that around 7.9% of the incoming population would be aged 0-4 years (based on the forecast age structure for St Marys – refer Chapter 4) and that one in three children in this age cohort would require a place in a childcare facility, the proposed development would generate a need for around 44 childcare places. This equates to one large childcare centre.

The analysis of existing childcare facilities outlined in Chapter 3 suggests that there is spare capacity now amongst existing centres. The capacity of existing centres in the area will need to be reassessed and confirmed during the planning and development process.

Planning for childcare will also need to address the need for out of school hours care for primary school aged children (raised by Council as a particular gap in the area). Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located with schools or through out-of-school care programs in community centres. This planning can only occur as the population moves in and demand can be assessed.

However, at this time, it is considered that no additional childcare facilities are needed as a result of the proposed development.

5.5 Open Space, sport and recreation facility needs

A widely accepted standard for open space provision specifies that all residents should be within 400 metres walking distance of a park. As outlined in Chapter 2, there are a number of open spaces within a 400 metre radius of the site that can cater to the needs of the new development community.

The site is also in close proximity to a number of active open spaces including Blair Oval, Kingsway Playing Fields, South Creek Park and Bennett Park. These open spaces are all within one kilometre of the site and collectively contain a range of sporting facilities including playing fields, a bmx track, athletics track and outdoor tennis courts. The Ripples Leisure Centre is also located in close proximity.

As outlined in Chapter 2, Council has identified the St Marys area to have a high rate of provision for open space (at 4.26ha of local open space per 1,000 people now and 3.03ha per 1,000 people in 2036) when compared with commonly utilised open space standards and other centres in the Penrith LGA.

Our analysis indicates that existing open space could meet the needs of the future development community in terms of quantity. Additional embellishment of this open space however may be required to improve the quality of open space in order to meet these additional needs.

As identified in Section 3.6.2, Council has a number of plans in place, or in preparation, to upgrade facilities and increase capacity at The Kingway, Blair Oval, Ripples Aquatic Centre and Cook Park. The new development community will not be large enough to warrant provision of its own sporting facilities (including sports fields, sports courts, aquatic facilities and indoor sport and recreation facilities), but will instead make use of those in the wider area. The improvement works being undertaken by Council will increase the capacity of these existing facilities and the proponent may need to contribute towards their augmentation and enhancement accordingly.

6 Conclusion: Community infrastructure provision

The redevelopment of the subject site and associated new population is not considered large enough to generate the need for a need community facility such as a community centre or a library; or active recreational /sporting facilities.

While a population of this size could generate the need for a childcare centre, there is currently capacity in the existing childcare services network. The capacity of existing centres in the area will need to be reassessed and confirmed during the planning and development process. If a need is identified, plans for an on-site childcare centre may need to be considered as part of the mixed use development on the site.

It is recognised that Council has identified some deficiencies in the existing community infrastructure:

- » the size of the existing library facility,
- » a shortage of storage space in some community facilities at St Marys Corner hub,
- » car parking at St Marys Corner hub and
- » a need to upgrade facilities and increase capacity at The Kingway, Blair Oval, Ripples Aquatic Centre and Cook Park)

Accordingly, the redevelopment of the site, while not generating the need for new community facilities, may place additional pressure on facilities which are at, or reaching capacity (though it is noted that some improvement works such as the upgrades to Ripples Aquatic Centre are not necessarily linked to meeting capacity but increasing usage.)

Given the size of the site, Council's approach to the co-location/centralisation of community facilities and Council's plans for upgrading and/or expansion of existing facilities, the provision of additional community facilities on-site is not considered a sustainable option.

However, given the potential increase in population as a result of the height and FSR uplift on the site, contributions to planned upgrades to increase capacity and usage, by way of a Voluntary Planning Agreement (VPA) may be warranted. Such contributions should be commensurate with the planning uplift on the site and take into account the contributions that would be liable under Council's Section 94 Contribution Plans.

The following approaches to augmenting the existing community infrastructure can be considered:

Community Centres

- » The masterplan/vision being developed for the site includes a proposal for the provision of a communal space within the building. This area would be accessible to residents and could function as a recreational area where residents could meet, engage or entertain. It would function as a community space managed by a strata management company.
- » By way of a VPA, a financial contribution commensurate with the planning uplift on the site, could be made towards the provision of additional car parking/storage facilities at St Marys Corner Hub

Library

- » A financial contribution, commensurate with the planning uplift on the site, could be made (by way of a VPA) towards the relocation of St Marys branch library

Childcare

- » Provision of a childcare facility on site specifically aimed at the provision of pre-school services or afterschool care for residents/workers on the site, if a need is identified at development application stage

Open Space

- » The masterplan/vision being developed for the site incorporates the provision of a new public urban space on the site linking Station Street to Phillip Street with the potential for passive recreation and the hosting of community events, markets, etc.
- » Though not identified in a plan by Council, a financial contribution, commensurate with the planning uplift on the site, could be made (by way of a VPA) towards additional embellishment or amenities in existing open space areas in close proximity to the site such as Jack Jewry Reserve, Ross Place Reserve or Chesham Street Reserve

Recreational facilities

- » A financial contribution, commensurate with the planning uplift on the site, could be made (by way of a VPA) towards Council's planned upgrade of sporting and recreational facilities at The Kingway, Blair Oval, Ripples Aquatic Centre or Cook Park.

Appendices

A Planned upgrades to sporting & recreational facilities

A Planned upgrades to sporting & recreational facilities

Kingsway Park

The Open Space Action Plan prepared in 2007, identified Kingsway Playing fields, a District Park to the west of St Marys, as needing expansion.

The playing fields to the west of the existing touch football fields were identified for extension to cater for the increased demands for rugby league training fields with the co-location of proposed facilities (rugby league and touch football) encouraged. The needs for associated car parking, amenities, seating and shade were all identified. A detailed design for the provision of 2 full size fields (for which no end user has been identified), a mini field and a cricket wicket have been drawn up. The cost of works is approximately \$3.5 million.

Council has advised that detailed design work has been completed with a heritage study to be completed to allow the tender documentation to be finalised. Council's contribution is approximately \$3.25m.

Further facility upgrade work is required at The Kingsway to increase the capacity of the site and meet the demand for Touch Football and Oztag. It is estimated that \$560,000 is required to upgrade floodlights at the venue to increase field use and safety for training and competition uses.

An additional \$510,000 is estimated to be required to provide a connecting bridge and pathway between The Kingsway and South Creek Park/Blair Oval.

Blair Oval

Council have prepared detailed plans, which are currently at tender readiness stage, for the upgrading of the athletic facilities at Blair Oval. The proposals for upgrading the athletics facilities will include the construction of an all-weather athletics track and associated field event areas to IAAF standards, pavilion and ancillary facilities including spectator areas, storage, shade and the like.

The works plan will cost approximately \$7.3 million, \$2 million of which has been secured by Council. The proposed works would absorb the existing tennis courts (with alternative sites being considered for a tennis facility of a nominated size), a facility which was identified as being in short supply back in 2008.

The BMX facility, to the west of Blair Oval, holds local, state and other major events with associated benefit to the St Marys area. The facility has recently been upgraded, however Council have advised that a new start ramp to competition standards is required and is likely to cost \$300,000 - \$400,000 (subject to appropriate approvals).

Ripples Aquatic Centre

A survey of users of the Ripples Aquatic Centre undertaken on behalf of Council in 2013 indicated that the centre has a broad spread of user age groups with a high number of older adults (36% of users aged 50 years and older) with a high use by people in the 30-49 years age group (48%). This indicates that the facility is attractive for families to use with the indoor water areas attracting older age range users (compared to Penrith's facility at Penrith Swimming Centre).

The surveys indicated that the highest percentage of users were from the suburb of St Marys (16%) followed by Penrith (12%) notwithstanding the latter's accessibility to Penrith Swimming Centre. The survey also showed that Ripples had a broader user catchment than the Penrith facility, indicating its ranking as a district facility.

A masterplan for the redevelopment of Ripples Aquatic Centre was developed in 2013/2014 presenting a four staged redevelopment plan with an estimated cost in the order of \$16.78 million. Final costs will depend on the staging timing and funding strategies with the major works proposed for Stage 1 to include:

- » New reception and front of house area
- » Redevelopment and expansion of the health and fitness area
- » Relocation of the crèche
- » New food and beverage areas.

Asset maintenance, re-roofing of the facility and upgrading of health and fitness facilities has been identified as a priority. The costs for Stage 1 of the works to provide health and fitness facilities, front of house and accessibility improvements is estimated at \$10 million, \$2.6 million of which has been collected to date.

It is anticipated that in addition to increasing the capacity of the facility, the facility improvements will attract new users with the additional/improved amenities on the site (wellness centre, waterslides, etc).

Cook Park

The cricket oval and AFL playing fields are identified by Council as needing upgraded facilities. The provision of an all-weather synthetic field is being considered for Cook Park football fields. No costing is currently available for this work although it is anticipated to cost approximately \$1.2m - \$1.5m.

Boronia Park, North St Marys

Council has identified the need for field reconstruction and better facilities at Boronia Park with the following scope of work proposed to support the use of Boronia Park and increase its capacity to better accommodate the needs of community sport. The following costs provided by Council are estimates of probable cost only and are not based on accurate quotations or indicative of priorities on the site.

» Reconstruct and irrigate 3 fields	\$300,000
» Floodlighting, upgrading lux levels and lighting new areas	\$450,000
» Provide 1 new and upgrade 1 existing amenity & storage facilities	\$700,000
» Car parking	\$325,000
» Connecting pathways	\$75,000
» Shade structures, seating, picnic shelters	\$125,000

Skate Park facilities

St Marys has also been identified as a possible location of the provision of an intergenerational space, such as a skate park. Council are currently investigating a number of potential sites.

It is envisaged that the upgrading and enhancement of facilities as outlined above will increase participation in organised sport and increase the capacity of the existing facilities.



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Community, Sport and Recreational facilities and Open Space Study: Addendum Report

Assessment of needs to support redevelopment of St Marys Plaza
Shopping Centre

Client: Haben Property Group

Date: 13 November 2018

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1 Introduction

1.1 Purpose of this report

This addendum report provides an update to the 2016 *Community, Sport and Recreational facilities and Open Space Study Assessment of needs to support redevelopment of St Marys Plaza Shopping Centre*.

This report provides updated requirements for community, sport and recreational facilities and open space to meet the needs of the future resident and worker community of the proposed redevelopment of 33-43 Phillip Street, St Marys (St Marys Station Street Plaza) based on an amended Planning Proposal.

The Planning Proposal recommends an amendment to Penrith Local Environmental Plan 2010 (LEP 2010) to increase the maximum permissible building height and floor space for development at 33-43 Phillip Street, St Marys.

The proposed redevelopment is for a mixed-use building or buildings up to 19-20-storeys in height and containing:

- » between 580 and 600 apartments,
- » a 4,500sqm supermarket on the ground floor,
- » 1,600sqm of speciality retail, café and restaurant uses addressing the street,
- » 2,200sqm of commercial floor space on the first floor, and
- » Car parking (including a basement car park) to service the development.

The proposed redevelopment also includes new public urban space linking Station Street and Philip Street with potential for outdoor seating landscaping and markets.

The previous Planning Proposal that the 2016 report was based on included a yield of between 600 and 880 high density units. Based on average household size of 1.89 persons¹ the 2016 report projected a total population of around 1,240 – 1,664 for the subject site.

The amended Planning Proposal for the redevelopment has a likely yield of **between 580 and 600 apartments**. Based on updated ABS Census data from 2016, the average household size for people living in apartments in the Penrith LGA was 1.81. Using this average household size and a revised yield of between 580 and 600 apartments, the redevelopment is likely to have a total population of **between 1,044 and 1,080 people**.

¹ Based on 2011 Census data for average household size of people living in apartments in the Penrith LGA

2 Updated recommendations

2.1 Library needs

According to the 2016 report, Council was investigating the relocation of the St Mary's branch library to a purpose built facility in a more central location due to existing lack of space. Recent discussions with Council (November 2018) indicate relocation and development of a new library is a medium to long term plan with current plans for further refurbishment of the existing premises in Queen St including setting up a quiet study room.

While the future development community alone would not justify the need for a library facility, it will place additional pressure on the existing facility. According to the NSW State Library benchmarks², the development would generate the need for around 190sqm of library floor space.

2.2 Community Centre needs

The closest community centre facilities to the site are located in the community hub at St Marys Corner Community and Cultural Precinct which provides services aimed across a range of age groups.

Based on the rate of provision of 80sqm of community centre floor spaces for every 1,000 residents adopted in the 2016 report, the proposed development would generate demand for around 85sqm of community centre space. While the population is not large enough to warrant the need for a standalone facility, they will contribute to the cumulative demand for community centre space.

2.3 Child care needs

Based on an assumption that around 7.9% of the incoming population would be aged 0-4 years (based on the forecast age structure for St Marys used in the 2016 report) and that one in three children in this age cohort would require a place in a childcare facility, the proposed development would generate a need for around 28 childcare places.

Planning for childcare will also need to address the need for out of school hours care for primary school aged children (raised by Council as a particular gap in the area). Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located with schools or through out-of-school care programs in community centres. This planning can only occur as the population moves in and demand can be assessed.

The proposed redevelopment includes a 114 place child care facility. This will sufficiently address the need generate by the additional population and will contribute to meeting any additional demand in the surrounding area.

2.4 Open space, sport and recreation facility needs

The NSW Government Architect's recently released *Draft Open Space for Recreation Guide* advises against taking a spatial standard or percentage of land approach to determining quantum of open space required and emphasises consideration of design elements such as accessibility, the provision of a network of interconnected spaces and the provision of high quality open spaces that accommodate a diverse range of uses. Key directions from the Guide include:

² NSW State Library benchmarks suggest 57.5sqm per 1,000 people + 20% circulation space for populations of less than 20,000

- » Desirable minimum size of a local parks to be 3000sqm (where more efficient provision does not exist or opportunities for re-use of small spaces arise in high density areas, parks may be as small as 1500sqm)
- » for a high-density neighbourhood, residents must be within:
 - > A 2–3 minute walk / 200m walking distance to some form of open space (local, district, or regional park)
 - > A maximum of 25 minute walk / 2 km proximity to any district park
 - > A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (space greater than 5ha)
- » Open space should be within 400m of workplaces and schools
- » Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation. A variety of spaces should be provided to cater to different demands and age groups.
- » Access to at least two of the following within 20 minutes safe walking or 15 minutes safe cycling or public transport:
 - > field sports
 - > outdoor court sports
 - > indoor sports
 - > aquatic sports
 - > access to all of the above within 30 minutes travel by public transport or car
 - > all of the above to be located within 500m of a public transport stop.

As outlined in the 2016 report, there are a number of open spaces within a 400 metre radius of the site, including Jack Jewry Reserve, Chesham Street Reserve, Ross Place Reserve and Chapel Street Reserve. The site is also in close proximity to a number of active open spaces including Blair Oval, Kingsway Playing Fields, South Creek Park and Bennett Park. These open spaces are all within one kilometre of the site and collectively contain a range of sporting facilities including playing fields, a bmx track, athletics track and outdoor tennis courts. The Ripples Leisure Centre is also located in close proximity.

The 2016 report identified that the St Marys area has a relatively high rate of provision of open space (at 4.26ha of local open space per 1,000 people in 2016) when compared with commonly utilised open space standards and other centres in the Penrith LGA.

However, recent discussions with Council (in mid 2018) indicate that while there is currently a reasonable amount of active recreation facilities in the surrounding area, proposed development in the surrounding area will put pressure on these facilities.

While the population from the development will not be large enough to warrant provision of its own sporting facilities (including sports fields, sports courts, aquatic facilities and indoor sport and recreation facilities), embellishment of open space in the surrounding areas may be required to improve the quality of open space in order to meet the additional demand created by the new population.

According to the 2016 report, Council has a number of plans in place, or in preparation, to upgrade facilities and increase capacity at The Kingway, Blair Oval, Ripples Aquatic Centre and Cook Park.

The proposed redevelopment also includes public domain space that could provide space for community markets.

3 Summary

The redevelopment of the subject site and associated new population is not considered large enough to generate the need for a community facility such as a community centre or a library; or active recreational /sporting facilities.

Regarding child care centres, the proposed 114 place child care facility will sufficiently address the need generated by the additional population and will contribute to meeting any additional demand in the surrounding area.

Accordingly, the redevelopment of the site, while not generating the need for new community facilities, may place additional pressure on facilities which are at, or reaching capacity.

Given the size of the site, Council's approach to the co-location/centralisation of community facilities and Council's plans for upgrading and/or expansion of existing facilities, the provision of additional community facilities on-site is not considered a sustainable option.

