

ATTACHMENT E–Council’s Response to the Public Listening Sessions

On 18 February 2016, an independent facilitator hosted two Public Listening Sessions. The purpose of the sessions was to provide an alternative forum for members of the public to have their say on the Draft Local Area Plans, within an independent forum, and to verbally provide their feedback to Council in front of members of their community.

The table below summarises Council’s response to the matters raised in the Public Listening Sessions that are specific to the South East Local Area Plan.

Morning Session

Speakers	Issues	Council Response	Actions
Speaker 2 [Resident] Open space	This speaker recommends that any funds gained by Council from the sale of public open space should be used strictly for the purchase of private land, to become publicly accessible open space within 200 metres of the divested open space.	As part of the exhibition, Action G1 proposed to investigate divestment of certain properties, and to utilise the funds for the purchase and embellishment of new and existing open space. Action G1 also identified areas where land acquisition may occur based on certain criteria under Council’s Open Space Strategic Plan. The criteria does not require the new open space to be within 200 metres of the divested open space.	No change is proposed.

Speakers	Issues	Council Response	Actions
Speaker 5 [Resident] Revesby Village Centre	This speaker raises concern about the proposal to have high rise development (up to 10 storeys) for the Revesby shopping centre which will result in one side of the road towering over Weston Street. The proposed building height should be 3 storeys.	In response to community feedback, Council reviewed the structure plan to ensure buildings and public spaces respond to and reflect the village feel and unique characteristics of the place. For the southern edge of the village centre on Weston Street, the review process recommends low-rise buildings at this location. The intended outcome is to provide an appropriate built form transition to the low-rise detached housing in the surrounding suburban neighbourhood. Based on the key considerations around building heights, allow up to 4 storeys. Closer to the railway station, the review process identifies the commercial core as a place of well-proportioned, human scale buildings and streets to contribute to the sense of comfort and village feel. Based on the urban design analysis, a traditional village centre is comprised of buildings that created a dense urban form, generally of a similar height and not more than 6 storeys. This continuous urban form helps to define the streets, and helps to achieve a street proportion (i.e. building height relative to street width) of no more than 1:1 to create a comfortable level of spatial enclosure. There is the opportunity for a small number of taller elements (8 storeys) at appropriate core locations (namely adjacent to the railway station) to create a diverse and visually interesting skyline. The exception is the former GoLo site at Nos. 11–17 Marco Avenue. The review process recognises the unique location of this site adjacent to the new central plaza which will function as the heart of	No change is proposed.

		the village centre. To facilitate the delivery of the central plaza, the review process recommends adjusting the proposed building envelope control. Council may allow intensified development (12 storeys) subject to the consolidation of the properties at Nos. 7A–17 Marco Avenue. Otherwise an 8 storey limit will apply.	
Speaker 6 [Resident] Astley Avenue in Padstow	This speaker requests multi-storey development to be permitted in Astley Avenue to support lone person households and housing affordability.	As part of the exhibition, Action L2 proposed to maintain the current controls in Astley Avenue as it is located within the Suburban Neighbourhood precinct. In response to this submission, Council reviewed the structure plan to ensure the village centre is a compact place. The review process identifies the village centre boundary as a 10 minute walking distance measured from the railway station. This distance provides an adequate level of containment for a centre of this size, and is an appropriate fit within the centres hierarchy. The implication is Astley Avenue continues to fall outside the 10 minute walking catchment, and therefore does not form part of the proposed changes within the village centre. The current 2 storey limit would continue to apply.	No change is proposed.

Evening Session

Speakers	Issues	Council Response	Actions
Speaker 1 [Resident] Nos. 29–37 Simmons Street in Revesby	This speaker requests a change in the zoning of the properties at Nos. 29–37 Simmons Street from Zone R2 Low Density Residential to Zone R4 High Density Residential. This would bring these properties in line with other proposed rezonings in the area, or the value of these properties will decrease.	As part of the exhibition, Action L1 proposed: - To rezone the properties at Nos. 39–43 Simmons Street and Nos. 150–164 The River Road from Zone R2 Low Density Residential (2 storeys / 0.5:1 FSR) to Zone R4 High Density Residential (4 storeys / 1:1 FSR). - To maintain the current controls in Lillian Crescent and the remainder of Simmons Street as these streets are located within the Suburban Neighbourhood precinct. Whilst the village centre boundary is measured as a 10 minute walking distance from the railway station, the boundary is adjusted to avoid constraints such as high stormwater flood risk and culs-de-sac. Most of Simmons Street is excluded as it is found to be an impractical location for apartment living. The exception is the properties at Nos. 39–43 Simmons Street, which will act as a built form transition to the multi-storey car park. In considering these submissions, Council reviewed the urban design and economic analysis, and the community and industry feedback to establish the desired built form for the village centre. The review process recommends: - To continue with the proposed building envelope controls at Nos. 39–43 Simmons Street.	Amend Action L1: Exclude Nos. 150–158 from the proposed changes in the village centre. Maintain the current controls (Zone R2 / 2 storeys / 0.5:1 FSR). Rezone Nos. 35–37 Simmons Street to Zone R4 High Density Residential (4 storeys / 1:1 FSR).

		• To adjust the village centre boundary to take into account the proposal to protect the existing house at No. 158 The River Road, which is found to have historic significance. The implication is Nos. 150–158 will be excluded from the proposed changes within the village centre. • To adjust the village centre boundary to include Nos. 35–37 Simmons Street. These properties would form the northern edge of the village centre and it is proposed to extend the proposed Zone R4 High Density Residential (4 storeys / 1:1 FSR) to these properties. The review process does not recommend changes in Lillian Crescent or the remainder of Simmons Street given the impractical nature of these locations for intensified development.	
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Speakers	Issues	Council Response	Actions
Speaker 2 [Community group] No. 89 The River Road in Revesby (Endeavour Hall)	This speaker raises concern about the proposed divestment of Endeavour Hall which is currently used by the Australian Air League Padstow Squadron and Revesby Guides. These groups have continuous occupation of the hall since 1971. There is concern the groups have not been consulted about the proposed divestment and that the divestment of the hall would impact on community cohesion and capacity. There is also concern the groups have contributed financially to the renovations of the hall including disability access.	As part of the exhibition, the Draft Local Area Plan (Action L7) recommended a regional approach in providing community facilities. The intended outcome is to provide high quality facilities and services at focal points that will serve the long term needs of the community consistent with the Bankstown Community Plan. The South East Local Area will be served by new multi-purpose community facilities in the Revesby and Padstow Village Centres which will provide spaces for the range of activities being undertaken in the local area. The future development plans for the expansion will need to consider the appropriate types of spaces and safe movement of users. In considering this submission and following a review, Council continues to support the co-location of community services within the walking catchment of the growth centres. When properties are being considered to be divested, Council will consult the relevant users of the facilities. Facilities identified as appropriate for long-term divestment are also subject to phase-out strategies. The phase-out strategies will recommend appropriate alternative spaces for the activities currently using the surplus facilities.	No change is proposed.

Speakers	Issues	Council Response	Actions
Speakers 4 & 5 [Residents] No. 1A Macarthur Avenue in Revesby (Ray McCormack Reserve)	Speaker 4 raises concern the potential loss of open space and in particular the potential loss of remnant bushland trees at Ray McCormack Reserve behind the YMCA in Revesby, which is proposed to be rezoned to medium density development. Speaker 5 raises concern about the proposed development of Ray McCormack Reserve, currently parkland to medium density dwellings. The reserve is highly used by locals for informal uses.	As part of the exhibition, Action L1 proposed to transform this property into a successful civic space with a modern multi-purpose community facility. To facilitate this action, Council will prepare a concept plan to explore development options to create an enlivened mixed use destination. In considering these comments, it is proposed to amend Action L1 to note that the concept plan will provide public space as part of this mixed use destination.	Amend Action L1: The concept plan will provide public space as part of any mixed use destination at Ray McCormack Reserve.