

Draft Western District Plan

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WESTERN CITY DISTRICT PLAN SUBMISSION

The Allam Property Group [Allam] has been based in Penrith in Western Sydney for over 25 years, and we take an active interest in the development of the Western City and the Greater Penrith area in particular. We are keen to see that the future opportunities arising from the Western Sydney Airport are achieved in a way that benefits the whole Western City.

Our Comments relate to several specific aspects of the District Plan.

- **Greater Penrith – City Centre Viability and Vitality**

As a landowner, developer and tenant in the Penrith City Centre, Allam has an interest in the objectives of enhancing Penrith as a viable commercial core, with a range of mixed use development opportunities. The ability to attract new major tenants and a range of employment types and sectors are required to stimulate investment in new commercial space. The current Penrith City Centre Strategy needs to be enhanced by direct State Government or City Deal projects to bring high quality jobs to Penrith.

- **Penrith is the western gateway to the Western City Area**, especially for people, freight and fresh produce from Western NSW, and for tourists visiting the natural assets of the Blue Mountains and Hawkesbury Nepean.

- **Housing Choice and Infrastructure - Penrith**

All District Plans highlight the requirement for a diverse range of housing products to serve the needs of future households and changing household types, as well as ageing in place. It is also noted that the Western City at the moment provides a substantial stock of housing that is affordable to rent or purchase. It is therefore important that the new redevelopment or infill opportunities in Greater Penrith which are close to rail stations are targeted as Urban Renewal Areas and for more affordable housing types. We suggest the “missing middle” forms, often smaller lots or medium density housing, are appropriate for the infill development along the St Marys to Penrith rail corridor.

Allam also supports the Proposed Priority Growth Investigation Areas especially the Orchard Hills Area which may benefit from the future North-South Metro Link between Rouse Hill and the Airport/Narellan.

- **Metropolitan Rural Area – villages**

The Metropolitan Rural Area [MRA] is a unique resource for the whole of Metropolitan Sydney and services an important role. It is of concern, that the role and character of the existing rural villages in the MRA may be compromised by the “no urban development” outside of urban investigation areas. As an example, we are developing a small urban release area in Silverdale, and the village requires a full line supermarket and variety of retail shops, to be more self-contained economically and social services such as schools and child care to remain viable.

- The WCDP should specifically address the requirement for these existing villages to remain viable places into the future, such as previously suggested by the Wollondilly Growth Management Strategy. A WCDP requirement for Sustainable Living Master Plans for these Wollondilly villages, as well as the Blue Mountains and Hawkesbury would ensure they remain as socially cohesive communities. The villages

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provide beautiful rural and bushland settings that offer a choice different to the general large scale land release model.

▪ **Metropolitan Rural Area - Northern Road, Luddenham**

Allam is a participant in the Luddenham Landowners Group and believe there is future urban potential along the upgraded Northern Road frontage and possible freight rail alignments before the 2036 time frame of the District Plan. We believe the area can be planned to account for future transport road infrastructure and provide light industrial, tourist accommodation or freight infrastructure projects.

It is economically efficient to consider the future development of both sides of The Northern Road as it is developed as significant transport corridor, providing certainty to the Luddenham landowners west of the Road corridor.

Yours faithfully

A handwritten signature in black ink, appearing to read "C Osborne", written in a cursive style.

Carmen Osborne

Development Manager