

TABLE 6 cont...

## Residential Frame Precinct

<b>Desired precinct character</b>		<p><i>The Residential Frame precinct is a liveable neighbourhood which marks the fringe of the village centre. This compact place will accommodate a mix of living choices that respond to local needs, and will ensure new homes are within a short walking distance of a wide range of local services. The low and medium-rise housing will provide an appropriate built form transition to the low-rise houses in the surrounding suburban neighbourhood.</i></p> <p><i>The leafy streets will be a place where cars travel slowly, making it easier to cross the street and a pleasant place to walk and cycle.</i></p>
<b>Place Making Principles</b> <b>Ref: P1</b>	<b>A1</b>	<p><b>Infrastructure Delivery Actions</b></p> <p>Transform Amour Park and the Revesby Leisure Centre (No. 104Z Marco Avenue) into a recreation and leisure destination that meet the needs of the growing community. The facilities will consolidate the youth activities currently dispersed in the local area.</p>
	<b>A2</b>	<p>Divest surplus land at the former Whitehall site (Nos. 75A–75C Marco Avenue) to assist funding of infrastructure delivery actions. To facilitate this action, rezone the properties from Zone RE1 Public Recreation to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR) to reflect the proximity to the commercial core and Amour Park.</p>
<b>Ref: P4</b>	<b>A3</b>	<p>Construct footpaths on both sides of local streets to complete the footpath network, and install kerb build-outs at appropriate locations. With more pedestrians on the streets, getting around the village centre easily and safely will become an even greater priority to ensure we have a balanced transport system. The Centres Transport Action Plan will deliver this action.</p>
	<b>A4</b>	<p>Formalise the regional on-road cycle route which traverses through the local streets with painted markings.</p>
	<b>A5</b>	<p>In the long term, convert The River Road / Bransgrove Road intersection into a traffic signal controlled intersection to allow east-west vehicle movements to by-pass the village centre via Bransgrove Road (as opposed to Marco Avenue).</p>
<b>Place Making Principles</b> <b>Ref: P2</b>	<b>A6</b>	<p><b>Suggested Planning Control Changes</b></p> <p>Rezone the properties in the Residential Frame precinct from Zone R2 Low Density Residential to Zone R4 High Density Residential.</p> <p>The intended outcome is to provide a mix of low and medium-rise living choices within a short walking distance of the commercial core and local services. Zone R4 does not permit low density options such as dual occupancies. The proposed extent of the high density residential zone will provide sufficient capacity to meet population projections and local housing needs to 2031.</p>

Based on this set of criteria, the proposals for the South East Local Area are:

Property	Action
<b>The area bound by Sherwood Street, Albert Street and Carrington Street in Revesby</b>	Investigate options for land acquisition to provide a neighbourhood park in this area, which is identified as being deficient of open space.
<b>The southern edge of the Padstow Village Centre (around Chamberlain Road)</b>	Investigate options for land acquisition to provide a neighbourhood park in this area, which is identified as being deficient of open space.
<b>No. 77 Gibson Avenue in Padstow</b>	Investigate options for land acquisition to provide a neighbourhood park in this area, which is identified as being deficient of open space. Also investigate possible land acquisition along Louis Street to provide future access to the public open space.
<b>No. 102A Carrington Street in Revesby (Greenway Reserve)</b>	Investigate divestment of this property and utilise funds for purchase and embellishment of new and existing open space supply. Reclassify the property from community land to operational land. Rezone the property from Zone RE1 Public Recreation to Zone R2 Low Density Residential.
<b>Nos. 75A, 75B &amp; 75C Marco Avenue in Revesby (former Whitehall site)</b>	Divest these properties which are surplus to Council's infrastructure needs. Reclassify the properties from community land to operational land. Rezone the properties from Zone RE1 Public Recreation to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR).
<b>Nos. 42–42A Iberia Street in Padstow</b>	Reclassify the properties from community land to operational land to reflect current use (drainage reserve).
<b>No. 6A Pambula Avenue and No. 11 Tarro Avenue in Revesby</b>	Reclassify the properties from community land to operational land to reflect current use (drainage reserve).
<b>No. 132 Cahors Road in Padstow</b>	Reclassify the property from community land to operational land to reflect the proposed community hub, which may be in the form of mixed use development and civic space. Rezone the property from Zone SP2 Infrastructure to Zone B2 Local Centre.
<b>No. 1 Spence Street in Revesby</b>	Reclassify the property from community land to operational land to reflect current use (car park). Rezone the property from Zone RE1 Public Recreation to Zone R4 High Density Residential.

**Table 15 Key changes to the Local Environmental Plan**

<i>Actions</i>		<i>Proposed Changes</i>
<b>Zone</b>	<b>L1</b>	<b>Revesby Village Centre</b> <ul style="list-style-type: none"> <li>• Rezone the properties at Nos. 7A and 33 Marco Avenue and No. 45 Simmons Street from Zone SP2 Infrastructure to Zone B2 Local Centre.</li> <li>• Rezone the properties at Nos. 38–60 Selems Parade and No. 1A Swan Street from Zone R2 Low Density Residential to Zone B2 Local Centre.</li> <li>• Rezone the properties at No. 1A Macarthur Avenue and No. 184 The River Road in Revesby from Zone SP2 Infrastructure to Zone B2 Local Centre.</li> <li>• Rezone the properties at the former Whitehall site (Nos. 75A–75C Marco Avenue) from Zone RE1 Public Recreation to Zone R4 High Density Residential (6 storeys / 1.5:1 FSR).</li> <li>• Rezone the properties in the Residential Frame precinct from Zone R2 Low Density Residential to Zone R4 High Density Residential.</li> <li>• Rezone the property at No. 133 The River Road from Zone R2 Low Density Residential to Zone B2 Local Centre and maintain the property at No. 139 The River Road as Zone SP2 Infrastructure to reflect current uses.</li> </ul>
	<b>L2</b>	<b>Padstow Village Centre</b> <ul style="list-style-type: none"> <li>• Rezone the properties at Nos. 35 and 132 Cahors Road from Zone SP2 Infrastructure to Zone B2 Local Centre.</li> <li>• Rezone the properties at Nos. 37–41 Cahors Road, Nos. 103–105 Arab Road, and Nos. 112–114A and 117A–117B Iberia Road from Zone R2 Low Density Residential to Zone B2 Local Centre.</li> <li>• Rezone the properties at Nos. 16 and 21 Howard Road, and No. 14 Padstow Parade from Zone SP2 Infrastructure to Zone B2 Local Centre.</li> <li>• Rezone the properties at Nos. 10–12 and 16–34 Padstow Parade, and No. 10 Faraday Road from Zone R4 High Density Residential to Zone B2 Local Centre.</li> <li>• Rezone the properties at Nos. 83–87 Howard Road and Nos. 38–42 Parmal Avenue from Zone R2 Low Density Residential to Zone B2 Local Centre.</li> <li>• Rezone the properties in the Residential Frame precinct from Zone R2 Low Density Residential to Zone R4 High Density Residential.</li> <li>• Rezone the properties in the Housing Terrace precinct from Zone R2 Low Density Residential to Zone R3 Medium Density Residential.</li> </ul>
	<b>L3</b>	<b>Suburban Neighbourhood</b> <ul style="list-style-type: none"> <li>• Maintain the current planning controls that apply to Zone R2 Low Density Residential. Apartment living outside the village centres is discouraged as it conflicts with the preservation of the existing character of the low-rise suburban neighbourhood. There is a general acceptance by the Land and Environment Court's planning principles and the planning profession that an open suburban character is most easily maintained when the FSR of dwellings in the low-rise suburban neighbourhood does not exceed 0.5:1 (irrespective of lot size).</li> </ul>



**Table 15 cont... Key changes to the Local Environmental Plan**

<i>Actions</i>	<i>Proposed Changes</i>
<b>L4</b>	<b>Foreshore Area</b> Prohibit multi dwelling housing on the following properties within the foreshore area: <ul style="list-style-type: none"> <li>• No. 1A Valley Road in Padstow</li> <li>• No. 1 Villiers Road in Padstow</li> <li>• No. 1A Villiers Road in Padstow</li> <li>• No. 2 Villiers Road in Padstow</li> <li>• No. 3 Villiers Road in Padstow</li> <li>• No. 4 Villiers Road in Padstow</li> <li>• No. 5 Villiers Road in Padstow</li> <li>• No. 6 Villiers Road in Padstow</li> <li>• No. 7 Villiers Road in Padstow</li> <li>• No. 8 Villiers Road in Padstow</li> <li>• No. 9 Villiers Road in Padstow</li> <li>• No. 10 Villiers Road in Padstow</li> <li>• No. 11 Villiers Road in Padstow</li> <li>• No. 13 Villiers Road in Padstow</li> <li>• No. 15 Villiers Road in Padstow</li> <li>• No. 17 Villiers Road in Padstow</li> <li>• No. 19 Villiers Road in Padstow</li> <li>• No. 23 Villiers Road in Padstow</li> <li>• No. 25 Villiers Road in Padstow</li> </ul>
<b>L5</b>	<b>Heritage</b> List the following items in the heritage schedule: <ul style="list-style-type: none"> <li>• Nos. 13–15 Faraday Road in Padstow (street facade)</li> <li>• Nos. 47 and 55 Howard Road in Padstow (street facade)</li> <li>• Nos. 2, 8, 53–55 and 61 Padstow Parade in Padstow (street facade)</li> <li>• No. 45 Beaconsfield Street in Revesby</li> <li>• No. 158 The River Road in Revesby.</li> </ul>
<b>L6</b>	<b>Building Design</b> Review design excellence and stormwater management provisions, and apply SEPP 65 to serviced apartments and boarding houses.
<b>G1</b>	<b>Open Space</b> Reclassify the following properties from community land to operational land: <ul style="list-style-type: none"> <li>• No. 102A Carrington Street in Revesby (Greenway Reserve)</li> <li>• Nos. 75A, 75B &amp; 75C Marco Avenue in Revesby (former Whitehall site)</li> <li>• Nos. 42–42A Iberia Street in Padstow</li> <li>• No. 6A Pambula Avenue and No. 11 Tarro Avenue in Revesby</li> <li>• No. 132 Cahors Road in Padstow</li> <li>• No. 1 Spence Street in Revesby.</li> </ul>
<b>G2</b>	Map areas of significant biodiversity value for future protection.