

GLENMORE PARK EAST PLANNING PROPOSAL

COMMUNITY & SOCIAL IMPACT ASSESSMENT

September 2023



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INTRODUCTION

Background

Nergl Developments Pty Limited (i.e., proponent) are one of five (5) applicants in NSW to be approved by the Department of Planning and Environment (DPE) to progress a planning proposal (rezoning) for land situated at 2013–2113 The Northern Road & 1–29 Bradley Street, Glenmore Park (Glenmore Park East) under the State Assessed Planning Pathway (SAPP) program.

The SAPP program has identified planning proposals which are of state significance and which:

- Demonstrate public benefit including through housing supply and alignment with state policies and land use-strategies
- Contribute to affordable and social housing outcomes
- Have a clear pathway to delivery
- Have access to infrastructure

Solve Property has been commissioned by the proponent to undertake a Community and Social Impact Assessment, including the determination of social infrastructure needs to support the Planning Proposal for the Glenmore Park East site. The social infrastructure needs consider a range of facilities including:

- Schools
- Community facilities
- Health care
- Childcare
- Open Space

The outcomes of this assessment have helped shaping the final Concept Master Plan for the Glenmore Park East precinct, prepared by Hatch Roberts Day.

Glenmore Park East

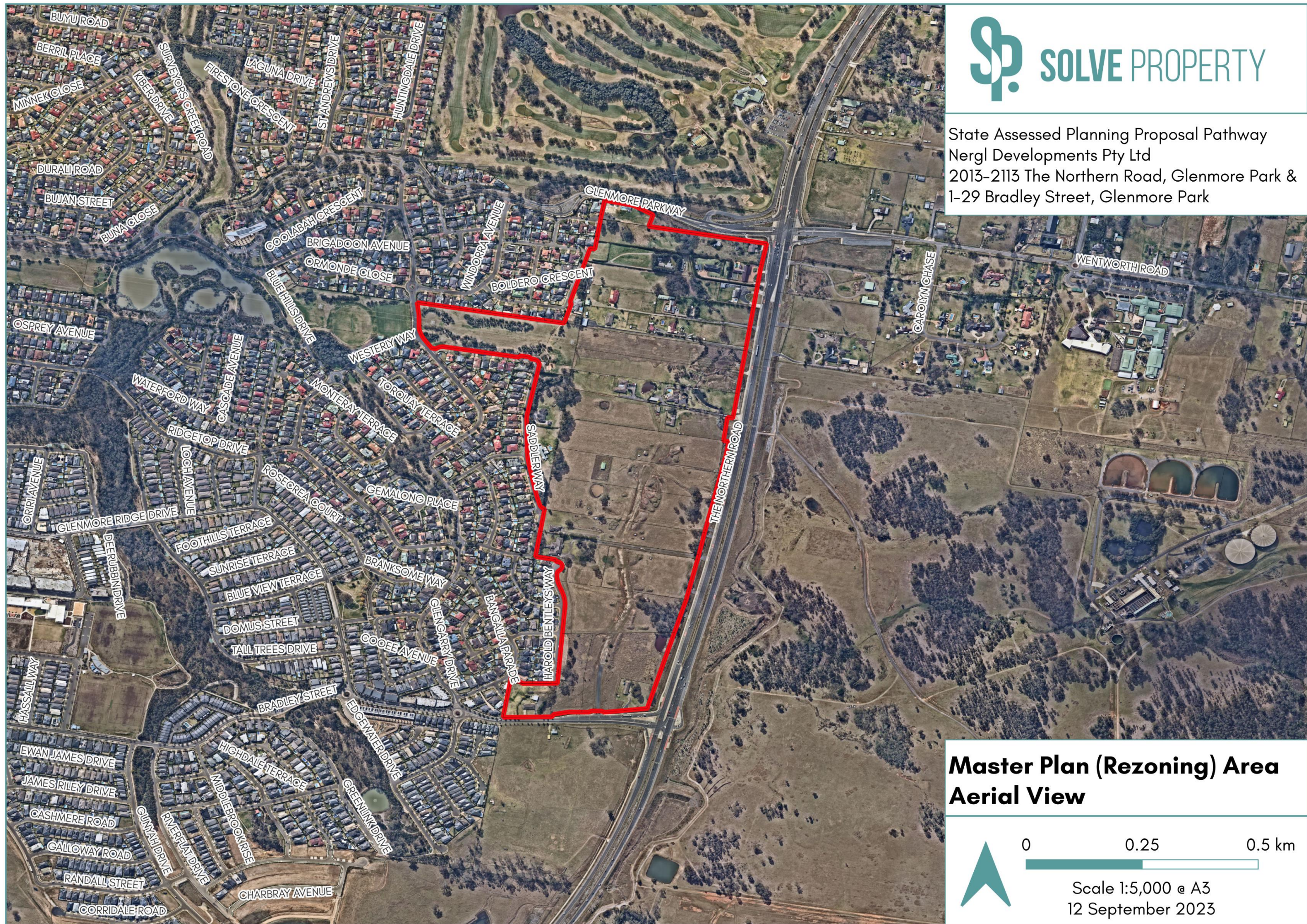
The precinct will feature 14.425 hectares of public open space (including bushland and riparian corridors), 1.02 hectares of communal open space, and 2.935 hectares of avoided land which is to be partly utilized for flooding, drainage, and landscape purposes. In all, these areas total 18.38 hectares, which represents more than 38.3% of the site. The location of parks and open space areas has been thoughtfully chosen to enhance the existing natural landscape, such as hilltops and creek lines, and to preserve significant bushland areas, providing the highest level of amenity for future residents.

Additionally, the precinct proposes significant open space embellishments, including a commitment to the provision of a public swimming pool, two (2) public tennis courts, and high-end play facilities.

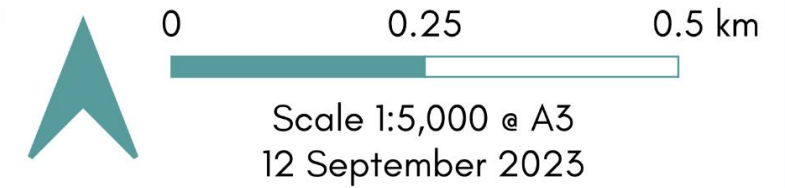
The precinct is connected through a series of pathways and cycleways with the integration of public transport at its core, reducing the reliance on private cars and promoting sustainable transportation options. This focus on urban sustainability is not limited to transport alone and will be a core consideration for buildings within the precinct.

The PP also proposes the introduction of various controls and provisions, including minimum lot sizes, building height restrictions, consideration of scenic and landscape values, maximum lot yield, urban release area designation, to ensure that the statutory framework is in place to deliver the proposed Master Plan.

State Assessed Planning Proposal Pathway
Nergl Developments Pty Ltd
2013-2113 The Northern Road, Glenmore Park &
1-29 Bradley Street, Glenmore Park



Master Plan (Rezoning) Area Aerial View



INTRODUCTION (Cont'd)

Master Plan

Glenmore Park East contains an area of 47.95ha. The precinct is currently zoned C4 Environmental Living (44.93 hectares), R2 Low-Density Residential (225 square meters), SP2 Infrastructure (113 square meters), and RE1 Public Recreation (2.98 hectares) under the PLEP 2010. Land within the precinct is currently utilised primarily for rural residential lifestyle properties, with part of the precinct having been approved for a 17-lot rural residential subdivision in 2005.

The proposed Master Plan provides for approximately 1,710 new homes, offering a diverse range of housing options to meet the needs of a changing community. These new homes include approximately 242 traditional detached homes (with an average site area of 320 square meters), 182 smaller attached terraces (with an average site area of 240 square meters), and 1,286 (1, 2, and 3 bedroom) apartments (with an average size of 90 square meters). The proposal also commits to providing a minimum of 5% affordable housing on the site, in collaboration with a Community Housing Provider, surpassing Penrith City Council's target of 3% affordable housing applied in other locations.

Furthermore, the proposed Concept Master Plan accommodates a range of non-residential uses in the precinct, including mixed-use retail spaces, childcare facilities, medical services, food and beverage establishments, a fresh food market, specialty shops, restaurants and cafes, entertainment venues, offices, and a hotel for short-term accommodation supporting visitors and the requirements of nearby defense industry partners. This diverse range of services and amenities aims to meet the needs of both residents and visitors to the precinct.

Community & Social Impact

Social impact assessment (SIA) is the process through which efforts are made to estimate in advance the likely social consequences of a decision or action by a public or private entity. The aim of SIA is to achieve better outcomes and avoid adverse outcomes.

The SIA is achieved by effectively assessing the social consequences of a proposed decision or action (such as development proposals, plans, policies and projects), on affected groups of people and on their way of life, life chances, health, culture and their capacity to sustain these.

The New South Wales Department of Planning and Environment (DPE) released a Social Impact Assessment (SIA) Guideline in September 2017. Although this Guideline was written specifically for 'state significant mining, petroleum production and extractive industry development', it is understood from discussions with DPE that the Guideline may be used for other types of State Significant projects in terms of providing general guidance regarding principles, approach and methodology.

This SIA report applies the principles of the DPE Guideline with the methodology adapted to suit the circumstances and context of the Glenmore Park East project. The SIA has been undertaken as a high-level scoping of issues appropriate for this stage of the planning process, noting that the State Assessed Planning Pathway program may recommend further investigations for later approval stages. In this context, the report flags social infrastructure that may be required for inclusion in a Planning Agreement.

INTRODUCTION (Cont'd)

Social Impact Consideration

Negative social impacts can be tangible or intangible, direct or indirect, quantifiable or qualitative, and sometimes the same social impact can be experienced differently by different people. Conversely others experience positive impacts and feel hopeful the relocation will better suit their individual circumstances.

The purpose of a SIA is not to produce a quantifiable net cost or benefit answer, but rather to provide an appraisal of the likely consequences to the groups of people affected by the development and understand the different ways in which they may be affected.

This SIA has been prepared by reflecting the guidance provided in Appendix F5 of the Penrith Development Control Plan 2014 as well as consideration of the following social impact matters outlined in the DPE Guideline (p.5):

- **Way of life**, including:
 - how people live, how they get around, how they access adequate housing
 - how people work, access adequate employment, their working conditions and/or practices
 - how people play and access recreation activities
 - how people interact with one another on a daily basis.
- **Community**, including its composition, cohesion, character, how it functions and sense of place
- **Access to and use of infrastructure, services and facilities**, whether provided by local, state, or Federal governments, or by for-profit or not-for-profit organisations or volunteer groups

- **Culture**, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- **Health and wellbeing**, including physical and mental health
- **Surroundings**, including access to and use of ecosystem services, public safety and security, access to land use of the natural and built environment, and its aesthetic value and/or amenity
- **Personal and property rights**, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- **Decision-making systems**, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- **Fears and aspirations** related to one or a combination of the above, or about the future of their community.

Importantly, this SIA will consider physical and non-physical social impacts, both positive and negative.

These physical and non-physical dimensions are important to both the identification and mitigation of social impacts. A robust and community responsive Concept Master Plan and land use mix is fundamental to the achievement of positive social outcomes. Physical factors include safe, affordable housing, quality public domain, access to education and employment opportunities, and availability of public transport. Non-physical factors include social networks and connections, social inclusion and sense of belonging, health and wellbeing, and feelings of safety.

METHODOLOGY

Social Impact

The methodology for this SIA involved three key activities: scoping, assessment and mitigation or enhancement.

Scoping

Using community profile information, this SIA seeks to understand the demographic characteristics of the new community by examining existing adjoining communities and hence the provision of social infrastructure for the future community without impacting on existing provision. This stage aims to gather baseline data to measure change against.

Impact identification

This stage of assessment involves predicting the social changes that may result from the development of the Glenmore Park East. Using specialist, professional knowledge and judgement, a significance level is established for each predicted change. The SIA Guideline (DPE, 2017) also provides guidance and a framework for the assessment of significance. This includes consideration of characteristics of the impacts such as their extent, duration, severity and sensitivity.

Mitigation or enhancement measures

The SIA makes practical suggestions about ways to mitigate potential negative impacts and maximise positive potential impacts of the Glenmore Park East.

The DPE Guidelines provide the following guidance on the development of mitigation strategies:

- Ensuring a clear connection between the potential impact and the proposed mitigation strategy
- Identifying any applicable standards which may apply including to address population demands for community facilities space or open space
- Clarifying whether the project is the sole or primary cause of an impact and determining the scale of its relative contribution. Citing p.44 of the DPE Guideline: *'There may be cases where it will not be appropriate or possible for an individual applicant to bear full responsibility for mitigation and management and collaborative multi-stakeholder mitigation measures may be more suitable'*
- Confirming if the mitigation requires action by another party to implement
- Determining the cost effectiveness of the mitigation strategy
- Establishing the extent to which the mitigation measure is acceptable by those that are expected to be affected.

METHODOLOGY Cont'd

Social Infrastructure

The proposed approach to planning social infrastructure for the proposed development includes the following key principles:

- **Quality over quantity:** Penrith City Council takes a performance-based approach to open space planning, which requires residents to have access to a range of open space categories, including local and district parks, sporting spaces, and linear parks and other multi-use open spaces. While quantity is still required to address the population growth, Penrith City Council has placed a strong emphasis on fit for purpose and quality of spaces. Quality is determined by design (guided by sound principles), quality of materials used, limited land constraints and programming and management which allow more benefit to be gained from relatively efficient use of spaces. Well-planned social infrastructure should maximise Council's value for money rather than increase maintenance costs by duplicating facilities.
- **Understanding the likely future population:** the estimated occupancy rates for GPE are 3.1 persons per low-density dwelling and 2.2 persons per higher-density dwelling. Communities living in urban transformation areas need access to a full range of social infrastructure and services including community meeting and activity spaces, childcare, schools and education facilities, health and medical facilities, support services, sport and recreation facilities and open space.
- **Appreciation of site context:** essential to planning in new release areas is understanding and appreciating the site, its existing level of provision (and identified gaps) in social infrastructure, its unique features and characteristics and how it relates to the existing, surrounding communities.

Implications for Glenmore Park East

Key trends and principles support social infrastructure that is well located, clustered, multipurpose and flexible. Community facilities are best located in a central town or local centre location where they can then contribute to the sense of place and identity of the future community. While standards provide an important starting and reference point, the identification of social infrastructure requirements for Glenmore Park East should not be purely a mathematical exercise. It should consider the context of the site and the varying and evolving needs of the incoming population.

PLANNING CONTEXT

Penrith Sport & Recreation Strategy

The Penrith Sport and Recreation Strategy (the Strategy), outlines provisions, best practice design and management options to guide the delivery of open space across the LGA over the next 15 years. Within the context of significant forecasted population growth, the Strategy identifies the need to deliver spaces which are inclusive, environmentally sustainable and targeted for growing demographic groups – such as older residents and young children.

The Strategy is divided into core objectives for the provision of open space, play spaces, and sport and recreation.

Vision

"An accessible and connected network providing a range of active, passive, structured and unstructured needs. Open space in Penrith will offer a range of opportunities and will be managed in a sustainable manner for current and future generations"

Current challenges Council experience with delivering open space across the LGA include:

- The disproportionate representation of small parks and open spaces
- Increasing population growth paired with limited delivery of new open space in new land release areas
- Issues associated with maintenance and quality
- Isolation of facilities and general disconnection between green corridors and open spaces.

Council uses a performance-based approach to open space planning with particular focus on access and minimum size requirements, connectivity of open space and civic spaces, and using open space to support climate adaptation and resilience. Council has developed the following benchmarks as guidelines to assist the planning and delivery of open space for future communities (Table 1). Importantly, Council notes *"these are not exclusive outcomes and will not be the only approach used"* (p.25).

PLANNING CONTEXT (Cont'd)

Table 1 – Open Space Performance Indicators – Greenfield Development

| Open Space Type | Minimum Rate | Access from Homes | Land Size |
|-----------------------|---|--------------------------------------|----------------------------|
| Local Park | 0.2ha / 1,000 population General rate of provision 1:2,500 population | 80% within 400m 100% within 500m | Min 0.5ha |
| District Park | 1ha / 1,000 population General rate of provision 1:5,000 population | 80% within 800m 100% within 1.5km | Min 2ha Average >5-10ha |
| Sporting Space | 1.4ha / 1,000 population General rate of provision 1:12,500 population | 80% to 2 spaces within 2km | Min 10ha Average >10ha |
| Linear Park | 1ha / 1,000 population | 100% within 800m | Min 20m wide |
| Citywide Park | 1ha / 1,000 population General rate of provision 1:20,000 population | 100% within public transport | Min 20ha |
| Total | 4.6ha / 1,000 population | | |

Council defines the different types of open space as:

- **Local open space** – emphasis on convenient access to passive and limited active recreation within walking distance of residents. Uses could include passive recreation, play equipment targeted at 0–6 years of age, seating, play space, isolated sporting facilities, low-key picnic and BBQ facilities including shading and tables, and kick about spaces.
- **District open space** – emphasis on more structured gatherings and activities with a catchment ranging two or more suburbs. Uses could include large group activities, organised sport, play space for all ages, environmental education, cultural expression, hard courts, multiple sports, lighting, parking, walking loops and amenity buildings.
- **Sporting spaces** – emphasis on primary role for organised sport. This includes sportsgrounds, athletics tracks, courts and other sport surfaces, and may include building where there is recreation such as sport halls and aquatic centres.
- **Linear open space** – emphasis on ‘movement orientated recreation’ such as walking, running and cycling. These spaces are often associated with natural spaces such creeks, storm water channels and native vegetation corridors.

PLANNING CONTEXT (Cont'd)

Table 2 – Play space hierarchy

| Playspace Type | Estimated Value | Comment |
|-------------------|---------------------|--|
| Local Park | \$120,000-\$250,000 | Services homes within close walking distance. Local play space, should ideally be located within 500m for all residents, offer a range of opportunity for 4-12years but also include equipment for toddlers, include 5 pieces plus of equipment and offer a level of imaginative and non-structured play areas. |
| | \$250,000-\$1m | Larger parks, more prominent than local play, variety, located alongside other infrastructure e.g. sportsgrounds and serve a wider catchment than local parks. Promotes longer stays than local play and should include play equipment for all age groups, imaginative/creative play, non-structured play area, adult/carer area. |
| | \$1m-\$5m+ | Larger parks, more prominent than District play, variety, located alongside other infrastructure e.g. sportsgrounds, and with additional components including those of bespoke design. Promotes longer stays than District play and will attract local and citywide visitors. This may be in the form of an adventure playground, water park or unique aspect such as additional space for larger community events such as concerts. |

DEMOGRAPHIC CONTEXT

Existing Community Profile

When compared with Penrith LGA (Table 3), the existing population of Glenmore Park* is characterised by:

- A slightly larger population aged 35 – 49 which suggests a higher proportion of parents and homebuilders with babies and young children.
- A considerably lower proportion (22%) of individuals born overseas in Penrith LGA (29%).
- A high number of couples with families in both areas which suggests that there will be a strong demand for facilities and services that can support families with babies and young children.
- A higher portion of residents in the medium highest and highest group for income in Glenmore Park , well below Penrith LGA in the lowest quartile income bracket.
- A predominance of separate detached housing with a lower proportion of renting and mortgages in Glenmore Park.
- A large number of low-density houses which are predominantly 3 or more bedrooms

Further demographic information can be found in Appendix A.

Projected Population (existing community)

As anticipated, the Penrith LGA is projected to experience a high annual growth rate due to its status as one of the key growth regions in Greater Sydney. It is expected that the LGA will gain an additional 51,328 people over the 20 years to 2041, averaging around 2,566 people per year until 2041.

Over the same period, in terms of the components of change, the primary drivers going forward for the LGA are forecast to be influenced by:

- Significant increases in the proportion of residents aged 30-54.
- Prominent growth in young families households and professionals 20-34, 0-19.
- Fast growth in numbers of senior households, i.e., 65-74, 75-84, 85+.
- Relatively low growth in the population aged 5-9.

Solve Property also noted that, according to the Government population projections, the 'Glenmore Park – Regentville' SA2 area is expected to experience little growth over the same period. The SA2 Projections do not include the additional development generated by this development, Glenmore Park Stages 2 and 3.

** For this assessment, Solve Property has selected the 'Glenmore Park – Regentville' SA2. The study area map is provided in the appendix.*

DEMOGRAPHIC CONTEXT (Cont'd)

Table 3 – Current Population Profiles, Penrith LGA & Glenmore Park – Regentville SA2

| Population (ABS ERP) | Penrith LGA | Glenmore Park – Regentville SA2 |
|---|------------------------|---------------------------------|
| Population 2011 | 184,589 | 21,575 |
| Population 2016 | 201,597 | 21,742 |
| Population 2021 | 219,149 | 21,159 |
| Difference 2011-21 | +34,560 | -416 |
| Population Change (%) | 18.7% (1.7% per annum) | -1.9% (-0.2% per annum) |
| Age Groups (Census 2021 & Solve Property) | | |
| Babies and pre-schoolers (0-4) | 15,637 (7.2%) | 1,382 (6.6%) |
| Primary Schoolers (5-11) | 21,626 (9.9%) | 2,206 (10.5%) |
| Secondary Schoolers (12-17) | 16,985 (7.8%) | 2,086 (9.9%) |
| Tertiary & Independence (18-24) | 20,187 (9.3%) | 2,113 (10.1%) |
| Young Workforce (25-34) | 32,981 (15.2%) | 12,575 (12.3%) |
| Parents & Home builders (35-49) | 45,764 (21.0%) | 4,657 (22.2%) |
| Older Workers & Pre-retirees (50-59) | 24,792 (11.4%) | 2,756 (13.1%) |
| Empty nesters and retirees (60-69) | 20,756 (9.5%) | 1,958 (9.3%) |
| Seniors (70-84) | 16,233 (7.5%) | 1,126 (5.4%) |
| Elderly (85+) | 2,715 (1.2%) | 130 (0.6%) |

* The 'Glenmore Park – Regentville SA2' population figures do not include the expected population increase as a result of the Glenmore Park East (i.e. Subject land), Glenmore Park Stages 2 & Stage 3.

Source: ABS ERP, ABS Census, Solve Property

DEMOGRAPHIC CONTEXT (Cont'd)

Table 4 – Population Forecasts to 2041, Penrith LGA & Glenmore Park – Regentville SA2

| Population Forecast | Penrith LGA | Glenmore Park – Regentville SA2 |
|--|------------------------|---------------------------------|
| Population 2021 (ABS ERP) | 219,149 | 21,159 |
| Population 2041 (NSW Govt Projection) | 270,477 | 21,819 |
| Difference 2021-41 | +51,328 | +660 |
| Population Change (%) | 23.4% (1.1% per annum) | 3.1% (0.3% per annum) |
| Age Groups 2041 (DPE Projection & Solve Property) | | |
| Babies and pre-schoolers (0-4) | 17,256 (6.4%) | 1,355 (6.2%) |
| Primary Schoolers (5-11) | 22,452 (8.3%) | 1,958 (9.0%) |
| Secondary Schoolers (12-17) | 17,498 (6.5%) | 1,547 (7.1%) |
| Tertiary & Independence (18-24) | 24,999 (9.2%) | 2,075 (9.5%) |
| Young Workforce (25-34) | 39,862 (14.7%) | 2,936 (13.5%) |
| Parents & Home builders (35-49) | 54,110 (20.0%) | 4,408 (20.2%) |
| Older Workers & Pre-retirees (50-59) | 31,929 (11.8%) | 2,532 (11.6%) |
| Empty nesters and retirees (60-69) | 25,852 (9.6%) | 1,974 (9.0%) |
| Seniors (70-84) | 27,824 (10.3%) | 2,396 (11.0%) |
| Elderly (85+) | 8,694 (3.2%) | 637 (2.9%) |

Projections do not include the additional development generated by this PP (Glenmore Park East), and Glenmore Park Stages 2 & 3.
Source: ABS ERP, ABS Census, DPE NSW, Solve Property

DEMOGRAPHIC CONTEXT (Cont'd)

Glenmore Park Stages 2 & 3

Population projections (DPE and TfNSW) are based on assumptions of what is known at the time (e.g., residential development, migration patterns, birth rates, etc.) and stated policy objectives. In line with that, Solve Property assumes that these projections were made on the basis of known major infrastructure developments at the time, and on the basis of a desired policy mix of different land uses. Assumptions about these two factors are embedded in the distribution of the projected population, dwelling and employment growth within the local government areas, for the 2021 to 2041 period.

Table 5 shows that the Glenmore Park Stages 2 & 3 population is estimated to be 4,398 residents in 2021 and is to reach 15,739 residents in 2041. The population is to reach 18,798 when the area is assumed to reach full development.

The population projections prepared by NSW Government also envisage that general socio-demographic of GP2 residents will match that of future residents in the Glenmore Park 3.

Glenmore Park East (Subject land)

The residential yields for the Concept Master Plan are:

- Residential lots (including terrace): 424 lots
- Apartment units: 1,292 units

The dwelling yields have been multiplied by an average household size of 3.1 persons per low density dwelling. Additionally, we have applied 2.2 persons per higher density dwelling.

Solve Property has assumed that residential development at Glenmore Park East is developed between FY2026 and FY2046. The timing of population growth may be subject to change, but this would not affect the size of the population on completion.

The table 5 shows that the Glenmore Park East population is estimated to be 3,741 residents in 2041 and is to reach 4,157 when the GPE is assumed to reach full development.

Solve Property has also assumed that general socio-demographic profile for future precinct residents (GPE) will match that of existing and future residents in the Glenmore Park Stages 2 & 3.

DEMOGRAPHIC CONTEXT (Cont'd)

Table 5 – Population Forecasts to 2041, Glenmore Park East, Glenmore Park Stages 2 & 3

| Population Forecast | Glenmore Park East | Glenmore Park Stage 2 | Glenmore Park Stage 3 |
|--|--------------------|-------------------------|---------------------------|
| Population 2021 (NSW Govt Projection) | 0 | 4,302 | 96 |
| Population 2041 (NSW Govt Projection & SP) | 3,741 | 11,980 | 3,759 |
| Difference (2021-41) | 3,741 | 7,678 | 3,663 |
| Population Change (%) | - | 178.5% (5.3% per annum) | 3797.2% (20.0% per annum) |
| Age Groups - 2041 (TPZ Projection) | | | |
| Babies and pre-schoolers (0-4) | 291 (7.8%) | 931 (7.8%) | 292 (7.8%) |
| Primary Schoolers (5-11) | 371 (9.9%) | 1,187 (9.9%) | 372 (9.9%) |
| Secondary Schoolers (12-17) | 275 (7.4%) | 883 (7.4%) | 277 (7.4%) |
| Tertiary & Independence (18-24) | 359 (9.6%) | 1,151 (9.6%) | 361 (9.6%) |
| Young Workforce (25-34) | 592 (15.8%) | 1,894 (15.8%) | 595 (15.8%) |
| Parents & Home builders (35-49) | 837 (22.4%) | 2,682 (22.4%) | 841 (22.4%) |
| Older Workers & Pre-retirees (50-59) | 433 (11.6%) | 1,384 (11.6%) | 435 (11.6%) |
| Empty nesters and retirees (60-69) | 289 (7.7%) | 926 (7.7%) | 291 (7.7%) |
| Seniors (70-84) | 241 (6.4%) | 773 (6.5%) | 242 (6.4%) |
| Elderly (85+) | 53 (1.4%) | 169 (1.4%) | 53 (1.4%) |

Source: DPE NSW ABS Census, TfNSW, Solve Property

SOCIAL IMPACT ASSESSMENT

Way of Life

Greater housing choice and potential to improve affordability

This impact relates to the range of housing available both in terms of size and price points. The wider the spectrum of housing choices within the development, encompassing apartment units, medium-density townhouses (e.g., terrace houses), and detached residences, the more extensive the housing opportunities for both newcomers to the area and lifelong residents. Offering a variety of housing types can cater to families with children, seniors wishing to age in place, and young individuals seeking independence from their parental homes. Furthermore, this approach presents an avenue to enhance affordability for low- and moderate-income households. The Council is committed to promoting affordable housing, whether through financial contributions or collaborative initiatives with community housing providers that facilitate the creation of affordable homes on-site, available for purchase or rental at affordable rates.

Increased traffic and congestion

This impact is caused by a range of factors that will contribute to more cars coming into and leaving the GPE precinct. The location of the shops and amenities (e.g. F&B retail, childcare, medical centre, office) will dictate where a significant amount of traffic is directed during pick up and drop off times. The Northern Road will help buffer noise impacts. However, as the commencement of construction and operation of the Western Sydney Airport approaches, The Northern Road is expected to be used as a freight route and will require effective signaling. This remains a key consideration for Council.

Stakeholder(s) affected: Local residents (existing and future), community housing providers

Likely impacts: A more diverse supply of housing and potentially an increased supply of affordable housing in the Penrith LGA

Mitigation or enhancement measure: The proponent has committed to a 5% affordable housing target and for this to be delivered in partnership with a Community Housing Provider. This is above the Council's requirement for a 3% contribution in nearby urban release areas.

Stakeholder(s) affected: Future GPE residents, existing residents including Glenmore Park Stages 2 & 3 residents

Likely impacts: poorer air quality, noise, heavy vehicle movement

Mitigation or enhancement measure: Measures for reducing the need for car use include design and Government investment encouraging bus usage (i.e. Rapid Bus services) and building design to address air quality

SOCIAL IMPACT ASSESSMENT (Cont'd)

Community

Increased opportunity for social cohesion, local character and sense of place

This impact relates to the potential for enhanced community cohesion and sense of place as a result of the incoming population and most importantly, well-planned and designed open space and community facilities. The site should largely be self-contained so that the daily needs of residents, including employment opportunities, are catered for within the development. This relates to the design of streets and open spaces to facilitate social interaction, the promotion of gathering spaces and participation in community activities.

Stakeholder(s) affected: Future community (GPE)

Likely impacts: An increasing level of social cohesion and a sense of place are resultant cumulative impacts of the considered nature of the layout plan. In other words, how the location of the dwellings, school, retail, active and passive open space benefit each other in creating a cohesive community.

Mitigation or enhancement measure: Enhancing community cohesion can be achieved through two key activities: firstly, considered street and open space design to promote social interaction, and secondly, the engagement of a Cultural or Community Development Officer to arrange community activities for the first 5 to 10 years of occupation of the development.

Changing nature of the area from rural to urban

This impact relates to the changing nature of the designated development site from a rural landscape vista to a highly urban residential nature. This impact is not considered to be severe given the land is not highly productive agricultural land and therefore the rezoning for residential purposes is not a likely severe negative social change.

Nonetheless, stress can be caused by the change associated with the development and must be respectfully acknowledged.

Stakeholder(s) affected: Local landholders

Likely impacts: As more land in proximity to the Glenmore Park East is designated for residential development, the need to adapt to change will increase for local residents.

Mitigation or enhancement measure: The key mitigation is working with residents through an open and inclusive community engagement program that includes regular events and activities for existing nearby and new residents. This program would respectfully acknowledge the potential stress for some residents associated with the changing nature of the area, although it should be noted that the proponent is the only resident undertakes farming practices on his site within the precinct.

SOCIAL IMPACT ASSESSMENT (Cont'd)

Health and Wellbeing

Poor air quality due to proximity to major road

As the commencement of construction and operation of the Western Sydney Airport approaches, together with natural growth in the area, The Northern Road is expected to be used as a freight route and which will drive a dramatic increase in traffic demand.

The Penrith LGA has a large population of people who suffer from asthma. The location at the base of the Blue Mountains contributes to this with especially poor air quality during bushfire season. This means that the impact of poor air quality as a result of increased traffic within the development as well as by virtue of being in close proximity to The Northern Road is considered significant.

Access to a healthy active lifestyle

Having access to natural open space is vital for physical and mental wellbeing.

The Victorian Department of Education cites research that shows outdoor play is important for children in developing capacities for creativity, symbolic play, problem solving and intellectual development. Natural open space includes parks and paths, sandpits, garden beds or trees providing shade. Children having trouble concentrating benefit from playing outdoors and experience better concentration as a result.

In earlier stages of Glenmore Park, driving is the dominant mode of transport for residents. The promotion of active transport and easy connections to walking and cycling paths will improve this outcome.

Stakeholder(s) affected: All future residents of dwellings situated along The Northern Road

Likely impacts: Increased prevalence of illness including asthma, lung and disease and premature death

Mitigation or enhancement measure: The EPA found that roadside vegetation has been shown to reduce a population's exposure to air pollution through the interception of airborne particles or through the uptake of gaseous air pollution via leaf stomata on the plant surface in addition to affecting pollutant transport and dispersion. The preservation and planting of roadside vegetation and the construction of roadside structures such as noise barriers, are some of the few near-term mitigation strategies available for urban developers and facilities already subjected to high pollution levels near roads.

Stakeholder(s) affected: Future residents, health care providers

Likely impacts: Decrease in levels of obesity and type 2 diabetes

Mitigation or enhancement measure: Enhancing access to a healthy lifestyle can be achieved by promoting active transport where possible and the intelligent design of open space and shared recreational facilities. Mental health should be considered equally and open space design principles must involve the inclusion of areas for quiet rest and contemplation and for facilities for residents of all abilities. Giving the community access to active open space, for example, acts to enhance social cohesion.

SOCIAL IMPACT ASSESSMENT (Cont'd)

Culture

Vibrant community

GPE's initial stage of growth will be confined to the provision of basic amenities and the essential retail services required to cater to the resident household and employment base (whom will also be long-term primary drivers of the community), the inflow of other population cohorts (most notably visitors and commuters) - through planned infrastructural investment (i.e. Rapid bus service, Western Sydney Airport, Metro at Orchard Hills) - will provide the additional activation and additional demand benefits required to support F&B operators, short-stay accommodation, medical centre, A-grade office within the GPE precinct.

Stakeholder(s) affected: Existing and future community

Likely impacts: The GPE precinct will provide opportunities for civic engagement and social interaction. It naturally cultivates a 'sense of place' that attracts people and opportunities.

Mitigation or enhancement measure: Given the social and recreational qualities of the GPE precinct, as well as its proximity to the Western Sydney Airport and its Aerotropolis, GPE will provide significant value to Penrith's local economy by generating visitors and commuters to the region and promoting activation/higher exposure of local businesses leading to sustainable economic growth, providing intrinsic environmental, aesthetic and recreational benefit, encouraging community engagement and social interaction and supporting new business start-ups.

Active night-time economy

While most economic activity takes place during the day-time economic (DTE) window (6am-6pm) and Monday-Friday, modern economies are very much operating 24 hours 7-days a week (24/7), with night-time (6pm-6am) work or activities accounting for an increasing share of economic activity.

The development of a successful NTE onsite will be a factor which attracts a residential population, businesses and their workforces. Resident households will be the long-term primary driver of the NTE. Overall time periods, proximity to a 24/7 airport with growing passenger volumes will be a direct and indirect generator of foot traffic for this new NTE.

Stakeholder(s) affected: Existing and future community

Likely impacts: Contribute as an essential ingredient for the development of a sustainable and diversified local economy at Glenmore Park and Penrith LGA.

Mitigation or enhancement measure: GPE will have '24/7 potential' which would ultimately allow for an even greater demand boost for DTE and NTE operators alike, as well as providing an opportunity to support a more diverse range of events, activities, and merchants at the park during the evening and daytime period.

SOCIAL IMPACT ASSESSMENT (Cont'd)

Access to Services and Infrastructure

Access to education through the provision of a new medical centre

Ensuring accessible and reliable healthcare services is a fundamental aspect of any thriving community. In the context of Glenmore Park East, there is a growing need for an additional healthcare facility to cater to the health and well-being of the residents. The exact location of the medical centre is pivotal to maximize its accessibility and benefits for the community. The establishment of this facility aligns with the broader vision of healthcare as an integral part of community services, recognizing that healthcare should be readily available and easily accessible to all residents in the region. The proposed 24-hour medical centre aims to provide round-the-clock healthcare services, ensuring that healthcare needs are met promptly and effectively for both current and future residents.

Stakeholder(s) affected: Existing and future community

Likely impacts: Improved Healthcare access through the establishment of a new 24-Hour Medical Centre

Mitigation or enhancement measure: The establishment of a 24-hour medical centre in Glenmore Park East will enhance healthcare services available within the Penrith Local Government Area (LGA).

Access to education through the provision of a new childcare centre

Facilitating access to high-quality childcare services is crucial for the well-being and productivity of families within any community. In the context of Glenmore Park East, there is a growing demand for a reliable childcare facility to cater to the needs of working parents and guardians. The specific location of the childcare centre will play a pivotal role in ensuring convenient access and maximizing its benefits for the community.

Stakeholder(s) affected: Existing and future community

Likely impacts: Enhanced access to childcare services through the establishment of a new childcare centre

Mitigation or enhancement measure: The provision of this childcare centre aligns with the broader vision of early childhood education as an integral part of community services. It recognizes the importance of providing a safe and nurturing environment for children, enabling parents to pursue their careers and contribute to the local economy.

SOCIAL IMPACT ASSESSMENT (Cont'd)

Personal and Property Rights

Employment opportunities resulting from new Western Sydney Airport

The precinct is located less than 12 minutes' drive from the Airport and future residents will have direct access to employment opportunities through the Airport as it becomes operational. Also, the expected increase in traffic, while presenting impacts on other aspects of the site, will likely improve the economic livelihoods of local retailers and industries due to the potential for increased customer traffic for the GPE precinct as people travel to and/or from the airport.

Stakeholder(s) affected: Future community, local retailers

Likely impacts: The likely impacts as a result of the Western Sydney Airport include increased employment opportunities and an increase in economic livelihood of local retailers and industries located on the Northern Road as more customers will pass by the future GPE precinct.

Mitigation or enhancement measure: Design that allows for safe access to the future GPE precinct for visitors and commuters turning off The Northern Road. This would be addressed through the Traffic Impact Assessment.

Decision-making Systems

Likely impact if the proposal does not proceed

Current planning for the Greater Penrith to Eastern Creek growth area around the site indicates there will be significant urban change in the area regardless of whether the Planning Proposal is approved. When the Western Sydney Airport becomes active, there will likely be continued residential and commercial development along The Northern Road. In the long term this will likely increase local land prices.

SOCIAL INFRASTRUCTURE ASSESSMENT

Community Facilities

Community facilities in the surrounding areas are currently servicing the current population adequately. Council does not require a regional or district level facility that would serve to attract traffic into the development.

The existing community facilities in proximity to Glenmore Park East include the Floribunda Community Centre, the Glenmore Park Youth and Community Centre, the Surveyors Creek Community Centre, Regentville Hall, Mulgoa Hall, Joan Sutherland Performing Arts Centre and the Penrith City Library. These facilities are between 5 and 10 kms to the site and are accessible by car.

The proximity of Glenmore Park East to the Council-run Penrith Library (9.4 km), St Clair Library (13.1 km) and St Mary's Library (11.8 km) suggest that these facilities could accommodate the needs generated by the future community. Glenmore Park East is well-serviced by these libraries and could accommodate the incoming population onsite. The future population range of 4,000 and 4,200 would not trigger the need for Council-run district or regional level library.

The assessment recommends that there is no need for new community facilities on site.

Education

The incoming population (3,741 residents in 2041) in Glenmore Park East will not trigger the need for a primary school and a high school on the precinct. According to the socio-demographic assessment, the proposed 1,700+ lots at GPE will produce 371 primary age children, and 275 high school age children.

This equates to approximately 280 government K-6 students and 200 government 7-12 students.

Our assessment indicates that there is available capacity across the surrounding high schools in proximity to the Glenmore Park East.

The surrounding primary schools currently at capacity, however, Glenmore Park Stage 3 will provide a K-6 primary school to 1,000 students.

Therefore, the assessment recommends that there is no need for new school (K-6, 7-12, or K-12) on site.

SOCIAL INFRASTRUCTURE ASSESSMENT (Cont'd)

Healthcare

Key considerations include:

- The Glenmore Park Medical Centre located within Glenmore Park houses multiple GPs and is privately run. Most of the GPs in the area are either operating as single or two-doctor practices.
- The Nepean Hospital is the main tertiary hospital that offers neonatal intensive care and a regional trauma centre. It is also the closest medical centre to the future airport.
- The Healthscope-owned Nepean Private Hospital is located next to the public Nepean Hospital. There is a surgical day surgery and overnight hospital in Somerset Street.
- It is expected that public/private partnerships will be more common around the Glenmore Park area in the future. The recently launched Quarter Penrith (formerly the Penrith Health Precinct) is an example of partnerships between the University of Sydney, Western Sydney University and TAFE Kingswood. There is significant investor interest in making Quarter Penrith a technology and research hub.
- The south-eastern side of The Northern Road will potentially be serviced by Celestino's Sydney Science Park though it is unclear if health services will be provided on site.

Notably, funding for the Stage 1 Nepean Hospital Redevelopment has been finalised with services opening in stages since May 2022.

Application of the 1:50,000 standard means the incoming population (3,741 residents in 2041) in Glenmore Park East will not trigger the need for a standalone community health centre on the precinct.

Moreover, there will be a 24-hour medical centre proposed in the Planning Proposal, which will likely be adequate to service the incoming population. The potential medical centre on-site may provide a health clinic to ease the need for residents to travel outside the immediate area (i.e., GPE).

New residents in Glenmore Park Stages 2 & 3 will have access to a local medical centre (750 sqm) in their development as well as they can choose to travel north toward the proposed 24-hour medical centre in GPE if require further assistance.

Childcare

The proposed childcare centre in the PP (100 places) as well as Glenmore Park Stage 2 (112 places) indicate that the demand generated for childcare by new families in Glenmore Park East (and Glenmore Park Stage 2) is likely to be met through future capacity and vacancies available in these centres.

OPEN SPACE ASSESSMENT

Existing

There are currently no existing public open space facilities located on the site, however, there are some nearby open spaces:

- Mulgoa Rise Field – 4 grass playing fields
- Pinnacle Park – Open space for passive recreation
- Jacaranda Park – Open space for passive recreation
- Windmill Park – Dog walking
- Surveryors Creek Softball Facility – 6 softball diamonds
- Jamison Park – open space with multisport opportunities, passive recreation, and community and cultural capacity

While these spaces have been designed and delivered to service the existing population of Glenmore Park, it is not unreasonable to assume residents of the Glenmore Park East will also access these facilities. Similarly, it is not unreasonable to assume existing residents of Glenmore Park will access facilities delivered on site at the Glenmore Park East.

Consequently, it is important to understand the type, role and function of open space currently in Glenmore Park in order to ensure new spaces within the Glenmore Park East are complementary. The project should not aim to replicate specialised open spaces needs which are met elsewhere nearby but rather deliver spaces which contribute to cumulative open opportunities for residents on GPE and of the greater area. This will help ensure Penrith City Council continues to support a range of passive and active recreation activities, a priority noted in its Sport and Recreation Strategy.

Quantum of Open Space

Council's Sport and Recreation Strategy, establishes separate performance indicators for the required amount of open space for different types of open space. Our understanding is these performance indicators should not be aggregated as one open space can perform multiple functions. For example, a 2-hectare park could be both a local park and a district park.

Table 6 calculates demand for different open spaces at the Glenmore Park East.

The site provides a total of 10.271 additional zoned RE1 – Public Recreation area which generally meets the relevant performance indicator requirements as follows:

- Local park – the master plan incorporates 2 local parks with a combined area of approximately 0.75ha.
- District park – One Hilltop District park parks totalling approximately 2.98ha hectares in the centre of the site
- Sporting space – the master plan does not propose additional sporting space other than through a Planning Agreement to fund a public swimming pool and two public tennis courts
- Linear park – are provided through an extension of the Windmill Park, the Transgrid easement and corridors adjacent to The Northern Road and the unnamed creek at the north-eastern end of the site
- Citywide park – the future population of the site does not warrant the development of a citywide park.

OPEN SPACE ASSESSMENT (Cont'd)

Table 6 – Demand for open space, Glenmore Park East

| Open Space Type | Performance Indicator | Provision rate (for 4,200 residents) | |
|-----------------------|--|--------------------------------------|------------------|
| | | Required | Demand generated |
| Local Park | 0.2 ha per 1,000 residents General rate of provision 1:2,500 residents | 0.84 ha | 1.7 facilities |
| District Park | 1 ha per 1,000 residents General rate of provision 1:5,000 residents | 4.2 ha | 0.8 facilities |
| Sporting Space | 1.4 ha per 1,000 residents General rate of provision 1:12,500 residents | 5.88 ha | 0.3 facilities |
| Linear Park | 1 ha per 1,000 residents | 4.2 ha | - |
| Citywide Park | 1 ha per 1,000 residents General rate of provision 1:20,000 residents | 4.2 ha | 0.2 facilities |

Conclusion

Connectivity

This assessment has considered the potential social impacts that may arise as a result of the Glenmore Park East Planning Proposal and its subsequent development.

The residential development is expected to yield approximately 1,700 dwellings, comprising both low and higher-density housing, with an estimated population of around 4,200 people. This population is expected to share similarities with the adjacent suburb of Glenmore Park, particularly Glenmore Park Stages 2 and 3.

Overall, this assessment has identified several noteworthy social impacts. These include the introduction of a childcare center and a 24-hour medical facility, offering residents access to essential services. Furthermore, the development will provide green spaces and promote a healthy lifestyle by incorporating formal active open spaces, as well as informal recreation areas, such as outdoor gyms, walking trails, and cycle paths.

There are a few potential low-level negative impacts to consider, notably noise and air pollution due to increased traffic along The Northern Road, which may affect residents along the eastern border of the site. However, these issues can largely be mitigated through the implementation of well-established industry-wide measures and emerging technologies.

Additionally, the Planning Proposal is expected to yield numerous social and economic benefits; including the creation of a vibrant community, local employment opportunities, and cultural enhancements (food and beverage sector and the nighttime economy); all of which are discussed in more detail in this report.

In terms of additional social infrastructure such as schools and community facilities, our assessment determined that there is currently no need for extra community facilities, primary schools, or high schools, as existing nearby facilities can accommodate the demand for these services.

Regarding open space, we have found that the provision of total open space is generally adequate to meet the needs of the future Glenmore Park East community. Furthermore, we have prioritized principles of connectivity and accessibility where possible.

APPENDICES

A. Medical Centres & Health Facilities, within 5km from GPE

| Name | Address | Suburb | Services |
|--|------------------------|---------------|--|
| Glenmore Park Dental Surgery | 2 Sir John Jamison Cct | Glenmore Park | Dental services |
| Lakes Drive Family Practice | 112 The Lakes Dr | Glenmore Park | Psychology |
| Glenmore Park Dental | 106 The Lakes Dr | Glenmore Park | Dental services |
| Glenwest Medical Centre | 6 Bija Dr | Glenmore Park | General Practice |
| Glenmore Park Doctors | 46 The Lakes Dr | Glenmore Park | General Practice |
| Glenmore Park Mediclinic | 1/11 Town Terrace | Glenmore Park | General Practice, Pathology, Optometrist, X-Ray, Physiotherapy, Sleep Physician, Podiatrist, Dentist, Dietitian, Hearing |
| Sydney GP Group Medical Centre - Penrith | 7-11 Caloola Ave | Penrith | General Practice, Podiatrist |
| Myhealth Penrith | 585 High St | Penrith | General Practice, physiotherapy, pathology |
| Medeco Medical Centre Penrith | 535 High St | Penrith | General Practice |
| Ozemed | 471 High St | Penrith | General Practice |
| Sydney Western Medical Centre Penrith | 383 High St | Penrith | General Practice |
| Penrith Mall Medical Centre | 453 High St | Penrith | General Practice |
| JANS Family Health Practice | 447 High St | Penrith | General Practice |
| Penrith Medical Centre | 61 - 79 Henry St | Penrith | General Practice |
| Healthsmart Medical Centre | 122 Station St | Penrith | General Practice, Physiotherapy, Dietician, Podiatrist, Renal Specialist, Cardiofirst, Psychologist |
| Southlands Medical Clinic | 218 Derby St | Penrith | General Practice |
| Penrith Family Medical Practice | 123 Lethbridge St | Penrith | General Practice |
| Tindale Family Practice | 115 Lethbridge St | Penrith | General Practice |
| High Street Family Doctors | 243 High St | Penrith | General Practice, Pathology |
| Nepean Medical Specialists | 102 Derby St | Penrith | General Practice |
| Stafford Street Medical Home | 47 Colless St | Penrith | General Practice |
| Smith Street Family Medical Practice | 169 Smith St | South Penrith | General Practice |
| We Care Medical Centre | 196 Smith St | South Penrith | General Practice |
| Southlands Family Doctors | 2 Birmingham Rd | South Penrith | General Practice, Pathology |

APPENDICES

A. Medical Centres & Health Facilities, within 5km from GPE, (Cont'd)

| Name | Address | Suburb | Services |
|------------------------------------|----------------------------|-------------------|--|
| All Saints Family Practice | 29 Racecourse Rd | South Penrith | General Practice, Obstetrician, Gynaecologis, Podiatrist |
| Dr. Lawrence Jung Ong | 218 Evan St | South Penrith | General Practice |
| Our Medical Penrith | 2227 Wolseley St | Jamisontown | General Practice, dental clinic, radiology, pathology, physiotherapy, pharmacy, allied health and specialists |
| Octa Medical - Nepean Health Hub | Suite G01/13 Barber Ave | Kingswood | General Practice |
| Kingswood Mediclinic | 2747/238 Great Western Hwy | Kingswood | General Practice |
| Nepean Hospital | Derby Street | Kingswood | Public Hospital |
| Nepean Private Hospital | 1-9 Barber Ave | Kingswood | Private Hospital |
| Somerset Private Hospital | 38 Somerset St | Kingswood | Private Hospital |
| Dr Benjamin Ng | 28 Derby Street | Kingswood | Respiratory function, Sleep tests, CPAP |
| Hospital Specialist Clinic | 68 Derby St | Kingswood | General Practice & Allied health |
| Penrith Medical and Fitness Centre | 142 Bringelly Rd | Kingswood | General Practice, Psychiatrist, Geriatrician, Cardiologist, Physiotherapist, phychologist, physiologist, dietitian |
| Cambridge Park Doctors | 104 Oxford St | Cambridge Park | General Practice, Podiatrist, Dietitian |
| Caddens Medical Centre | 82 O'Connell St | Caddens | General Practice |
| Claremont Meadows Medical Centre | 182 Sunflower Dr | Claremont Meadows | General Practice, Pathology |
| Mulgoa Medical Centre | 1 Fairlight Rd | Mulgoa | General Practice |
| Mulgoa Medical Practice | 9/1216 Mulgoa Rd | Mulgoa | General Practice |

APPENDICES

B. Childcare Centres, within 5km from GPE

| Name | Address | Suburb | Number of places |
|---|---|-------------------|------------------|
| Explore and Develop - Glenmore Park | Lot 9004 Glenmore Parkway | Glenmore Park | 82 |
| Glenmore Park Child and Family Centre | 31 Blue Hills Drive | Glenmore Park | 80 |
| Exploring Hub Early Learning Centre (Glenmore Park) | 100 The Lakes Drive | Glenmore Park | 36 |
| Kids Academy Glenmore Park | 66-76 Woodlands Drive | Glenmore Park | 80 |
| Kids Academy Preschool | 12-14 Womra Crescent | Glenmore Park | 51 |
| Kids World Kindy Child Care Centre (Glenmore Park) | 10-14 Kiber Drive | Glenmore Park | 49 |
| Cubby OOSH at Surveyors Creek | Surveyors Creek Public School, St Andrews Drive | Glenmore Park | 90 |
| Ambrose School Age Care, Bethany, Glenmore Park | Bethany Catholic Primary School, 34-38 William Howell Drive | Glenmore Park | 165 |
| Floribunda Children's Centre | 3-4 Floribunda Drive | Glenmore Park | 55 |
| The Little Kids School | 32-34 Wolara Ave | Glenmore Park | 25 |
| Young Academics Early Learning Centre Glenmore Park | 71 Deerubbin Dr | Glenmore Park | 92 |
| Camp Australia - Glenmore Park Public School OSHC | 33-41 The Lakes Dr | Glenmore Park | 75 |
| Nangamay Outside of School Hours Care | Nangamay Public School, 1-23 Forestwood Dr | Glenmore Park | 108 |
| Prepare Early Education Centre Caddens Corner | N1, 100 O'Connell Street | Caddens | 97 |
| Sunflower Childcare Centre Pty Ltd | 35 Sunflower Drive | Claremont Meadows | 24 |
| Lifetime Learners Long Day Care and Preschool | 1 Massa Place | Claremont Meadows | 64 |
| 118YMCA Claremont Meadows OSHC | Claremont Meadows Public School, 164 Sunflower Dr | Claremont Meadows | 118 |
| Kids Academy Claremont Meadows | 96 Doncaster Ave | Claremont Meadows | 76 |
| Kids Academy Jamisontown | 5 Pattys Pl | Jamisontown | 92 |
| Western Sydney University Early Learning Penrith | Second Avenue | Kingswood | 60 |
| Learning Adventures @ Kingswood | 30 George Street | Kingswood | 86 |
| Kingswood South Public School Preschool | 60-68 Smith Street | Kingswood | 20 |
| KU - Penrith Preschool | 27 Bringelly Road | Kingswood | 40 |
| Kingswood World of Learning | 38 First Street | Kingswood | 39 |
| Ambrose School Age Care St Joseph's, Kingswood | St Joseph's Primary School, 94 Joseph Street | Kingswood | 90 |
| Kingswood Public School TheirCare | Kingswood Public School, 46 Second Ave | Kingswood | 68 |
| The Little Village Early Learning Centre | 33-35 Second Avenue | Kingswood | 59 |
| Innovative Early Learning Kingswood | Shop 9, 7-11 Caloola Avenue | Kingswood | 43 |
| Little Explorers Academy | 29 Cosgrove Cres | Kingswood | 56 |

APPENDICES

B. Childcare Centres, within 5km from GPE, (Cont'd)

| Name | Address | Suburb | Number of places |
|---|---|---------------|------------------|
| Somerset Cottage Early Childhood Education and Care | Nepean Hospital, Barber Avenue | Kingswood | 68 |
| Kingswood South Outside of School Hours Care | Kingswood South Public School, 60-68 Smith St | Kingswood | 45 |
| Luddenham Child Care Centre | 2206 The Northern Road | Luddenham | 39 |
| SCHOOLIES AT LUDDENHAM | 57 Campbell St | Luddenham | 45 |
| Mulgoa Preschool | 124 St Thomas Road | Mjulgoa | 54 |
| Camp Australia - Nepean Christian School OSHC | Nepean Christian School, 836 Mulgoa Road | Mulgoa | 30 |
| Puggles Early Learning Centre | 836-840 Mulgoa Rd | Mulgoa | 59 |
| Empower Early Learning Centre | 122 Bringelly Road | Orchard Hills | 33 |
| PCS Early Learning Centre | Penrith Christian Community School, 1 Simeon Road | Orchard Hills | 80 |
| Penrith Anglican College TheirCare | 338-356 Wentworth Road | Orchard Hills | 60 |
| Penrith Christian School OSHC | Penrith Christian School, 1 Simeon Rd | Orchard Hills | 100 |
| OLD MACDONALD'S CHILD CARE | 21A Mandalong Close | Orchard Hills | 131 |
| Orchard Hills Outside School Hours Care | Orchard Hills Public School, 79-101 Kingswood Rd | Orchard Hills | 54 |
| Bright Stars Kindergarten | 164 Stafford Street | Penrith | 45 |
| Carita Children's Centre | Lot 99 Trent Street | Penrith | 53 |
| Explore and Develop - Penrith | 65 Union Road | Penrith | 74 |
| Kradle 2 Krayons Long Day Care Centre | 135 High Street | Penrith | 60 |
| Jamisontown Children's Centre | 70 Glenbrook Street | Penrith | 49 |
| Kindy 4 Kids | Borec House, Level 3, Suite 3001, 23 Station Street | Penrith | 39 |
| Kingswood Park Public School Preschool | Caloola Avenue | Penrith | 20 |
| Spunky Monkeys Early Learning Centre - Lemongrove | 2A Hemmings Street | Penrith | 56 |
| Sweetpeas Kindergarten and Long day Care | 38 Union Rd | Penrith | 29 |
| Little Learners Early Learning Centre | Kidz Biz Pre School, 110 Woodriff Street | Penrith | 28 |
| Nepean Tiny Tots | Nepean Tiny Tots, 118 Woodriff Street | Penrith | 20 |
| Penrith Early Learning Centre | 120 Woodriff Street | Penrith | 44 |
| Platypus Playground Children's Centre | Wardell Drive | Penrith | 45 |
| Spunky Monkeys Early Learning Centre | 167 Jamison Road | Penrith | 32 |
| Tandara Children's Centre | 217 Evan Street | Penrith | 45 |
| Penrith Montessori Academy | 15 Evan St | Penrith | 72 |

APPENDICES

B. Childcare Centres, within 5km from GPE, (Cont'd)

| Name | Address | Suburb | Number of places |
|---|--|---------------|------------------|
| Ambrose School Age Care, St Nicholas of Myra, Penrith | St Nicholas of Myra Primary School, Higgins Street | Penrith | 59 |
| Kidz Klub | Unit 23, 46-48 Abel Street | Penrith | 90 |
| MindChamps Early Learning @ Penrith | Lot 9 16-19 Lambridge Place | Penrith | 92 |
| Explore and Develop - Penrith South | 170 Stafford St | Penrith | 71 |
| Only About Children Penrith | U 4 120 Mulgoa Rd | Penrith | 108 |
| Penrith South OSHClub | Penrith South Public School, 172-190 Jamison Rd | Penrith | 95 |
| LITTLE ADVENTURERS EARLY LEARNING CENTRE | 2 Rawson Ave | Penrith | 32 |
| Kingswood Park Outside School Hours Service | Kingswood Park Public School, Caloola Ave | Penrith | 50 |
| Greenwood Penrith | 33 Mountain View Cres | Penrith | 159 |
| Green Garden Childcare Penrith | 18 Colless St | Penrith | 56 |
| YOUNG ACADEMICS EARLY LEARNING CENTRE PENRITH 2 | 40 Hillcrest Ave | Penrith | 34 |
| Camp Australia - Penrith Public School OSHC | Cnr High Street & Doonmore Street | Penrith | 69 |
| Aurum Kids Penrith | 72-82 Mulgoa Rd | Penrith | 110 |
| Young Academics Early Learning Centre Penrith, Coreen Ave | 50 Coreen Ave | Penrith | 48 |
| Kids Academy Penrith | 1A Factory Road | Regentville | 130 |
| Kids Academy Regentville | 1 Factory Road | Regentville | 145 |
| Mrs P Before & After School Care | 66-76 Factory Road | Regentville | 105 |
| Regentville Outside School Hours Care | Regentville Public School, 28-34 School House Rd | Regentville | 81 |
| Clovel Childcare & Early Learning Centre South Penrith | 3 Birmingham Road | South Penrith | 32 |
| Little Zak's Academy South Penrith | 187 Smith St | South Penrith | 47 |
| York Outside School Hours Care | York Public School, 224 Evan St | South Penrith | 44 |
| Ambrose School Age Care, St Mary MacKillop, South Penrith | 150 Fragar Rd | South Penrith | 60 |

APPENDICES

C. Existing Primary & Secondary Schools, within 5km from GPE

| Name | Address | Suburb | Type | Year range | Enrolment - 2021 | Enrolment - 2022 | Classroom Teacher (FTE) |
|-------------------------------|----------------------------|---------------|---------|------------|------------------|------------------|-------------------------|
| Fernhill School | 12-40 Ridgetop Drive | Glenmore Park | Public | K-12 | 118 | 130 | 18.25 |
| Glenmore Park High School | Glenmore Parkway | Glenmore Park | Public | 7-12 | 982 | 1,012 | 60.8 |
| Glenmore Park Public School | 33-41 The Lakes Drive | Glenmore Park | Public | K-6 | 642 | 632 | 26.68 |
| Surveyors Creek Public School | St Andrews Drive | Glenmore Park | Public | K-6 | 555 | 517 | 20.98 |
| Bethany Catholic Primary | 34-38 William Howell Drive | Glenmore Park | Private | K-6 | 598 | 605 | 41 |
| Caroline Chisholm College | 90-98 The Lakes Drive | Glenmore Park | Private | 7-12 | 1,036 | 1,028 | 75 |
| The Lakes Christian School | 206 East Wilchard Rd | Castlereagh | Private | K-12 | N/A | 286 | 24 |
| St Paul's Grammar School | 52 Taylor Road | Cranebrook | Private | K-12 | N/A | 860 | 83.7 |
| Corpus Christi Primary School | 90 Andromeda Drive | Cranebrook | Private | K-6 | 522 | 523 | 38 |
| Emu Heights Public School | Wedmore Rd | Emu Plains | Public | K-6 | 278 | 251 | 8.29 |
| Emu Plains Public School | Emerald St | Emu Plains | Public | K-6 | 430 | 425 | 16.24 |
| Leonay Public School | Buring Ave | Emu Plains | Public | K-6 | 226 | 208 | 6.02 |
| Nepean CPA High | Great Western Hwy | Emu Plains | Public | 7-12 | 1,017 | 980 | 52.9 |
| Penola Catholic College | 75 MacKellar Street | Emu Plains | Private | 7-12 | 560 | 599 | 68 |
| Our Lady Of The Way | 49 Forbes Street | Emu Plains | Private | K-6 | 349 | 340 | 32 |
| Glenbrook Public School | Woodville St | Glenbrook | Public | K-6 | 325 | 328 | 11.59 |
| Lapstone Public School | Explorers Rd | Glenbrook | Public | K-6 | 222 | 199 | 6 |
| St Finbar's Primary School | 52 Levy Street | Glenbrook | Private | K-6 | 177 | 178 | 17 |
| Kingswood High School | Bringelly Rd | Kingswood | Public | 7-12 | 921 | 938 | 51.3 |
| Kingswood South Public School | Smith St | Kingswood | Public | K-6 | 314 | 314 | 24.68 |
| St Dominic's College | 54-94 Gascoine Street | Kingswood | Private | 7-12 | N/A | 239 | 47 |
| St Joseph's School | 90-94 Joseph Street | Kingswood | Private | K-6 | 268 | 262 | 25 |
| Xavier College | 1170 Ninth Avenue | Llandilo | Private | 7-12 | 1,023 | 1,133 | 88 |
| Nepean Christian School | 836 Mulgoa Road | Mulgoa | Private | K-12 | 530 | 546 | 36.5 |
| Orchard Hills Public School | 79-101 Kingswood Rd | Orchard Hills | Public | K-6 | 176 | 205 | 8.06 |
| Penrith Anglican College | Wentworth Road | Orchard Hills | Private | K-12 | N/A | 969 | 89.3 |
| Montgrove College | 140 Bringelly Road | Orchard Hills | Private | K-12 | N/A | 573 | 29 |

APPENDICES

C. Existing Primary & Secondary Schools, within 5km from GPE, (Cont'd)

| Name | Address | Suburb | Type | Year range | Enrolment - 2021 | Enrolment - 2022 | Classroom Teacher (FTE) |
|-------------------------------------|-----------------------|---------------|---------|------------|------------------|------------------|-------------------------|
| Penrith Christian School | 1 Simeon Road | Orchard Hills | Private | K-12 | N/A | 800 | 64.4 |
| Penrith High School | 158-240 High St | Penrith | Public | 7-12 | 928 | 935 | 46.4 |
| Penrith Public School | 51 High St | Penrith | Public | K-6 | 472 | 460 | 18.77 |
| Penrith South Public School | 172-190 Jamison Rd | Penrith | Public | K-6 | 521 | 468 | 16.73 |
| St Nichola's Of Myra Primary School | 30-36 Higgins Street | Penrith | Private | K-6 | 145 | 141 | 14 |
| Regentville Public School | 28-34 Schoolhouse Rd | Regentville | Public | K-6 | 648 | 592 | 23.23 |
| Jamison High School | 222 Evans St | South Penrith | Public | 7-12 | 929 | 870 | 48.8 |
| Jamisontown Public School | Thurwood Ave | South Penrith | Public | K-6 | 383 | 364 | 15.19 |
| York Public School | Evan St | South Penrith | Public | K-6 | 516 | 504 | 20.98 |
| Mary MacKillop Primary School | 150 Fragar Road | South Penrith | Private | K-6 | 411 | 404 | 29 |
| Holy Spirit Primary School | 7-17 Todd Row | St Clair | Private | K-6 | 366 | 363 | 36 |
| Our Lady Of The Rosary | 32b Saddington Street | St Marys | Private | K-6 | 372 | 381 | 37 |
| Wollemi College | 4 Gipps Street | Werrington | Private | L-12 | N/A | 460 | 35 |

APPENDICES

D. Community facilities, within 5km from GPE

| Name | Address | Suburb | Type | Other details |
|--|--|-------------------|------------------|---------------------------------|
| Glenmore Park Youth and Community Centre | 1 Town Terrace | Glenmore Park | Community Centre | Youth Centre & Community Centre |
| Floribunda Community Centre | 3-4 Floribunda Ave | Glenmore Park | Community Centre | Community Centre |
| Surveyors Creek Community Centre | 40 Ballybunnion Terrace | Glenmore Park | Community Centre | Community Centre |
| South Pennith Neighbourhood Centre | 3 Trent St | South Penrith | Community Centre | Neighbourhood Centre |
| Kingswood Neighbourhood Centre | 19 Bringelly Rd | Kingswood | Community Centre | Neighbourhood Centre |
| Mulgoa Hall | 349 Littlefields Road | Mulgoa | Community Centre | Community Facility |
| Claremont Meadows Community Centre | 172-180 Sunflower Dr | Claremont Meadows | Community Centre | Community Centre |
| Wesley Youth Centre Nepean | Level 1/148 Henry St | Penrith | Youth Centre | Youth Centre |
| PCYC Penrith | 100 Station St | Penrith | Youth Centre | Youth Centre |
| Joan Sutherland Performing Arts Centre | 597 High St | Penrith | Arts Centre | Performing arts |
| Penrith Library | 601 High St | Penrith | Library | Library |
| Emu Plains Community Centre | 4 Lawson St | Emu Plains | Community Centre | Community Centre |
| Melrose Hall | Cnr Great Western Highway & Park St | Emu Plains | Community Centre | Community Facility |
| Thornton Community Centre | 61 Lord Sheffield Drive | Penrith | Community Centre | Community Centre |
| North Penrith Community Centre | 66B Illawong Avenue | Kingswood | Community Centre | Community Centre |
| Cambridge Park Hall | 97 Oxford St | Cambridge Park | Community Centre | Community Facility |
| Werrington Downs Neighbourhood Centre | 2 Brookfield Avenue | Werrington Downs | Community Centre | Neighbourhood Centre |
| Werrington Youth Centre | 13-19 Cottage Street | Werrington | Youth Centre | Youth Centre |
| Arthur Neave Memorial Hall | 43 Parkes Avenue | Werrington | Memorial Hall | Community Facility |
| St Marys Tennis Court Clubhouse | St Marys Tennis Centre, Blair Oval | St Marys | Clubhouse | Community Facility |
| St Marys Arts and Craft Studio | Cnr Great Western Highway & Mamre Road | St Marys | Arts Centre | Arts and craft studio |
| St Clair Youth Centre | 97a Cook Parade | St Clair | Youth Centre | Youth Centre |
| Cook Parade Neighbourhood Centre | 41 Cook Parade | St Clair | Community Centre | Neighbourhood Centre |
| Coowarra Cottage | 1 Coowarra Drive | St Clair | Community Centre | Community Facility |
| Nepean Arts Centre | 115-119 Great Western Hwy | Emu Plains | Arts Centre | Arts Centre |
| Nepean Arts and Design Centre | TAFE NSW - WSI, 12-44 O Connell Street | Kingswood | Arts Centre | Arts Centre |



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