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Submission: SSD-78665709 – 160–172 Lord Sheffield Circuit, Penrith

Submitted via the NSW Planning Portal

To the Department of Planning, Housing and Infrastructure,

Thank you for the opportunity to provide feedback on SSD-78665709 for proposed alterations and additions to the approved mixed-use development at 160–172 Lord Sheffield Circuit, Penrith.

I support the intent of this proposal to deliver additional homes in a well-connected and growing part of Western Sydney, particularly the inclusion of 76 affordable dwellings managed by Evolve Housing. Delivering more housing in transit-rich locations like Penrith is critical to addressing Greater Sydney's housing shortage, and I commend the project team for integrating affordable housing within a high-quality, mixed-use development.

However, I encourage the Department and the proponent to consider the following improvements:

1. Extend Affordable Housing Tenure

While the proposal includes 15% of GFA as affordable housing for 15 years, a longer-term commitment would offer greater certainty and benefit to the community. Where feasible, I encourage conditions that extend affordability protections to 20–30 years, or explore a pathway to retain the units as affordable in perpetuity.

2. Improve Community Infrastructure Contributions

With over 1,000 future residents expected, I encourage the inclusion of public-facing community infrastructure. A dedicated community room, childcare space, or flexible shared facility would enhance liveability and support the growing population.

Alternatively, a voluntary planning agreement (VPA) contribution toward nearby services or public space could provide similar value.

3. Strengthen Sustainable Transport Strategies

The proposal includes 500 basement car spaces—while well within code requirements, I believe this represents an opportunity to better align with the principles of transit-oriented development. Encouraging more sustainable transport options, such as car share, improved pedestrian access, bike parking, and green travel plans, would help reduce car dependency and align with Penrith's broader city centre goals.

4. Ensure Ongoing Community Engagement

I support the retention of the original architectural team and review by a qualified design panel, which adds integrity to the design process. However, as the precinct evolves, I encourage the proponent to maintain ongoing engagement with local residents—especially renters, young families, and culturally diverse communities—to ensure the precinct remains inclusive, welcoming, and well-integrated.

In summary, I support the direction of this proposal and commend the effort to deliver more housing, including affordable housing, in a key growth area. With a few targeted improvements, this project can become a benchmark for high-quality, inclusive, and sustainable development in Greater Western Sydney.

Thank you for considering this submission.

Sincerely,



Local Resident and Advocate for better housing outcomes in Greater Western Sydney

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