



PLACES OF PENRITH

PENRITH

ST MARYS TOWN CENTRE STRUCTURE PLAN - SUMMARY

NOVEMBER 2022

PENRITH
CITY COUNCIL

[penrith.city](https://www.penrith.city)

ST MARYS TOWN CENTRE TODAY & INTO THE FUTURE

The St Marys Town Centre Structure Plan has been prepared to guide the growth of St Marys Town Centre over the next 20 years. It has been developed with the inputs of St Marys' community and stakeholders and has involved extensive place based research, collaboration and evidence-based planning and design.

St Marys Town Centre is one of two major centres in Penrith City, located at the apex of the East-West and North-South Corridors of the Economic Triangle. The Study Area for the Structure Plan extends roughly between Glossop Street to the north and east, South Creek to the west and the Great Western Highway to the south. It is served by the T1 Western rail line and has a thriving main street, productive industrial lands, a shopping centre, two schools, and key natural and community assets. Over 3,500 people lived in this area in 2016.

The area is undergoing significant transformation with investment in city-shaping transport infrastructure such as the Sydney Metro Western Sydney Airport line. Council's projections are that the Town Centre will be home to another 11,000 - 12,500 people over the next 20 years.

PLANNING PATHWAY AND STRUCTURE PLAN PROCESS

The St Marys Town Centre Structure Plan has been prepared as the first stage of Council's strategic planning pathway to guide the development of the St Marys Town Centre in the medium to long term. The Structure Plan is a long-term staged plan yet to be costed and refined through additional technical studies. Some of the initiatives and directions in the plan could take up to 20 years to realise. A Master Plan will be prepared after the Structure Plan, as the second stage of the St Marys planning pathway. The Master Plan will refine the directions in the Structure Plan, test the feasibility of some key initiatives, and inform potential planning control amendments.

In 2020, Council prepared the East-West Corridor Interim Centres Strategy and Interim St Marys Town Centre Structure Plan. This Structure Plan has built upon the previous technical studies and the community's aspirations to guide the growth of St Marys Town Centre.

The Structure Plan has been developed over two parts. The 'Understanding St Marys - Background Evidence' Report provides a thorough analysis of St Marys' current conditions and establishes a set of issues and opportunities informed by place research, technical studies and engagement. The 'Shaping the Future of St Marys' Report responds to the analysis, proposes a place vision for the Town Centre, and defines a set of 10 place outcomes and 26 strategic and spatial directions to achieve the vision.

KEY OPPORTUNITIES

The analysis and engagement undertaken as part of the Structure Plan process uncovered a range of strengths and issues associated with the St Marys Town Centre. Together these helped define the opportunities for improvement, guiding the Structure Plan's initiatives. The key strengths, issues and opportunities are outlined in the 'Understanding St Marys - Background Evidence' Report.

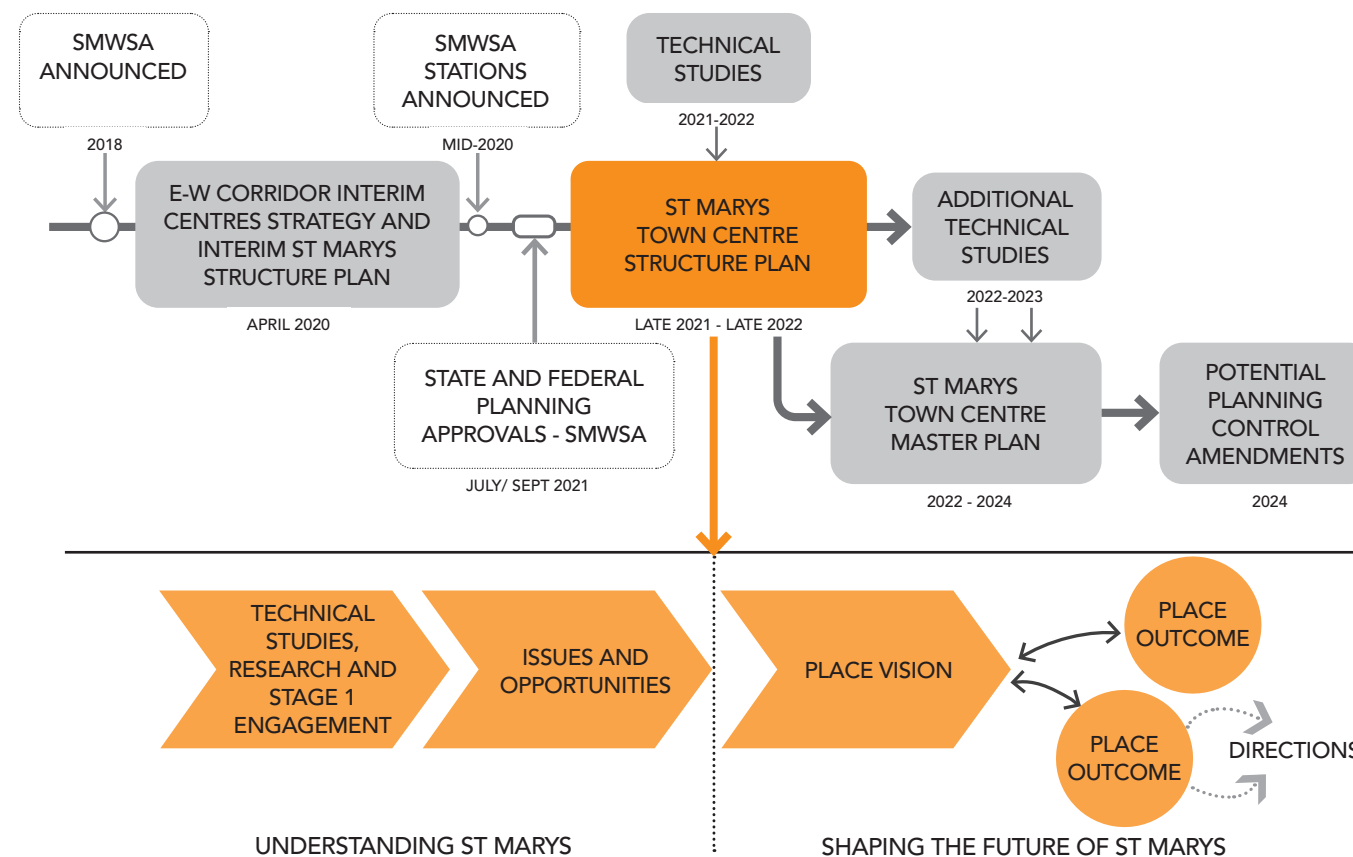


Fig. 1: St Marys Town Centre planning pathway and the process for preparing the Structure Plan

*SMWSA - Sydney Metro Western Sydney Airport. This line was announced in 2018, whereas the stations along the line were announced in mid-2020.

PLACE VISION & PLACE OUTCOMES

PLACE VISION

As a key strategic centre at the interchange of two major regional transport corridors and at the apex of Penrith's Economic Triangle, St Marys is of great strategic significance for delivering new growth in housing, jobs and infrastructure within Penrith City. A place vision has been developed for St Marys Town Centre building upon the vision in the East-West Corridor Interim Centres Strategy (2020) and responding to the aspirations of the local community and stakeholders.

This shared place vision directs the transformation of the Town Centre over the next 20 years into a vibrant, welcoming and sustainable place that retains its celebrated authenticity.

PLACE OUTCOMES

(see following page)

The place vision is supported by 10 place outcomes addressing a variety of themes. Place outcomes are sub-sets of the shared place vision; defining goals for what the centre should be by 2041. Together these outcomes would contribute to the successful achievement of the shared place vision for St Marys. Each is supported by a set of directions which provide a clear pathway for achieving the outcome.

ST MARYS: A THRIVING DESTINATION IN THE WESTERN PARKLAND CITY

In 20 years, St Marys will have transformed from a suburban centre offering local convenience to a **vibrant strategic centre with a welcoming, sustainable and authentic urban experience.**

With living, commercial, service, industrial, cultural and recreational areas served by an integrated regional transport hub, St Marys will be a place where one would find everything one needs - a mixed-use centre in its true sense.

Celebrating its abundant natural assets and rich history, St Marys will be known for its place beside South Creek with green landscapes and views of the Mountains.

With a network of people-places connected by a walkable and safe public realm, and a contemporary and high-quality built environment, St Marys will attract people from all walks of life as well as businesses looking to operate in an inclusive and diverse community.

THE PLACE VISION EXPLAINED...



VIBRANT

As a **vibrant** and diverse economy, one would find everything one needs in St Marys. The Town Centre will have a diverse economic offering across a range of sectors.



WELCOMING

As a **welcoming** place, St Marys will protect and build upon its community spirit and diversity to become a safe and inclusive centre with diverse housing, open spaces and transport connections.



SUSTAINABLE

As a **sustainable** town centre, St Marys will leverage upon investment in public transport to offer a mixed-use and walkable urban environment.



AUTHENTIC

As an **authentic** destination, St Marys will protect its natural, historic and cultural assets and promote arts and creativity.

PLACE OUTCOMES & DIRECTIONS

PLACE OUTCOME 1



HAVE FOUR MAGNETIC HUBS LINKED BY KEY ACTIVITY SPINES

1. Create a Civic Heart
2. Integrate the Sport & Recreational Hub with the Town Centre Core
3. Complement the transport hub with a commercial core and anchor it to Queen Street
4. Further investigate St Marys Corner

PLACE OUTCOME 2



HAVE A HUMAN-CENTRED STREET NETWORK BALANCING THE EFFICIENT MOVEMENT OF PEOPLE AND GOODS

5. Better balance the movement of vehicles, buses, pedestrians and cyclists
6. Designate place-sensitive local bus routes and improve overall bus network efficiency, capacity and frequency
7. Advocate the delivery of the Werrington Arterial Stage 2

PLACE OUTCOME 3



BE A CENTRE FOR EMPLOYMENT GROWTH

8. Provide up to 9,100 jobs in St Marys Town Centre by 2041
9. Attract new businesses and diversify the day and night economy
10. Preserve and enhance the role of the Dunheved Business Park Precinct

PLACE OUTCOME 4



OFFER INCLUSIVE AND DIVERSE HOUSING FOR ALL

11. Provide housing diversity
12. Provide a mix of affordable and social housing to meet the needs of the future St Marys' community
13. Provide up to 7,200 dwellings in the St Marys Town Centre by 2041

PLACE OUTCOME 5



BE A COOL & GREEN CENTRE WITH NATURE AT ITS HEART

14. Create a network of easily accessible open spaces where residents and workers are within 200m-400m of a green open space
15. Deliver public open spaces with a diversity of activities and a range of sizes and functions to cater to people of all abilities and ages
16. Ensure that the quantum of green open spaces is sufficient, well-located and well-sized to cater to the anticipated 20-year growth projection
17. Achieve 25% of tree canopy by 2041 and improve biodiversity

PLACE OUTCOME 6



GROW SUSTAINABLY SUPPORTED BY INFRASTRUCTURE INVESTMENT

18. Cost and fund infrastructure delivery to align with the anticipated ultimate and staged growth projection
19. Deliver stormwater infrastructure and improve water quality
20. Advocate the delivery of key utility infrastructure and school upgrades

PLACE OUTCOME 7



BE A PLACE THAT FOSTERS CIVIC PRIDE AND CELEBRATES ITS HISTORY, CULTURE AND DIVERSITY

21. Provide communal places and services that strengthen social capital
22. Embed Country-centred design principles in design and planning processes
23. Identify and protect items and values of shared heritage significance

PLACE OUTCOME 8



BE A LOW-CARBON CENTRE

24. Reduce local emissions for a more sustainable future of St Marys

PLACE OUTCOME 9



HAVE QUALITY DESIGN IN THE PUBLIC AND PRIVATE REALMS

25. Create attractive, liveable, healthy and sustainable public and private places through quality design and Country-centred design

PLACE OUTCOME 10



EVOLVE THROUGH PARTNERSHIPS AND COLLABORATION

26. Acknowledge the complexities of citymaking and develop partnerships to achieve the best outcome for our community

SPATIAL FRAMEWORK PLAN

SPATIAL FRAMEWORK PLAN

This plan is the culmination of the key initiatives of the Structure Plan as below:

- Retain and enhance the existing assets including the thriving industrial lands and the economic activity along Queen Street
- Designate four key hubs - a transport hub around the proposed metro station; a civic heart including a new Central Park and community hub; a sport & recreational hub along South Creek; and the existing St Marys Corner
- Link the four hubs via north-south and east-west pedestrian-friendly activity spines with a great public domain
- Intensify employment activity near the transport interchange
- Test the intensification of residential uses near amenity to provide housing diversity
- Re-utilise some existing off-street car parking sites within permissible uses in the Local Environmental Plan
- Create a peripheral movement network around the Town Centre core for private vehicular and bus movement
- Support the peripheral movement network with consolidated car parking sites for commuters and non-commuters
- Provide a network of walking and cycling paths connecting key destinations
- Form a network of parks and plazas (existing, expanded, upgraded and new)
- Provide new community facilities



Map 1: Proposed Spatial Framework Plan

Key

- Study Area Boundary
- Western Train Line and Station
- Proposed Metro Station
- Waterbody
- Proposed Mixed Use (Commercial Core)
- Proposed Mixed Use (Town Centre Core Retail and Eat Street Living)
- Proposed Employment Generating Uses
- Future Investigation of Character for Employment Generating Uses
- Public Car Parking proposed to be re-purposed (Current B4 Zone)
- Proposed Medium - High Density Living
- Proposed Medium Density Living (Activity Spine)
- Approximate Area to Investigate Intensification within 400m to the south of train/metro stations
- Ripples and Hydrotherapy Centre
- Green Open Space - Existing/ New/ Upgraded
- Plaza - Existing/ New/ Upgraded
- Proposed Central Park and Community Hub
- South Creek Park (To be Master Planned)
- Kingsway Playing Fields
- Environmental Protection
- Open Space Outside Study Area
- Proposed Road Network with high Movement Function and Bus Route
- On-street Bus Interchange
- Proposed Key Walking & Cycling Route
- Proposed Walking & Cycling Route - Other
- Proposed Key Walking Route
- Cycling Route outside Study Area
- Proposed Overbridge across Rail
- Consolidated Public Car Park (Existing/ Proposed)
- Proposed Upgraded Surface Car Park
- Proposed Crossing Upgrade for Cyclists and Micromobility
- Matters to be investigated as part of the St Marys Town Centre Master Plan process
- Land Parcel

PROPOSED INVESTIGATIONS FOR THE MASTER PLAN

MATTERS TO BE FURTHER INVESTIGATED THROUGH THE MASTER PLAN











Council undertook engagement (community engagement stage 2) to seek feedback from the community and stakeholders on the Structure Plan prior to its finalisation. The majority of the spatial directions of the Structure Plan received significant support. However, four spatial directions received mixed feedback, warranting further investigations as part of the Master Plan process, informed by further engagement with relevant community members and stakeholders and additional technical studies.

This includes the following four items:

1. Further investigating the location, alignment and width of walking and cycling routes and open space provision in the industrial lands including the role of the Council owned vacant land at the western end of Forthorn Place. This will be balanced with feedback received from the community showing strong support for better pedestrian and cycle links between North St Marys and the Town Centre
2. Further investigating the east-west walking and cycling connection through the Senior High School in consultation with the Senior High School and School Infrastructure NSW

3. Further investigating intensification within 400m to the south of the train/ metro stations in response to submissions. This will also include investigation of housing diversity. Investigation for potential intensification will be balanced with infrastructure provision, feasibility and feedback received from the community as part of community engagement stage 1 and 2 that revealed some opposition for high-density developments
4. Further investigating the desired future character of the lots directly to the north of the railway corridor, between Harris Street and the rail corridor, for employment-generating uses

Key

-  Study Area Boundary
-  Western Train Line and Station
-  Proposed Metro Station
-  Open Space
-  Waterbody
-  Future Investigation - Walking & Cycling Route
-  Future Investigation - Council Owned Vacant Land
-  Future Investigation of Character for Employment Generating Uses
-  Approximate Area to Investigate Intensification within 400m to the south of train/metro stations; including investigation of housing diversity
-  Land Parcel



Map 2: Matters to be further investigated through the Master Plan

GROWTH PROJECTIONS

POPULATION, DWELLING AND JOB FORECASTS

The Structure Plan proposes a target range for population, dwelling and job growth in St Marys Town Centre based on low, medium and high scenarios using data from Census 2016. These projections will be reviewed and refined as part of the St Marys Town Centre Master Plan process based on 2021 Census data.



11,000 - 12,500 additional people living in the St Marys Town Centre between 2021-2041, making the **total projected population 14,700 - 16,200 by 2041***



4,800 - 5,400 additional dwellings in the St Marys Town Centre between 2021-2041, making the **total projected dwelling target 6,600 - 7,200 by 2041***



2,100 - 5,600 additional jobs in the St Marys Town Centre between 2016-2041, making the **total projected job target 5,600 - 9,100 by 2041***



The St Marys Town Centre Structure Plan has been prepared to guide the growth of St Marys Town Centre over the next 20 years. It has been developed with the inputs of St Marys' community and stakeholders and has involved extensive place based research, collaboration and evidence-based planning and design.

This Summary provides an overview of the St Marys Town Centre Structure Plan, which includes two reports: Shaping the Future of St Marys and Understanding St Marys (Background Evidence).