

BANKSTOWN CITY COUNCIL

Draft Local Area Plans: Public Listening Sessions Report

March 2016

**Report Title: Bankstown Draft Local Area Plans
Public Listening Sessions Report**

Client: Bankstown City Council

Version: Final

Date: 24 March 2016



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1. Introduction

1.1. Background

Bankstown City Council (Council) has prepared Draft Local Area Plans which consider the issues and challenges to future population growth to the year 2031, in four local areas of the Local Government Area (LGA):

- South East Local Area Plan
- South West Local Area Plan
- North Central Local Area Plan
- North East Local Area Plan

The Draft Local Area Plans contain detailed actions on how these local areas will grow and move towards a more sustainable urban environment. The Draft Local Area Plans also outline possible changes to Council's development controls and services, and identify infrastructure improvements to support the growing population.

Council has consulted with the community throughout the development of the Draft Local Area Plans and Council received a large volume of comments and feedback following the exhibition of the Draft Local Area Plans in 2014. The feedback from stage one was carefully considered and helped contribute to the changes that were made to each of the revised Draft Local Area Plans. Due to the large amount of interest from the community, Council offered a second stage of consultation with the community, by way of written submissions, and two Public Listening Sessions.

1.2. Purpose of Listening Sessions

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

1.3. Purpose of this Report

This Report provides details of the two Public Listening Sessions including the Public Listening Session process, attendance and speakers, and summary of the key outcomes from the verbal presentations. Detailed transcripts of the Public Listening Sessions are provided at **Appendix 1**.

2. Listening Session Process

2.1. Listening Session Details

Two Public Listening Sessions were held at the Bryan Brown Theatre at the Bankstown Library and Knowledge Centre, Corner Rickards and Chapel Road, Bankstown.

When: Thursday, 18 February 2016

Time: Session One, from 10.00am to 11.15am

Session Two, from 6.00pm to 7.00pm

All members of the public were invited to attend the Public Listening Sessions.

2.2. Facilitator

The sessions were hosted by an independent facilitator Sarah Reilly, Director, Cred Consulting.

Councillors, Executive Staff and Planners were not in attendance at the event to ensure the independence of the process. Members of Council's Community Administration Team were in attendance to register speakers and to direct any enquiries to the most appropriate Council staff member.

2.3. Attendance and speakers

Attendance at the Public Listening Sessions required registration prior to the event. However, as there was sufficient time in the schedule, additional registrations were taken at the Sessions. Community members could register as either a speaker or an observer.

A total of 65 people attended the Public Listening Session:

- 30 attended the morning session, and
- 35 attended the evening session.

A total of 16 individuals registered to speak at the Listening Sessions:

- Ten people spoke at the morning session, speaking in a total of eleven speaking slots (one speaker spoke twice as they did not finish their speech during their first five-minute slot), and
- Six people spoke at the evening session, speaking in a total of eight speaking slots (two speakers spoke twice as they did not finish their speech during their original five-minute slot).

2.4. Format

The Public Listening Sessions followed the following format:

- Each speaker was allocated one five-minute speaking slot. Speakers were given warnings by the timekeeper at four minutes, four and a half minutes, and five minutes.
- If the speaker did not feel that they had the time to complete their speech in their time slot, they were able to register to speak again once the other speakers had finished. Three speakers spoke twice.
- Each session was recorded and transcripts have been provided to each of the speakers. The transcripts are attached at **Appendix 1**.
- Only those people who had registered to speak, had the opportunity to do so. There was no opportunity for those attending the Sessions to make comment or ask questions

3. Key themes

This section provides a summary of the key themes from the two Public Listening Sessions.

3.1. Key themes across both Public Listening Sessions

There were a range of themes across both Public Listening Sessions relating to loss of open space, demand for/loss of community facilities, and either support for or opposition to rezoning to allow increased density and height. In summary, the themes related to:

- Opposition to the loss of local open space and remnant bushland in local communities to be replaced by medium density development that may result in increased traffic and decreased community cohesion. Specifically, two speakers were concerned about the proposed divestment of Gascoigne Reserve, and two speakers were concerned about the loss of Ray McCormack Reserve. One speaker additionally felt that any divestment of open space should be replaced within 200metres of the site.
- Concern for the loss of community facilities that are currently utilised for community programs and activities and lack of consideration of new social infrastructure that would be required to address population growth. Specifically, one speaker opposed the proposed divestment of Endeavour Hall in Revesby currently utilised by Australian Air League Padstow Squadron and Revesby Guides, one speaker was concerned about the loss of existing community facilities in Greenacre and was concerned that additional community facilities would be required to address any growth in Panania local area.
- Concern about the size and scale of development proposed for Greenacre (one speaker), Panania local area (one speaker) and East Hills (one speaker) and impacts on traffic and parking.
- Support for proposed rezoning in Ashley Avenue (one speaker) and Auburn Road (one speaker).
- Requests for consideration of rezoning to allow increased height and density in Weston Street Revesby (one speaker) and Simmons Street Revesby (one speaker).
- One speaker agreed with Council's proposal to rezone properties that include 655 and 657 Punchbowl Road.
- One speaker commented that Council's consultation relating to the Draft Local Area Plans has not been transparent.

3.2. Summary of morning sessions themes

There were a total of ten speakers in the morning session, speaking in a total of eleven speaking slots. One speaker spoke twice (point 3 below) as they did not finish their speech during their first slot.

The speeches related to:

1. Protesting the proposed divestment of Gascoigne Reserve in Birrong, in the North Central Local Area Plan, specifically the loss of a local park which locals currently use for passive and active outdoor activities.
2. Recommending that any funds gained by Council from the sale of public open space should be used strictly for purchase of private land, to become publicly accessible open space within 200m of the sold open space site.
3. Protesting the proposed divestment of Gascoigne Reserve in an area with increasing population density and increasing traffic. Particularly concerned as the park provides a safe play space for children without adult supervision in an informal park environment that is not dominated by organised sport, and that loss of open space is contrary to Council's own open space planning and creation of liveable, vibrant suburbs
4. Concerned about the size, scale and nature of the proposed 8,6,4, and 3 storey units and terrace houses to be built on land in Greenacre currently zoned for low density and on community land which currently has on it a library, early childhood centre, and a swimming pool. Concerned about the potential loss of important community facilities and also the increased traffic that will result from the increased density and the proposed intermodal terminal.
5. Concerned about the proposal to have high rise development (of up to 10 storeys) for Revesby Shopping Centre which will result in one side of the road towering over Weston Street, which should be permitted to have increased height of at least three storeys.
6. Recommending that multi-storey development be permitted in Ashley Avenue in the South East Area to support lone person households and housing affordability.
7. Supporting the proposal to rezone properties in Auburn Road (specifically 173 to 181) in the residential frame district from R2 low density to R4 high density residential. Supports this proposal to provide increased apartments to retain young people in the area and increase business at Yagoona Village to become a thriving village centre.
8. Concerned that consultation has not been completed transparently and that there is increased density in the area already occurring over and above what is approved for an area.
9. Concerned about the level of proposed rezoning in East Hills which seems high in comparison to proposed rezoning in Panania, Revesby and Padstow. Not opposed to increased development (particularly as it is needed to beautify the area around the train station and improve the town centre) but concerned it will push locals out of the area and increase traffic and parking issues (which already are a problem due to parking at the train station).

10. Concerned that the plans for improving Sefton Urban Village, which were wonderful, have not gone ahead.

3.3. Summary of evening session themes

There were a total of six individual speakers speaking across eight x five minute slots (two speakers spoke for two slots each, see points 2 and 3 below) during the evening sessions. Their speeches related to:

1. Requesting that properties at Simmons Street Revesby (specifically 29, 31,33,35, and 37) are rezoned to R4 in line with other proposed rezoning in the area, or the value of these properties will decrease.
2. Concerned about the proposed divestment of Endeavour Hall, at 89 The River Road Revesby which is currently used by Australian Air League Padstow Squadron and Revesby Guides. These groups have had continuous occupation of the hall since 1971. Concerned that the groups were not consulted with about the proposed divestment and that the divestment of the hall would impact on community cohesion and capacity. All concerned as the groups have contributed financially to the renovations of the hall including disability access.
3. Agreeing with Council's proposal to rezone the properties that include 655 and 657 Punchbowl Road
4. Concerned about 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 for medium density development.
5. Concerned about the proposed development of Ray McCormack Reserve, currently parkland, to medium density dwellings. Commented that the Reserve is currently highly used by locals for informal uses (dog walking, throwing a ball).
6. Concerned about the future of the Panania local area and that the changes proposed in the Draft LAP will change the character of their community. Consider that the proposed 4 to 6 storey blocks are excessive, that it will result in increased traffic congestion, that there is not enough social infrastructure around (for example, schools) to support the increased development, and that it will reduce quality of life.

Appendix 1 Transcripts of Public Hearing Sessions

Public Listening Sessions - Local Area Plans

Morning session (10am) Bankstown Library and Knowledge Centre

Facilitator: My name is Sarah Reilly. I am being engaged by Bankstown Council to facilitate this morning's listening session. It's a listening session so that means we're here to listen or to speak only. It's not a workshop or a debate so just to understand that upfront.

Thank you to everyone who has come to either listen or speak. As you can see here, and you probably well know that the purpose of today is to talk about the draft local area plans for south east, south west, north east and north central.

I'm just going to go through some ground rules now to make sure that this runs smoothly and that everybody who is speaking gets an opportunity to speak and are not interrupted.

Only those people who registered to speak can do so. There will be an option, for those people who are here today who think "actually I'd like to speak but I haven't registered" to do so at the end of this session. There will be a five minute break and if you want to speak then you can register and you can speak after that. We have only got I think at this stage six speakers now so we should be finished in about half an hour so there's plenty of time if you decide you want to speak.

Please do not speak unless it's your turn. We imagine there will be some people agreeing or maybe saying nay but please if you could just respect the speaker. It's not easy to get up and speak in front of people either.

Everyone got their mobile phones turned off?

There will be some warnings to people if there is any inappropriate behaviour.

For our registered speakers, each speaker will have five minutes to speak. Jessica is going to be time keeping. A bell will ring at four minutes. That's to give you a one minute warning. You'll get two rings at five minutes and at 30 seconds the bell is not going to stop ringing so you'll know it's time to get off. If you don't feel like you've had the chance to be heard in that five minutes, again you can register to speak at the end of the session. If you think "I really didn't get the chance to say that" you can register again at the end of the session. There will be a five minute break.

Rod over here is recording everything that's being said today so when you do speak it's important to speak into the microphone so that it gets recorded properly. A Full transcription of everything that gets said will be taken and written up. If you're a speaker you'll get a copy of that transcription so you can be sure that it's been properly recorded.

An independent report will be prepared by me so that you know that it's independent and hasn't been changed at all and the report and transcript will form part of all the consultation outcomes.

Submissions close on 26 February so that means it will probably be a couple of months before the report goes to council with all the consultation outcomes attached.

Does anyone have any questions before we get started?

I'll leave this up for the speakers so they know. You'll get five minutes to speak. A bell will ring at four minutes and two rings at five minutes and if you keep going after that we'll just keep ringing the bell and ask you to stop.

Our first speaker is [REDACTED].

Speaker One

Hi all. My name is [REDACTED] and I'm here today to protest against the proposed divestment of Gascoigne Reserve in Birrong which is in the North Central Local Area Plan.

My extensive research at the New South Wales Land and Titles Office shows that between 1925 and 1928 a Thomas Kennedy dedicated his part of his extensive land holding into a public garden and recreation space now known as Gascoigne Reserve and this has been enjoyed by the residence of Birrong for about 90 years. It's about 3,000m². This secluded gem is a unique green space bounded on all four sides by the rear fences of approximately 17 houses with limited access via grassed walkways from Gascoigne Road on one side and Shackleton Avenue on the other side with a number of private gates entering into the park from private residents. There is no driveway access.

It's a well loved and cared for local park where locals enjoy passive and active outdoor activities all within the protected bounds of this grass reserve. It offers unique advantages that other parks cannot compete with such as protection from road dangers by the surrounding fenced houses and distance from the road, unique kid safety for parents being able to see over their fences into the park, wide open space to run around without having to compete with a frequent formal sporting groups that dominate the use of Birrong's Jim Ring Reserve and also the opportunity to participate in energetic activities that are unsuited to Birrong's Maluga Passive Park.

A few of the many reasons we believe it would be a mistake to divest the Birrong residents of this reserve is that council's own Issues Paper in 2013 stated that the proportion of green space per capita is already below the benchmark that was set and is only going to get worse so we really should be trying to retain any green spaces we have at this point particularly as we get more people into the area who are going to need more green spaces to use.

This reserve is well looked after with no graffiti, rubbish or drug paraphernalia. It's also in a flood zone and at times it functions as a water mitigation sump so any building development on the site would exacerbate water problems there and possibly cause water run off problems to residents, including mine, that are downhill from the site.

Extremely heavy road traffic on Gascoigne Road and Rodd Street generated by Birrong Sports Club and the organised sport in Jim Ring Reserve is a hazard for children trying to cross the road to get to other parks as well.

But to be positive and constructive and in line with the LAP's requirements to maximise use of all green spaces within each area or seal them off, my neighbours and I suggest that council investigate other uses for this reserve that would retain it as valuable open space but intensify its usage by a larger cross section of residents and meets council's own criteria to avoid divestment by increasing the park's recreational, social and environmental value, improving the quality of this open space to make it more attractive to a greater number of

residents and continuing to ensure that the total size of the space remains greater than the 0.2 hectares that's nominated by the document.

To that end we have three suggestions that could be considered.

The first one is a community garden: There is already one in Chester Hill but that's a number of suburbs away but we think that Gascoigne Reserve would make an ideal location for a second community garden. It's also very close to the Bankstown Men's Shed and thinking that possibly a link could be established to get their involvement in a community garden as well. They already have a small garden and I have spoken to people there and they said they may be interested in extending their interest there plus they also have space to store gardening equipment and it would be quite easy to convert the area into one by putting in some taps and fence. I could also see this becoming a focal point in the community attracting residents from a wide area within easy walking distance especially as we don't have anything like a town green so it would be a place for people to go.

Secondly, an off leash dog area: Because it's surrounded by fences it would be quite easy just to put some gates across two access ways to make a wonderful off leash dog area and possibly even extend that to become a puppy school or dog agility training area of which there aren't very many. Some people do that unofficially, they run their dogs around there but there's not many places you can go that have such a unique situation, it already has fences around it so it would be quite inexpensive I believe to do that.

So in summary I and many of our neighbours are prepared to work with council to develop plans for enhancing the unique green space that is Gascoigne Reserve so that it continues to provide environmental, social and recreational benefits and to provide a green haven for the community in many years to come rather than just another couple of houses.

Thank you.

Speaker Two

My name is [REDACTED]. I'm from Revesby area. Just regarding local area plans, I think the policy that is setup overall should be guided by a few things that I want to mention.

Local Area Plans proposed by council should require that any funds gained by council from sale of public open space is to be used strictly for purchase of private land, preferably properties adjoining each other to become publicly accessible open space in the immediate vicinity, that is within 200m of the former site that is sold off.

Funds obtained by council from sales of public open space should not be directed to maintenance or upgrades of existing open space but towards increasing open space as a way of improving the quality and liveability of the specific area local to the foregone open space.

A primary aim of the Local Area Plans should be to gain an increase in the amount of open space available per head of population within council's area, particularly passive open space, close to areas of high population density. Increased numbers of residential properties within areas proposed by council for increased floor levels in unit blocks and similar is viable from a town planning view point but must be balanced with increases in areas of open space within close proximity of infrastructure such as railway lines, bus interchanges and main roads.

Again the point should be made that increased income obtained by council from such changes should be in substantial part for additional open space not maintenance of existing stock.

That's all I have to say.

Speaker Three

Good morning everybody. My name is [REDACTED] and I live in Birrong and I'm talking about the north central part that speaker one spoke about.

I whole heartedly agree with what speaker one spoke about and I am going to protest about the sale of Gascoigne Reserve.

My wife and I have lived happily for 55 years in [REDACTED] and [REDACTED] is a small six house cul-de-sac and our property abuts Gascoigne Reserve, our back fence is right on the border of the park. Our back door is situated about 4.6m from the park itself so we're looking into that park so to have an edifice of brick houses there would be right in our face and this is what we're complaining about.

Apparently council's idea is to sell Gascoigne Reserve. They see it as an asset and they wish to sell it and by selling this land off to a developer they're looking at getting possibly 10 two storey houses onto this. By selling this property, as speaker one said, there's no access to this property so that means to access there they would have to also purchase two family homes to get the required entrance into that reserve, so two more families are going to be disrupted.

Having spoken to some of the people around the area, we went around and canvassed and let people know what was going on and they were saying there that they bought their property because they had this open space behind them and they enjoy it and that's the reason why they purchased this property.

Council states, "Open spaces such as neighbourhood parks, sporting fields and bushland provide important public places for people to exercise, relax, socialise and experience nature". Open spaces diminishing from council required ratio to residents and they want to sell off Gascoigne Reserve as speaker one also mentioned.

Again another quote, "A local area that provides a wide range of multifunctional open spaces to serve different community needs by providing safe, accessible and well connected open spaces". Council also states that there are two designated parks within 400m that our children can use and as speaker one also said Rodd Street and Gascoigne Road, due to the massive population increase, have become major roads in the area, so much so that they've had to have calming devices put in, so you can understand the amount of traffic that's going through.

Just as an aside, our little cul-de-sac as I said has six houses in them. We've just recently had two townhouses and one granny flat constructed and there are now at least eight vehicles parked on the street plus a trailer boat making it difficult for the garbage man to get in and out and the residents to access the street. So this is just that little area has increased the population and the amount of traffic in the area.

Back to the two main roads again, this is going to inhibit our small children from accessing Jim Ring and Maluga Parks without adult supervision which defeats the whole idea of allowing the children to play in this Gascoigne Reserve with limited amount of supervision. At present these children are using Gascoigne Reserve in complete peace and safety with, I said, minimum supervision. So you can't just let toddlers run across to Jim Ring Reserve or Maluga Park.

Also the aforementioned parks are not suitable for these children as they are taken over by organised sports. Gascoigne Reserve will allow adults to train their dogs in an enclosed area, Tai Chi exercise in which we are seeing, teenagers to kick their balls as hard as they like and smaller children and tots to run around unhindered. To lose open space at Gascoigne Reserve to unsightly low rise brick edifices right in our faces would be a tremendous loss and instrumental in deterioration of our quality of life.

Over the 55 years we have experienced a lovely neighbourhood with owner occupiers in the homes. Should this development go ahead it would be disastrous to have these homes occupied by itinerant tenants which would change the whole area completely. Example, by having the new construction in our cul-de-sac we have had conflict between our renters already. One neighbour has already had to call the council to try and work things out. Including in the 526 submissions, Attachment E to H at page 182 was a paragraph stating this sale would "displace senior residents from their homes with a response from council of property owners may consider their options". In other words if you don't like what's going on then move out. Overtones of a dictatorship is resounding to me.

Gascoigne Reserve is a water catchment area where building codes or flood area are required. Also the expanse of grass, supposedly grass is the best source of oxygen provider.

So anyway with all the houses and development that's going on now, surely the amount of homes that are being developed will not need the sale of Gascoigne Reserve to put 10 more houses on it to destroy our system and our way of living and our quality of life.

Thank you very much for your listening to my five minutes of despair.

Speaker Four

My name is [REDACTED]. I have been a resident and a rate payer of Greenacre for 42 years and I'm here today because I feel I must take the opportunity to have my say on future plans for Greenacre set out in the North East Local Area Plan.

I am most concerned about the size, scale and nature of the proposed 8, 6, 4 and 3 storey units and terrace houses to be built on land zoned for low density that has previously just had single and two storey houses and on community owned land in community place behind Greenacre shops which now has on it a library, early childhood centre, KU preschool as well as Greenacre swimming pool. These community buildings may be aging, as it says in the council's draft document, but they are appreciated and utilised, especially the swimming pool in this hot weather. I have seen school children being walked by their teachers from Banksia Road Primary School to Greenacre pool and I have also seen infant school pupils from Mount Lewis School which is on Waterloo Road, further than Banksia Road being walked along the road by their teachers to use the pool too. This pool is essential for teacher training children in water safety and is used by a lot of schools. The library is used by schools too for their pupils to educate them, to give them experiences in literature and learning. These are all within walking distance of these schools.

In the plans put forward it says they are to be replaced by some other facilities but the plans are very sketchy and what facility and where. The facility is shown as a star somewhere in community place. What sort of a star. I am concerned that it's not going to be anything like they have now in Greenacre, something entirely different and much less suitable. I'm also concerned that Greenacre is not within easy access of a railway station and the only transport in or out is by car or bus and it's already on busy and dangerous roads and yet it's being cited for all these high rise development which is going to be traffic generating.

To add to the mix and to make it even more alarming in my eyes and I hope in the eyes of others, is that there is an intermodal terminal being brought online in Roberts Road which is going to access Greenacre through the shopping centre up Juno Parade and Boronia Road right alongside all these new proposed multistorey unit developments and traffic from this facility is going to be passing right by, right across Waterloo Road, the main road of Greenacre and heading up to the highway 24 hours a day. I shudder.

Thank you.

Speaker Five

Good morning. My concern is for the Revesby area and it's proposed to have a high rise for Revesby shopping centre bounded by Weston Street, The River Road and the area where Revesby Workers Club and the railway station. It could be six or eight storeys, until now we don't know. I would like to see if it's six or eight storey, maybe 10, the opposite side of the street, Weston Street, to be allowed to have three storey at least otherwise it will be over towering. One side of the street will be eight storeys, maybe 10 or six and the other side just normal dwelling. It's over towering. Every morning you can look and you can imagine what it's going to be. The traffic, everything, at least to allow the other side three storey, the traditional three storey units we know.

Thank you.

Speaker Six

Good morning all. I would like to talk this morning regarding particularly Ashley Avenue in the south east area of the proposed new plan.

I bought a fibro house there, fibro being asbestos 20 years ago, it's got a granny flat at the back. I always thought I would have trouble renting out the granny flat. On the contrary, there is huge demand for one bedroom accommodation. People these days are divorced or don't want to get married or whatever the reason. People would move into the house for six months and stay five years. So really I'm just identifying there the demand in that location is significant so I wasn't surprised at the end of 14 when the council came out and identified three storeys. My only objection to that was I've just built a four storey at Mortdale under Hurstville Council. On the DCP it was three storeys. The council asked me to do four storeys, go to McDonald's to get upsized, because they wanted to include a lift in there. It is a fantastic development. People for disabilities and the aged. It's the 30 year olds that like the lift, not the people with disabilities and the aged.

So that was my objection then. So to my surprise at the end of 15 we ended up with a plan with no multistorey at all in Ashley Avenue. If you look at the plan, it's just this skew of a development on one side and Ashley Avenue, which is only as I said six houses or so from the shopping centre.

So I met with the planners. They can't give me any reason at all why the development was dropped. Affordability in Padstow has gone through the roof. We've got three blocks and they're 60 year old asbestos houses, they're past their economic date. My neighbour next door, he's a real estate agent so he's ready to do a development. Housing Commission on Monday night sold the third one, because there's a package of three, because within the group we bought that. They went for \$1.2m. The affordability in Padstow has gone through because the government has put billions of dollars into Padstow. The railway station, the M5. You can't under develop an area. So I think not to have multistorey in Ashley Avenue would be professionally negligent without a doubt.

Thank you.

Speaker Seven

Good morning. Just before I start, I'd just like to disclose that I'm the current owner of [REDACTED] [REDACTED] Auburn Road, Yagoona. Note in that [REDACTED] Auburn Road has been secured but the purchase has not been completed.

I'd like to speak in reference to the revised draft north central local area plan but specifically on the propose rezone of the properties in the residential frame district from R2 low density to R4 high density residential in which my properties fall within.

I've examined the plans and I know the area quite well. I wish to offer my support to the proposal with further encouragement of allowing consistent zoning density across the residential frame precinct.

I support that the local area requirements in order to develop and encourage successful and sustainable business within Yagoona Village Centre will require and demand cheaper affordable living alternatives such as medium rise residential apartments.

Yagoona Village is well suited to well planned expansion if these hurdles are removed. In my opinion I would like to see the proposed plan for Yagoona Village Centre Residential Frame Precinct be expanded to allow medium rise apartments up to eight storeys 1.75 to 1 FSR across the entire precinct especially along the railway lines which most suit medium rise buildings. This will allow consistency of zoning and would take advantage of the uniqueness of the very large sites with an average of 1,300m² per site and positioning of [REDACTED] Auburn Road Yagoona being 500m from the train station with little or no overshadowing concerns. The back end of the railway line will allow a non-disturbed skyline or visual impacts. Passing the opportunity of this core location would be a shame.

Medium density attracts higher income, 25 to 39 year old white collar profile which is desperately needed for the survival of Yagoona Village Centre as well as reducing the e-migration of Yagoona's own 25 to 39 year old further west due to affordability and lack of apartment supply coupled with lack of employment opportunities and connections to the future.

We really need to encourage medium rise apartments in Yagoona as we are currently seeing very few examples of this making living in Yagoona unaffordable. The medium density advantage is being taken by surrounding suburbs due to council allowances leaving Yagoona Village Centre with many closed and empty business locations currently at 10% but increasing.

As a major stakeholder should this FSR be applied equally across a residential frame precinct to really encourage living choices within short walking distance from the main road, local services, train station and bus stop at your doorstep I would be highly dedicated to quickly submitting a development application for those properties and combined those properties comprise of 6,500m². This will provide the carry on effect that is required to

achieve the council goals. Further, this will in turn become a great investment attraction for the retail business industry including major supermarkets like Coles and Woolies due to one of their key decision factors being resident count in the surrounding area of business. These developments will contribute to council's ambitions of turning Yagoona Village Centre into a successful and bustling centre providing liveable competitive housing, employment generation, green and connection to the future.

Yagoona Village Centre has the potential of becoming a thriving village and there is considerable demand for housing here. Applications for large scale housing developments have been restricted in recent years because of concerns about the impact of the existing road network. The revised proposal is much improved on the past proposals and in line with the people's demands and requests. It makes provisions for travel by sustainable means, village facilities would be easily accessible by foot or by bicycle and bus stops for travelling in either direction to nearby towns and larger villages are easy walking distance of the proposed revised frame precinct.

Thank you.

Speaker Eight

My name is [REDACTED]. I live up here in [REDACTED], Yagoona. It's behind the Three Swallows Hotel.

I'm not a speaker but I'm just here to have my say.

I've heard the previous speakers and they've all got complaints which basically tells me you can't trust this council because on here it tells us that Stage 1 was being done with consultation with the people and then we move to Stage 2 and that's been done and now we're here. I don't know. I don't remember ever going to any of these and yet in my area we already are past 3, we're at 4. They have already passed developments for 7 - 8 storey buildings across the road from me. That's next to the Three Swallows Hotel. Now that was zoned years ago when they were looking for these areas for putting people in. The council said the state government was pushing them to find places to put people in and so along the highway they found places and here they found where I am and they zoned it for 4 - 5 storey buildings and 2 storey to the street so the street doesn't get overwhelmed on the other side and the plan is still that but when I spoke to the developers some time back, to the planners, I'd just like to let you know, warn you people, they might be on the plan, apartments or townhouses, but the town planners here at council told me if the developer comes in with a better plan we'll listen to it. So at my place where I live across the road from me, the 4 - 5 storeys have now gone to 8 storeys and the 2 storey has gone to 3 storey and it's only a small street.

So I would like to warn you people that you can't trust the council because I mean we're talking here, we're talking to each other with people with problems so it's nobody else really, so nobody's going to hear your problems and the council is not going to listen to you because I've already stated they're already to this stage here and I don't remember going to any of these earlier stages where we talked like this so how do they know what residents want. Then they'll come to stage 4 and they'll tell you in the paper later, after listening to people's concerns and that these are the plans we are going to have. Who do they listen to? Nobody knows who they'll listen to. With all respect to the developers here, we know the world changes and keeps changing but all we'd like is to have the respect of being able to have some input to where we live. The council is not giving us any input to where we live, they're just ramming things over us. So I'm saying, even where they're saying 4 storeys, don't take that word for it because that's what they said across the road from me and it still is on council plan.

What council does is "this development" is over so many millions "it's out of our hands. It's in the hands of the regional planning people". They take it off their hands and then it gets passed. So the council really has given us a lot of BS, you know, [REDACTED]. They're not there working for us, they're not there telling your future.

As you can see, they put beautiful pictures behind here. Where have you seen a place looking like that in your area? Have you seen a place looking like that in your area? That's what it's going to look like in your area, we're dreaming.

I know I've only got five minutes so I'm not going to take any time.

My only thing is us people here that have some concerns, maybe we should stay as a group and approach the council to really listen to our concerns because if we just leave it to talk to each other and then we go away nothing will happen but the council will come out and say they've talked to everybody and pass it.

So with due respect to the developers, I'm not against development but as I said across the road from me was 4 -5 storeys and we ended up with 8 storeys.

Just to finish off, in those two developments across the road from me, the two blocks across the road from me, there are going to be 560 apartments. Now the total area that's rezoned there, that's only about a quarter of it so in that block there you multiply that by another three times. It's like a little city and it's enclosed by the highway on that side, my street on my side and Rookwood Road on the other side and all they've got is the Three Swallows Hotel with the poker machines here for entertainment. That's what they're offering people.

So look the council, you can't trust the council. I'm sorry to say that. You cannot trust the council, especially when they say if a developer come in with a better plan we'll listen to it. Hey, who's doing the planning, the council, the people or the developers?

Thank you

Facilitator

I think if anyone else wants to speak now we'll take a 5 minute break and we can register you to speak after that break.

Council's administration team are here too so if you do have some specific questions you can go and speak to them and they can refer you to the right avenues to address that.

Thank you

Continued**Speaker Three**

Thanks very much for staying. I just had a few more points that I didn't have time to, they cut me off. So I just wanted to say a few more things just to finish off with.

Council is always advocating a healthy life scenario but this development would go right against this concept along with "uncluttered spaces" mentioned in page 89. With massive development and construction of units, townhouses, semi-detached homes, shop top housing and the like there appears to be an oversupply according to reports in the media. Maybe the developers would have something to say about that. But it looks like there is an oversupply at the moment. To have the expected 22,000 dwellings in Bankstown and with an estimated 1,206 and 5,710 extra residents increase to 50,610 in the north central local area, this surely is a very small portion of open space that we're talking about, Gascoigne Reserve, and should not be sacrificed to developers but allowed to remain as a breathing organ to cleanse our beautiful area, on page 73.

Potts Hill already has 450 dwellings and a further 514 proposed on Auburn Road opposite Magney Reserve plus all the other completed granny flats and units. This leaves only a very small number to be constructed before 2013, achievable by all the previously mentioned proposed developments, as our developer spoke about and as our good friend here spoke about.

Should council find it needful to divest or sell to developers Gascoigne Reserve and remove it from its original 1,925 parks and gardens and recreational space allocation into operational land to think outside the square and look for alternate uses such as speaker one mentioned, community garden or a dog off leash area, anything but a concrete ghetto, we don't want this. This is going to cause air pollution, noise pollution, loss of a bird feeding area, loss of all privacies along with quality of life, all for 30 pieces of silver.

It appears in council plan that the Magney Reserve which is just over the train line on Auburn Road, between Magney Avenue and Morris Street, has been allocated already for terrace housing which can be found on page 95. In opposition to page 88 it says Magney Reserve is going to be a leafy green street which will connect to Magney Reserve. So hang on they've put it down as building and then they turn around and say "oh well when you walk down from Regents Park Station you're going to walk into a reserve", sounds of this again.

So here's another beautiful park sacrificed to developers.

Enhanced parks and open space, page 27. It seems it doesn't apply in our situation.

Anyway that's what we stuck with. We don't want them to buy Gascoigne Reserve. We're running short of open space now so why sell off this? We understand that they see it as an asset and they want the money but we would like to have quality of life, we'd like to have open space for our children to play in and people to exercise and enjoy one another and

get to do what they'd like to do there and with all of these other homes that they've built already, surely they're going to over exceed the number of homes that they want in the area so leave us alone please and just let the status quo remain.

Thank you very much.

Speaker Nine

I, my name's [REDACTED]. I wasn't intending to say anything today but I felt that our little area was unrepresented here today.

I'm from East Hills. For those of you who don't know, East Hills historically was traditionally the camping and picnic grounds of Sydney during the early 1900s. It's a very leafy suburb, it's a very small suburb to the point where we actually don't have our own postcode and we share a postcode with Panania.

Getting back to the residents. The residents of East Hills since the railway line went through have pretty much been dealing with a bit of a ghost town of a central business district. There's only a few shops and a pub. Most of us actually like it that way however there's obviously a need for development in East Hills to make East Hills relevant in relation to Panania, Padstow and Revesby.

Our concerns are mainly to do with the fact that the level of proposed rezoning in East Hills represents a significant amount of East Hills when you compare the amount of proposed rezoning in Panania, Revesby and Padstow where a significant percentage of the residents of East Hills pretty much have to leave in order to get the advantage that they thought they were going to get when they offered their submissions to council in relation to what should happen in East Hills. So unfortunately we're all left with "Okay, we all know what we want. We want a bit better little suburb. We know that it's secondary compared to Panania and Revesby and Padstow". We're just concerned that most of us are going to have to leave to be able to get what we want.

The other thing is, I actually work as a parking and traffic engineer for a very large organisation. One of the things that we already know in East Hills with the level of residency that we have there, and with the station being there, is it's very, very difficult for many people within 250m of the station to actually get a car park outside their house and that's with two council car parks already, one which I believe has already been earmarked for 6 level residential and they're always full, completely full and the streets and the surrounding streets are also full all the way back through to the boarder of East Hills Park right down to Henry Lawson Drive and all the way up Park Road and Broe Avenue up to Forrest Road.

So basically any development that happens in East Hills we already have parking related problems. The points that I wanted to make was that, that we have already got parking related problems, that East Hills is a small centre without its own postcode where the level of development or proposed rezoning changes is around the same size as those in Revesby, Panania and Padstow and we think that that's probably just a little bit unfair.

We also agree that some development needs to go on, especially in the area immediately surrounding the station in order to allow some beautification and some additional high level residential to get a few people in and inject a bit of money in the town centre to allow for some paving to be done and to allow some walkways to be done. These are all the

things that these residents put forward as something that we would like to see in East Hills and unfortunately at this particular moment in time most of those people who put forward those ideas pretty much have to move out to see it happen.

That's about all I've got to say. Thanks

Speaker Ten

I want to talk about the Sefton Urban Village.

Eleven years ago Bankstown Council spent an enormous amount of money. They put themselves in a shop in Sefton, they employed very expensive architects and engineers to develop the Sefton Village. The architects did a wonderful job. Everybody fell in love with the design and everybody accepted it.

Now over the past 11 years there has been no development in Sefton and that money was spent for no reason and Sefton Shopping Centre has become a g-town and 50% of the shops are closed and you wonder why the council wastes so much money to develop something and then no development takes place.

That's all I have to say. Thanks very much.

Facilitator

Thanks [REDACTED].

As that's our final speaker I just want to say thank you for being such a respectful audience. That was a very smooth session. There is another session at 6.00pm tonight if anybody did want to come again and listen to other speakers or again to speak, and that's pretty much it.

If you did want to speak to someone, again Jessica and Andrew are here from council's administration team for any specific questions.

Thank you.

Evening Session

Public Listening Sessions - Local Area Plans

Evening session (6pm) Bankstown Library and Knowledge Centre

Facilitator:

My name is Sarah Reilly. I am being engaged by Bankstown Council to facilitate this evening's session as an independent facilitator.

Thanks for all coming tonight and taking time out of your evenings to talk about the Bankstown Council draft local area plans.

As you know, tonight's a listening session, so it's a bit of a different format. It's not a workshop or a debate, it's an opportunity for people to come and speak in their community about their issues and concerns and have that recorded on the public record. So we're talking about south east, south west, north east and north central.

We've got five speakers tonight. Anyone who hasn't registered to speak but feels after the end of those five speakers that they'd really like to say something we can take a five minute break and then you can register to speak then because the five speakers should only take about 25 minutes to half an hour. So if you do feel like you need to speak you can re-register then.

A few directions for us all tonight.

Firstly, only those who have registered to speak may do so. So there's not really an opportunity to debate what people are saying.

As I said, there's an option to register to speak at the end of the session. Please don't speak unless it's your turn and has everyone turned their mobile phones off? If anyone is behaving inappropriately, which I'm sure nobody will be, will be given some warnings about just stopping that behaviour because it's difficult to get up and speak in front of people.

For registered speakers - you'll all be given five minutes to speak. A bell will ring. Jessica will ring a bell at four minutes. That will give you a one minute warning. There will be two rings at five minutes telling you that you've got 30 seconds the bell will ring incessantly until you stop.

If you don't feel like you've had the opportunity to say everything you want to say, again you can re-register at the end of the session and come back and say some more, and a couple of people this morning did do that.

In terms of reporting, all your presentations are being recorded so it's really important that you come up and speak into the microphone so that it gets recorded. What you say will be transcribed and everyone who speaks will get a copy of that transcription so you can be

sure that what you said was properly recorded. That transcription will then form part of a report which will go with council's community consultation report.

Submissions close on 26 February so it will probably be a couple of months before the report goes to council but all the transcriptions will go to council.

I think we're ready to start. Does anyone have any questions about the process before we start?

I'll leave that up there for the speakers

We'll start with our first speaker which is [REDACTED]. Thanks [REDACTED]

Speaker One

Thank you very much. I'm just going to read from some notes.

Good evening everyone. My name is [REDACTED] and I'm here on behalf of five residents of [REDACTED] Simmons Street, Revesby. Some of those residents are here tonight with us.

These properties will have four storey units backing directly onto them if the proposed zoning goes ahead. If I were to ask everyone here tonight what is the most valuable asset I am sure you would all say your homes and if something was going to happen to reduce the value of those you would be rightly upset.

Just this week in the federal parliament the option of adjusting the negative gearing on homes was raised but just for one day. What was the reaction from the man on the street? "No way! It will reduce competition in the market and decrease the value of your homes". We can't do that the politicians said. Well that's what's going to happen to our homes in Simmons Street. These values will decrease, not with anything to do with negative gearing but because of a revised zoning proposal for our five properties.

If I can, I'll just read the submission that we've put into council. It was addressed to the General Manager, Bankstown City Council. Dear Sir, with the new zoning proposals the residents of [REDACTED] Simmons Street, Revesby feel that this would now severely disadvantage their properties financially, socially and environmentally. With the proposed rezoning of properties on River Road between KFC and Delia Street we would then have apartment blocks directly backing onto our homes.

Some of the examples of the adverse effects are increased noise levels, significant reduction in the resale value of our properties, reduction in sunlight in our backyard and loss of privacy.

We all feel very strongly that council should adopt a different plan and that the properties of [REDACTED] Simmons Street be included in R4 zoning proposals. This would allow continued development from River Road through to Simmons Street with the suggestion that access would be via River Road. This would in turn alleviate any traffic concerns in Simmons Street while allowing extra housing to be built to meet council requirements. That was given to council and signed by the five residents.

We've met the planning section of Bankstown Council and they accepted and registered our submission. We have forwarded our submission to all councillors and personally contacted the councillors in our immediate wards and we forwarded a copy to Jessica Brown, at Council, who has forwarded it to the independent people who are running this session. So Jessica probably sent one to you hopefully.

We've had no direct negative response from any of the councillors or whoever we sent the report to. They have been supportive. They appreciate that all five residents are of the same view and the five residents support the proposal to rezone our properties to R4.

It's a bit hard to explain but if you've got River Road here, you've got properties that meet River Road. On the back of those properties we face Simmons Street. Simmons Street is quite a small street. I can understand there's parking problems and that in it but what we're saying is put us with the Simmons Street facing properties, we can combine the two and we can get access from River Road. So we put that forward.

Thank you.

Speaker Two

Thank you for the opportunity to speak on the South East Local Area Plan and specifically as it relates to the divestment of the community facility, Endeavour Hall, at 89 River Road Revesby.

I'm writing on behalf of the users of Endeavour Hall and specifically the Australian Air League Padstow Squadron and Revesby Guides. Both are remaining original groups who made up the Revesby Endeavour Youth Group and have had continuous occupation at Endeavour Hall with a variety of casual community hirers since 1971.

I consider the SE LAP [South East Local Area Plan] is incorrect in the comments made to justify the divestment of Endeavour Hall and present the following support for retention of Endeavour Hall in its current configuration used by our groups and the wider community both now and future users.

On page 4 of the SE LAP council has amended the draft South East Local Area Plan and response to consultation with community, industry, estate agencies and key stakeholders. At no time during the SE LAP was I or any other users of the hall approached for information, comment or consultation as to the preparation of the SE LAP as they refer to the hall. Further, both the Guides and the AAL, only found out about the original draft as a result of an email sent to the Guides by the local Scout group.

For this latest SE LAP draft I managed to gain access to the mail list but still no contact apart from the advice of the draft's existence.

I would have thought a first point of call in any SE LAP research process in regards to Endeavour Hall would be to speak to those who are most adversely affected by a divestment process. A contact list of hall users is available from the council booking officer and my contact details are included on that list.

When we read the contents of the SE LAP both the Guide Leader and members of the AAL were very distressed especially as the AAL and the Guides are the sole recipients of the history of the hall from 1971 to the present but apparently not key stakeholders.

The Australian Air League, together with the Guides, have had continuous usage of the hall since December 1971, a total period of 45 years.

The key facility is more sustainable for community service states in SE LAP L7 "Community facilities can add considerable to development of strong and resilient communities by providing places where people from a diverse range of backgrounds can learn, celebrate, socialise and support each other." The proposed divestment of Endeavour Hall neither takes into account the role that Endeavour plays in the Revesby Community and the hall's divestment would directly oppose the content of L7 reproduced as I stated there.

Just a short history, in 1926 the Revesby Public Hall was erected by community members on the site of the current Endeavour Hall. Land was given to the then Revesby Hall

Committee, a branch of the Revesby Progress Association by Mr Creswell. This was farming land.

The public hall burnt down in 1940. It was then reconstructed by the community as a result of donations and support and as a result at a future date management of the hall passed to Bankstown Municipal Council. During this time it became derelict such that in 1971 Bankstown Council was approached by members, local youth groups of the hall for a community project and as a permanent headquarters for these groups.

In 1971 the Torch newspaper stated to the effect that the Endeavour Hall had been managed as a permanent headquarters for the Revesby Guides, Brownies and the Padstow Squadron of the Australian Air League. The article went on to outline the reasons for the permanent facility being particularly very great difficulties in developing their various training activities up to this point.

In the situation of the AL Padstow Squadron, we have formed in 1962. We had been to Padstow RSL Hall then moved to Padstow Park Public School. We were looking for somewhere else because we had no security or tenure for our equipment at the public school and we could not complete the full range of our activities as a result.

When Bankstown Council renovated the hall it did so as a result of all the groups paying \$7,500 in renovations to the hall which in 2015 equates to \$77,837.

Between 1971 and 2009 a further \$218,178 has been put in by the groups as a result of management by the Revesby Combined Youth Group. They were in 2008.

Key points: The general points in L7. The Endeavour Hall is located at 89 River Road. They maintain that it's part of the shop front. If there's shops at the North Revesby shops well I'll eat my hat. There's a funeral parlour, there's a printers, there's a few other things as well but there's definitely not a shop. If the authors consider that Revesby North Neighbourhood shops is the next booming commercial precinct they are kidding themselves. It has been the same for the past 60 years and will remain so no matter how many halls are divested and units they build on the site.

The report also states the hall's age, design, location limits its use by the community. Supply the author's report and that Bankstown Council how they arrived at this statement as the facts do not support this comment being accepted without critical analysis.

Then another comment, council facilities are over 50 years old and a critical stage of the building cycle. Unfortunately most of the buildings in Revesby are over 50 years old and I don't think they're at the critical stage of building recycle. The building in actual fact was renovated recently to put in disabled access and various other parts.

I'll finish there and I'll seek another time.

Speaker Three

G'day. As you mentioned I'm representing my mum from [REDACTED]. I'm also here to speak on behalf of [REDACTED], most of the owners of the strata lot.

Basically, we agree with council is trying to do in the rezoning of the properties. In fact we agree so much that we're looking to increase the zoning for our properties because most other people that I'm representing and my parents as well, we're looking to develop the land for increased density.

Now in terms of some paperwork that I've got here. I apologise that I'm a bit haphazard here because I haven't prepared anything. I've just been asked to speak today.

The property at [REDACTED] according to the north east local area plan, November 2015 edition, [REDACTED] at figure 10.1 which are the properties that are interested in developing their own land on Punchbowl Road, they've got them down here as unlikely to renew in their opportunities and constraints of the Punchbowl Small Village Centre. Now we don't understand why that's the case because as I said the property owners, as opposed to most of the rest of the properties that are on this map, are actually the ones that want to develop and they don't understand why their property has been left out of the rezoning.

In the last issue of their local area plan they were, and we were as well, in the single dwelling area houses, so up to two storeys. After getting in contact with the Councillors and people with authority that are involved in the matter, as per the latest release of the documents for the rezoning, they've put us up to about low rise housing, 2-4 storeys but the properties right next to us are actually being rezoned or the draft plan is to rezone them to medium rise housing 5-7 storeys. Now as I said most of those properties aren't actually interested whereas we are and we're missing out for no apparent reason because it seems to be arbitrarily put here.

Another point is that there's a medium high rise housing that is also being rezoned in the new release of the documents for November 2015 where they're 8 storeys and those properties are bounded by Hillcrest Avenue and Acacia Avenue. Now the properties that are interested in being developed, they're on a main road. They're on Punchbowl Road so it makes sense to develop that area because there's already high traffic there, it's not going to inconvenience anybody. There's a petrol station right in front so the residents are accustomed to the noise, the traffic whereas on Acacia the properties between Hillcrest Avenue and Acacia Avenue, those are mostly single dwelling houses, they're on small streets and it's a very quiet area so it doesn't make sense to be putting eight storey high rises in the middle of the suburb where they're far away from the main streets.

Pretty much that's all I've got to say in that respect.

Other than that, we're all for the rezoning. We're quite happy to see more people coming into the area.

Just anecdotally I can say that in our area there are a lot of people that are living in dwellings that are above capacity for some of their houses so we see that the demography of our suburb, especially on the main roads, is changing and we need to be able to accommodate the people that are coming in, in the near future.

Thank you very much.

Speaker Four

Thank you for giving me the opportunity to speak.

I just made a few notes quickly before I sat down.

My name is [REDACTED]. My wife and two children and I have lived in [REDACTED] in East Hills for 10 years and our family can often be found exploring the junk shops at Panania Village and I often walk my dogs down to the newsagent in East Hills to get the newspaper and do the bakery thing. I'm also a member of the Bankstown Bushland Society. We advocate for the protection of bushland through the LGA. As a group we've got a number of concerns about the potential loss of open space, Ray McCormack Reserve, that's the little reserve behind the YMCA in Revesby. That's slated for a six storey development. A lot of the residents that we spoke to the other day when we had a photo session down there were quite upset about it. There's a number of remnant bushland trees in the reserve which will obviously go if this proposal goes ahead. Abel Reserve, that's another one, that's where the markets are held in Revesby. A section of that is going to go for high rise development and Carl Little Reserve which is the big reserve opposite Padstow station surrounding the library. That's also going to go.

So as a society we're very concerned about the loss of open space, more so when it involves the removal of remnant bushland trees which has happened throughout the Bankstown LGA over the years, as in the case in Ray McCormack Reserve.

I live in [REDACTED]. There's a lot of medium density development going on there. There's a duplex behind me, there's one just over the road, there's a number of other ones through the street, there's a medium density flat development almost behind me but next to the duplex, there's one at the end of the street and there's one in Cheatle Avenue so I'm not opposed to medium density development because I can't complain, it's a nice area and if that's the development that takes place it means there's less pressure on knocking bushland over throughout Sydney. But I think that the potential change to for example Tower Street where it's high rise basically all the way from the road that goes over the railway line all the way up to Chicken Wizard and beyond is quite scary. They're going to get rid of the library. So that's going to go. A six storey building there.

Most of the people I speak to on my daily little jaunts through Panania Village either don't know about it or are quite horrified so I'd like to call on members of the audience and anybody else who is interested to join together as a group to persuade council that these changes are unnecessary and there is a desperate need to review the LAPs, as you were talking about, the little things about your group, they obviously don't care or haven't thought about that. I've been told that all the duplexes and other medium developments going on mean that they're going to meet their targets anyway so why do they want the extra and quite devastating developments, for example Tower Street and Panania Village

is going to be just unrecognisable. I can't speak about your situation but I'm just talking about my situation.

So if anyone wants to sit down and chat afterwards I'm up for it.

Thank you very much.

Speaker Five

Thank you. I've been a resident of [REDACTED], Revesby for about 10 years and I'm representing the residents from [REDACTED].

We also want to voice our concerns about the high rise development planning around that area and I do want to back up the previous speaker. The development in Ray McCormack Reserve has got a lot of the residents very, very concerned. To think we're going from a lovely parkland to 4-6 storey high rise development is just ridiculous.

One of the issues that it's going to introduce with the high density housing is parking. If you've ever tried to park anywhere near Revesby Station you will find that the commuters just park the whole area out fairly early in the morning so it makes it very, very hard for the local residents. So the streets like Hedlund, Weston, Lesley, Bebe, they're all completely parked out by around about 7.30-8.00am in the morning.

Going back onto the Ray McCormack Reserve, the reserve is used quite a lot by the locals. It's used by locals walking their dog, people that just want to get out and throw a ball around and I'm just a little bit concerned because I'm referring back to the original draft development plan dated July 2013 and I'll just read a little bit from it. There is a section there which was precinct 4B the Ray McCormack Reserve and it says "The desired characters specific to precinct 4B is to have Ray McCormack Reserve function as a public open space for the residents in precinct south of the railway line would be enhanced. Its function to provide passive recreational opportunities should be retained. In the long term there is potential for relocating activities associated with the existing community hall and possibly removal of the building but with further community consultation." I don't think there's been any real community consultation has there? So obviously somewhere along the line between the draft version of July 2013 the council have changed their mind and we are very, very concerned.

Speaking with a lot of the local business people, they're concerned in that the passing trade is just not going to be there and with the development of the Revesby Village, I think even the big supermarket, Coles, is going to suffer particularly if the pathway through Ray McCormack Reserve is closed off as part of the development.

I'd just like to voice our concerns and say we're not very happy with the development plan as presented. Thank you.

Facilitator

Thanks [REDACTED].

That's our final registered speaker. Does anybody think they're going to register during the break?

We'll take a five minute break. Anybody who wants to stay for the rest of the session can and we'll take your names down and we'll have a cup of coffee and a cup of tea and we'll be back here in five minutes.

[ADDITIONAL SPEAKERS]

Everyone we've got three more speakers this time. Last chance if anyone wants to speak. All good. Okay. So we're going to start with [REDACTED].

Continued**Speaker Two**

Thank you. Hopefully you all remember what I said before, but I'll get to the most important part which is the draft plan states, and it says "These facilities which include Endeavour Hall also replicate numerous school and church halls that service a variety of community needs and commercial operations." This was the most exasperating comment of all. Numerous schools and church halls, the area covered by the report contains 10 identified school halls per the map located in the initial draft. Speaking for the users of the Endeavour Hall, do the suggested halls allow use of the hall during school hours? Revesby Muslim Association meets at Endeavour Hall between 12-2 for Friday prayers. No school is going to be available at this time.

If school halls were an option why did St Luke's Social Group hire Endeavour Hall when they had a direct association with St Luke's School which had a school hall? They were meeting during school hours.

Secure storage facilities on site for users such as Guides, Air League and Samoan Church who have their organ and church assets in Endeavour Hall.

Use of kitchen facilities for use by hirers to conduct social events such as church lunches, Christmas, birthday parties, fundraising events, movie nights to sell cold drinks, just supply a glass of water to persons after physical activities, the hall has various exercise groups plus the individual youth groups have activities and the church group have physical activities. I don't think school halls have kitchen facilities.

In hall toilet facilities. As both of the youth groups are conducted during the evening there is no way parents would allow their children to attend a facility that requires their children to go to the toilet block away from the hall in the dark. The group leader's duty of care requires all children to be looked after in a secured facility. During school hours or church hours there are lots of adults around to look after children during daylight so this is not an issue for them. In voluntary groups this is often not the case with few leaders to look after the members as well as run their program.

Finally, a permanent hire booking or does church school use bump the hirers without adequate advice or consultation.

Notwithstanding the profile of Endeavour Hall in relation to the community and its original purposes in the renovations in 1971, it was negotiated, the money was paid and all the reasons why the suggestion of a return to using school halls is an anathema to the permanent users.

Church or a school hall is not a community hall. How do groups run programs without equipment for the many activities they are undertaking such as camping and outdoor activities and various other things?

All the schools in the report contain a grassed area where students can play or undertake outside sport activities. For some of the larger secondary schools the area would be considered a sports field often fitted by goal posts, netball hoops and the like. The council has considerable holding in sports fields and parks for use by sporting groups or the public. Why was the draft report remiss in not suggesting that as there are many grassed areas within the schools that the council divest of their park and sporting grounds? They are labour intensive to upkeep and maintain. Using the SE LAP argument, the DLAP argument for the divestment of community halls the public and sports organisations could use the school facilities to kick a ball, walk a dog or whatever that they do in the current parks. Think of all the units that could be built on those sporting fields prime real estate.

If the authors of this report consider this suggestion as impractical or flippant then their suggestion of the use of school halls by community groups using the hall is equally impractical and no less flippant and driven by persons who have never worked for a community organisation in a voluntary capacity otherwise they would know why Endeavour Hall was rebuilt in 1971.

Unlike the members of the group that completed the report who received wages or payment for the completion of the report, both the Guide Leader and I have had to address this plan on a voluntary basis to attempt to justify the continued use of the facility that our groups paid for and the council assured us was a permanent facility for the use of the community.

In consideration of the time we have taken in addressing the two draft documents we would have thought that the justification for the divestment of Endeavour Hall would have contained more facts than the unsubstantiated comments of the report that has been addressed earlier.

I read from the report as it applies to the hall that any justification acceptable to divest this facility so that land could be of benefit to a developer either as a driveway to, a car park for or a site for medium or high density housing, what facility is then going to be available for occupants of these buildings to make them a community, the local school hall, or are they all going to be avid sports players and only interested in kicking or hitting a ball? This is morally beyond the pale considering the history of the hall and the reasons why it was built for community use, then built again and then renovated by the community organisations all those years ago.

Both group leaders strongly resist the suggestion of divestment of a council asset in regular weekly use by a variety of diverse community organisations that are part of the DNA that makes a community.

Thank you.

Continued**Speaker Three**

Sorry, just one more additional point that I forgot to mention in regards to [REDACTED] Punchbowl Road in Punchbowl and [REDACTED]. As I mentioned earlier that those properties were the ones that were interested in developing despite the fact that in figure 10.1 of the north east local area plan says it's unlikely to renew, the properties that I mentioned, in addition to a few other properties that are adjoining, are actually thinking of consolidating for the development to be able to go ahead, whether it's development by the property owners themselves or through developers.

That was one point that I didn't raise, that the property owners were looking to consolidate. So there is an interest for the local people to be able to participate in the rezoning and as I said before the properties bounded by Hillcrest Avenue and Acacia Avenue, while they've also been included, as far as we're concerned, it makes sense at least for Punchbowl because of the growth of the suburb that that area bounded by those streets should also get rezoning for high density dwelling. It shouldn't be to the extent where it's now being proposed for at least for them because they're on quieter streets whereas for Punchbowl Road, those that are interested in developing and consolidating their lands, they're on a main road and it just makes more sense to be able to help council meet the strategic goals that they're looking for which is the whole purpose of the rezoning without altering the character of the suburb too drastically.

Thanks.

Speaker Six

I'm going to read from a submission that my husband, [REDACTED], and myself, [REDACTED], sent to council dated 10 January 2016 after reading the revised draft local area plan for south west.

We are extremely concerned about the future of our local area and the area that we live in being Panania. We feel if the plan goes ahead the character of our beautiful community will disappear. We understand the population is growing however the development of 4-6 storey blocks from our current 2 storey blocks seems excessive and will affect our home and our community.

Our specific concerns are that the traffic congestion these developments will cause because there is only one single road going into and out of Panania shops. The plan will definitely significantly increase the traffic and it's extremely difficult to find a parking close to the shops particularly on weekends at present times so once the development goes ahead that will add to this.

The proposed development of 6 storeys at 77 Anderson Avenue and Pepper Street Panania, 167-178 Tower Street which is where the library currently is and the relocation of the car park at the library to the other side to Marco Avenue is an enormous issue and it should not be overlooked.

Commuters will be expected to travel to the other side of the train line and to do this you need to go either via Revesby or East Hills over the bridge and even at present time it can be extremely difficult to get from one side of Panania over to that side so I don't know how that's going to work.

What will happen if people are travelling from outside of the walking distance but still need to go to Panania as their closer station? Is there enough parking? I believe there still needs to be further parking on the shop side of Panania and if there was enough parking is it expected that commuters will need to pay to park as well as for their train ticket because most person's income will be spent on commuting to work and not to mention the extra time that will take to get to work.

Not all trains stop at Panania. If 4-6 storey blocks are built in Panania the train timetable will need to be changed to cater for the population and this will have a flow on effect to all the other stations and if it was not changed congestion will be an enormous issue.

In relation to the top of the hill Panania, there's no mention of parking and it is not clear if any additional parking will be provided for residents at the top of the hill Panania where it is suggested there will be developments of 4 storeys high.

Are there enough schools in the area to be able to support the number of people?

Our electrical supply is not the best currently. We have a number of blackouts and it's quite regular. Is money being set aside to cater for the infrastructure such as electricity, water and other services?

We live in [REDACTED], Panania which already suffers from congestion, particular Friday and Saturday nights due to the restaurants on Tower Street. In addition properties are very narrow at the top of [REDACTED] which means residents usually need to park on the street because few houses can be equipped with a wide garage.

I too am worried about the green space in our area and the impact this plan will have on our clean community environments.

Revesby and Padstow is not our area but we have read the local plan for these areas as well and already these suburbs are quite built up and it's very hard to imagine how they are going to be easily accessible. Revesby proposes eight storey buildings and already the traffic getting into Revesby is quite slow moving. I don't understand how this will work. You can't always rely on public transport to get to and from places if you have things that you need to carry for instance.

These are just a few of my concerns as resident of the area.

We sincerely hope that before any plans are approved that the community concerns are addressed and acknowledged. Additionally, we trust that the appropriate studies will be conducted to assess potential impacts on the quality of living for existing residents and the effects that these developments will have on the town as a whole.

Thank you

Facilitator

Thanks [REDACTED].

That concludes all the speakers. There are two council administration staff here so if anyone does have any specific questions they can have a chat to Jessica or Andrew and they can help direct you to the right people.

Thanks everyone for coming and being such a respectful group, and like I said anyone who spoke will get a copy of the transcript and it will also be included in the community consultation.