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Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans.

The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities:

- the established Eastern Harbour City
- the developing Central River City
- the emerging Western Parkland City

Historically, Greater Sydney's jobs and transport have been focused to the east, requiring many people to make long journeys to and from work and other services. The 3 cities vision allows opportunities and resources to be shared more equitably while enhancing the local character we value in our communities. By integrating land use, transport links and infrastructure across the three cities, more people will have access within 30 minutes to jobs, schools, hospitals and services.

The Region Plan provides broad priorities and actions, which focus on the following 4 key themes:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

There are a number of directions and objectives that are of particular relevance to the Proposal which are addressed below:

Directions	Objectives
A city supported by infrastructure	The proposed development strongly aligns with this direction by providing: ○ New residential floor space on zoned land that can utilise existing transport infrastructure. ○ New commercial, retail and medical floor space in close proximity to residential use to encourage walkability of precincts.
A collaborative City	The proposed development strongly aligns with this direction by providing:

Directions	Objectives
	○ Housing in close proximity to commercial / retail centre encouraging walkable neighbourhoods.
A City for People	The proposed development strongly aligns with this direction by providing: ○ Medical uses ○ A development that has been designed to incorporate accessibility throughout
Housing in the City	The proposed development strongly aligns with this direction as follows: ○ Provides high-density market residential and affordable homes. ○ Increases housing density. ○ Provides a mix of shop-top and RFB housing types.
A City of Great Places	The proposed development strongly aligns with this direction as it: ○ Provides opportunities for social connection in walkable, human scale, fine grain neighbourhoods. ○ Is sensitive to heritage items within the vicinity of the site. ○ Provides a mix of land uses including social infrastructure and local services
A well-connected City	The proposed development strongly aligns with this direction as: ○ The site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station. ○ There are local buses with stops in proximity to the site
Jobs and skills for the City	The proposed development strongly aligns with this direction by providing employment through jobs during the construction phase and operational phase of the commercial, retail premises.

Directions	Objectives
A City in its landscape	The proposed development strongly aligns with this direction by incorporating protection and conservation of areas biodiversity value and waterways on site.

Western City District Plan

The Western City District Plan (District Plan) was prepared by the former Greater Sydney Commission in March 2018. It seeks to manage growth in the context of economic, social and environmental matters in the Western City District. It provides the district level framework to implement the goals and directions outlined in the Region Plan.

The site is located within the Western City District and therefore, this Plan applies.

In particular, the proposed development will address the following planning priorities:

Priorities	Response
Building on the Western Sydney City Deal to transform the Western City District over the next 20 to 40 years by building on natural and community assets and developing a more contained Western City District with a greater choice of jobs, transport and services aligned with growth	The proposal creates much economic and employment opportunities in the Caddens area.
Developing a range of housing, providing access to public transport and infrastructure including schools, hospitals and community facilities	The proposal provides a mixed-use development including high-density residential dwellings with access to public transport and infrastructure.
Linking walking and cycling paths, bushland and a green urban landscape framed by the Greater Blue Mountains World Heritage Area, the Scenic Hills and Western Sydney Parklands	The proposal incorporates pedestrian routes, landscaped open spaces and respects the environmental heritage context of the site.
Mitigating the heat island effect and providing cooler places by extending urban tree canopy and retaining water in the landscape	The proposal combats against heat island effect and incorporates tree canopies throughout the site to mitigate against this.

Priorities	Response
Protecting the District's natural landscapes, heritage and tourism assets, unique rural areas and villages	The proposal is designed in respect to the natural landscape and heritage of the area.

NSW Future Transport Strategy 2056

The NSW Future Transport Strategy 2056 was published in March 2018 and acknowledges the vital role transport plays with regards to land use, tourism and economic development. The Strategy is support by a suite of plans to achieve a 40-year vision for transport in NSW to cater for the estimated increase in population to 12 million by 2056.

The Transport strategy focuses on the role of transport in delivering movement and place outcomes that support the character of the places and communities for the future. It emphasises technology-enabled mobility and its role in transforming the mass transit network.

The proposed development includes proposed pedestrian links through the site that connect to the existing 'Caddens Corner' shopping centre, public plaza and community park. Additionally, the development also proposes basement parking for residents, staff, and visitors and will encourage safe and convenient access for all.

The use of public and active transport will also be encouraged through the site's close proximity to the existing bus stops on O'Connell Street.

In addition to this, the site is approximately 2.2 kilometres (km) from Werrington Station and 1.8km from Kingswood Station.

Better Placed – An integrated design policy for the built environment of NSW

NSW is rapidly growing and changing, and our built environments must remain liveable, productive, healthy and sustainable.

Better Placed was prepared by the NSW Government Architect in May 2017 and aims to assist in the creation of better places for the future heritage of NSW by advocating the importance of design for better places, spaces and outcomes, supporting industry and government to deliver good design for people and enabling effective design processes to be established and supported in the planning system.

The policy outlines what the NSW Government means by good design in the built environment and outlines a framework for examining places and reviewing proposals from a good design perspective. This includes formal processes such as Design Excellence and Design Review.

The Better Placed Policy includes seven key objectives in the design of the built environment prepared by the Government Architect. A summary of the proposal's consistency with the principles of Better Placed is provided below:

Objective	Comment
Objective 1. Better Fit – contextual, local and of its place	The proposed development provides a mixed-use of new commercial and retail uses, medical uses, market housing and affordable housing at an appropriate scale, responding to the existing site conditions. The new built form has been designed to ensure accessibility and connectivity throughout the site and utilises the natural topography of the site.
Objective 2. Better Performance – sustainable, adaptable and durable	The proposal has incorporated the principles of the ESD, ensuring effective and environmentally responsive design initiatives.
Objective 3. Better for Community – inclusive, connected and diverse	The proposed development incorporates accessible access to cater for the needs of the new residents, visitors and staff. The site will be easily accessed via different access points and includes a proposed public plaza and community park that will result in better connected spaces for the new and existing community.
Objective 4. Better for People – safe, comfortable and liveable	The proposed development has sought to create private open spaces for the future residents, a public plaza, a community park and several communal open spaces dispersed throughout. The mixed-use element of the design will enhance passive surveillance of public and communal areas creating a safe, secure environment.
Objective 5. Better Working – functional, efficient and fit for purpose	The proposed development will provide high-quality commercial and retail premises, medical centre and residential units, which will ensure operational efficiency and meet the living and care demands of the growing population. These areas will be supplemented by well-designed open spaces to enhance the functionality of the site.
Objective 6. Better Value – creating and adding value	The proposed development will accommodate the increasing demand for residential accommodation, including affordable housing, for the increase population. The proposal will also provide opportunity for investment in the commercial, retail medical sector.
Objective 7. Better Look and Feel – engaging, inviting and attractive	The proposed development has been designed in respect to the design principles for a high-quality development.

Penrith Local Strategic Planning Statement

The Penrith Local Strategic Planning Statement was finalised and published on the NSW Planning Portal in March 2020. It sets out a 20-year plan on the Council's land use vision and planning priorities for the local government area.

The proposal is consistent with the Local Strategic Planning Statement, in particular the following actions:

- Supporting mixed-use precincts
- Providing high-quality urban design environmental sustainability
- Protect and enhance valuable environment land
- Accessibility and affordability of housing
- Protect natural and cultural heritage

Penrith Local Housing Strategy

The Penrith Local Housing Strategy sets out the long-term plan for meeting housing demand in the Penrith LGA to 2036. It responds to housing targets set by the NSW Government and supports the delivery of well-located, diverse, and sustainable housing options in alignment with broader metropolitan strategies.

The Strategy recognises that Penrith will continue to experience population growth and demographic change, requiring a planned approach to increasing housing supply, diversity, affordability, design, character and resilience.

The proposed development in its location supports the housing strategy by providing 482 new homes that contribute to the housing diversity in the Penrith LGA and addresses the current housing shortfall.