ENCLOSURE 3

REPORT ON THE SUBMISSIONS RECEIVED FOR UPGRADE OF COMMUNITY AND CULTURAL FACILITIES IN SPRINGWOOD, MAY 2010

Summary

This report provides a summary of submissions received during the consultation period for the options for upgrade of community and cultural facilities with comments grouped by issue. The majority of submissions contain a number of comments. Where possible, comments have been classified as either indicating support for or opposition to the project (or an aspect of the project). Where the comment do not either support or opposition, it has been classified as a general comment. It is considered that the tally of comments (tabled below) provides a reasonably accurate indication of community opinion provided in the submissions. A discussion is provided below each of the issues with a concluding statement designed to inform the way forward.

Submissions Breakdown

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<tbody>
<tr>
<td>Individual</td>
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<td>Save our Springwood</td>
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<td>Springwood Chamber of Commerce</td>
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<td>Springwood Neighbourhood Centre Co-operative Ltd</td>
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Submitters Breakdown

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<td>Springwood</td>
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Issues

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<th>Support</th>
<th>Oppose</th>
<th>Comment</th>
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1
General comment on options presented | 3 (17.5%) | 11 (65%) | 3 (17.5%) | 17
Option A | 27 (43.5%) | 29 (47%) | 6 (9.5%) | 62
Option B | 26 (37%) | 40 (57%) | 4 (6%) | 70
General Options | 2 (40%) | 2 (40%) | 1 (20%) | 5
Staged upgrade (‘Option C”) | 31 (94%) | 2 (6%) | 0 | 33
Standard of existing facilities | 18 (53%) | 15 (44%) | 1 (3%) | 34
Supermarket in Springwood | 22 (34.5%) | 35 (54.5%) | 7 (11%) | 64
Funding options | 11 (34.5%) | 12 (37.5%) | 9 (28%) | 32
Public Private Partnership | 10 (28.5%) | 23 (65.5%) | 2 (6%) | 35
Preserving village character / atmosphere | 3 (10%) | 19 (63.5%) | 8 (26.5%) | 30
Traffic | 0 | 21 (65.5%) | 11 (34.5%) | 32
Parking | 0 | 7 (50%) | 7 (50%) | 14
Views from Macquarie Rd / Town Square | 0 | 5 (50%) | 5 (50%) | 10
Height / Scale / Setbacks / Other design elements | 0 | 1 (100%) | 0 | 1
Heritage | 0 | 16 (94%) | 1 (6%) | 17
Sustainable Design / Environmental Concerns | 1 (6%) | 14 (88%) | 1 (6%) | 16
The planning process | 0 | 6 (67%) | 3 (33%) | 9
The consultation process | 2 (8%) | 18 (75%) | 4 (17%) | 24
Supporting research | 0 | 1 (100%) | 0 | 1
Other matters | 0 | 0 | 21 (100%) | 21

Total | 156 | 277 | 94 | 527
### Main Report:

<table>
<thead>
<tr>
<th>Comment on options presented</th>
<th>Total: 17</th>
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<tr>
<td>Supports: 3</td>
<td>Opposes: 11</td>
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**Supports**

Submission 000005.005

Submitter feels that it is generally a good idea to enable more small professional and retail space as existing restrictions result in excessive rents which are to the detriment of the viability of a more diverse local business base.

Submission 000103.005

Submitter believes that improved modern shopping facilities will improve jobs, money will be kept in the local area, opportunity to remove outdated and unhealthy old buildings.

Submission 000009.001

Submitter feels that the Options proposed in the brochure are excellent and expresses the view that Springwood needs one of them.

Suggests using the northern car park site as described on page 5 of the brochure, with the theatre on the southern car park. Submitter feels that housing would be better suited to the Civic Centre site.

Submitters second choice would be Option A, however, feels that the distance from transport and town centre is a downfall of this option.

Submitter states that she is 'very pleased and excited about these plans'.

**Opposes**

Submission 000020.004

Submitter questions how sensible it is to spend money on a project opposed by 'the Chamber of Commerce, stakeholders, the community and from SOS' when Council is seeking a rates rise.

Submission 000043.001

Submitters are totally against 'the folly of the massive overkill of foisting on the community your plans for district facilities'.

Submission 000059.001

Submitter does not support a mix of community and town functions. Feels that it is not suitable to bury home units in the middle of a commercial shopping development.

Submission 000065.005

Feels that a flat floor hall would accommodate a broader range of users.

Submission 000098.001

Submitter opposes development in light of the financial cost to community. Is happy with Springwood as it stands.
Submission 000005 . 009

Submitter feels that proposed seating capacities are too low and that seating capacities should be determined based on financial performance of existing users.

Submission 000022 . 001

Submitter is concerned that the proposal for upgrade of the theatre will not suit community needs. Namely, Blue Mountains Orchestra and Blue Mountains Concert Society. Submitter feels that the proposal to use fixed seating will limit the size available for orchestral and musical performers. Floor space is required for dancers.

Submitter states that there are no facilities comparable to the existing hall. He does not want a hall that has less performance space than present.

Submission 000037 . 001

Submitter conducts the Blue Mountains Orchestra. Orchestra has an average of 60 players who currently perform from the floor of the Civic Centre as they don’t fit on the stage. Concerned that if seating is fixed, they will not have adequate performing space. States that it would be devastating if this eventuated.

Submission 000037 . 002

Submitter states that she hopes development does not take place on either car park in town.

Submission 000077 . 004

Submitter feels that Council should do nothing (except possibly air conditioning). Would only support upgrades if no Council land was sold and no supermarket complex built.

Submission 000002 . 004

Submitter would prefer to see funds directed to kerbing and guttering, drainage and footpaths.

General Comment

Submission 000016 . 003

Submitter provides the following suggestions regarding the Options proposed in the brochure:

'1. Braemar Gallery upgrade

2. Current Library and Civic Centre demolished and site turned into an open public green space. A beautiful park, including water features, seasonal gardens, a community vegetable garden etc, would give the residents of Springwood an accessible space for outdoor activity and foster healthy living and interaction. This site could alternatively be developed into affordable and accessible housing, whilst upgrades to the memorial park on the other side of Macquarie Road could provide residents with a clean, safe and contemporary open green space.

3. Site B upgraded to something similar to the current proposal. The one aspect I would be inclined to interrogate, is the change of levels between the open civic space and the ramps up to the library and theatre, this seems unnecessarily complicated. However, one of the strong components of this proposal is the inclusion of residential apartments into the master plan. This is fundamental for a number of reasons, one of them being an ability to activate an area 24 hours a day, rather than just through business hours.'
Submission 000072.001

Submitter notes that a senior centre isn’t included in the plans suggesting that this should have been a higher priority than an expanded library. Feels that unrepresented users like seniors may not have received sufficient attention when priorities were set.

Submission 000094.002

Believes the expense of alterations will blow out.

Discussion

Some submissions have registered general support for the options presented favouring the notion of new and improved retail space and community facilities.

General opposition to the proposals include concerns over the financial capacity of Council, suitability of proposals in the context of Springwood, functionality of proposed facilities and the ability of these facilities to accommodate current user groups (that is, user groups requiring a flat floor) and belief that any funds would be better directed elsewhere (kerb and guttering).

One submitter has suggested developing both the southern and northern car parks while another has questioned any decision to incorporate residential development in the proposals. Another submission has recommended that the current Civic Centre site be turned into an attractive open green space. These suggestions serve to emphasize the complexity of the project and the plethora of design approaches that could be taken going forward.

Submissions indicate that there is a particular concern over the capacity of proposed facilities to accommodate a large Orchestra and flat floor uses. Needs were examined through consultation with existing user groups together with expert advice from theatre consultants. The workshop canvassed the key issue of different physical forms and technical requirements for the different performance types, plus whether a flat-floor ‘multi-purpose’ space would be a suitable compromise for the future. It was also assumed that the upgraded facilities could not compete with regional facilities located at Parramatta and Penrith. Most relevant was the statement that a full touring company theatre facility, though desirable, was not required for Springwood. An affordable, community-user based facility is needed.

It is understood that the needs of Blue Mountains Orchestra were considered, and accommodated. However further consultation around spatial requirements will be undertaken and these need to be specified.

One submission expresses concern over the absence of a dedicated seniors centre from the proposals. The Needs Assessment specified that provision of different opportunities for socialising and multipurpose facilities were preferable to a recognized seniors centre.

It is apparent that there is a range of community opinion regarding the options for upgrade to community and cultural facilities presented in the community information brochure. While some submitters see merit in proposals to revitalise Springwood and offer suggestions for improvement to these proposals, others express concern regarding elements of the proposals and feel that development of this scale is unnecessary. More detailed discussion on the various options will be provided later in the report.
| Option A | Supports: 27 | Opposes: 29 | General Comment: 6 | Total: 62 |

**Supports**

**Submission 000009 . 001**

Submitter feels that the Options proposed in the brochure are excellent and expresses the view that Springwood needs one of them.

Suggests using the northern car park site as described on page 5 of the brochure, with the theatre on the southern car park. Submitter feels that housing would be better suited to the Civic Centre site.

Submitters second choice would be Option A, however, feels that the distance from transport and town centre is a downfall of this option.

Submitter states that she is 'very pleased and excited about these plans'.

**Submission 000013 . 002**

Submitter feels that the suggested upgrades are attractive and desirable, particularly in light of Springwoods central location in the Mountains. However, submitter expresses the view that if the community does not have the funds to build without incorporating a Woolworths, then the development should not go ahead.

**Submission 000051 . 001**

Submitter feels that Springwood requires a total rebuild of current library and Civic Centre site stating that 'while I do not like the Woolworths Coles duopoly, if that is the only way we can fund it, so be it.'

**Submission 000010 . 001**

Submitter feels that both Options will work well.

Lists the following concerns:

- must be financially possible
- go with Option A if Option B cannot be financed
- also for B: supermarket must be organised prior
- all rentals must not be high risk of being not profitable
- no negotiations for loss of Council property or services to private businesses.

**Submission 000111 . 001**

Submitter feels the functionality and connectedness of the Option A proposal represents a design that is beneficial for users. Suggests that this option could be enhanced by incorporating residential and commercial components that would lead to a vibrant, interactive and energetic focal centre.

**Submission 000110 . 002**

Submitter supports the retention and development of the existing Civic Centre site to provide
enhanced facilities.

Submission 000008 . 001

Submitters express the view that the proposals for Springwood look great. They feel that development in Macquarie Rd is long overdue. They favour Option A.

Submission 000014 . 001

Submitter expresses the view that should redevelopment take place, Option A would be preferred. Submitter feels that Springwood needs all the car park space it has and states that it would be good to have everything in one area.

Submission 000015 . 001

Submitter expresses the view that Option A is preferable as Option B is too big for the position and would crowd the centre of town. Submitter states that in addition to Option A, she would like civic square extended over the car park to create a large open area.

Submission 000016 . 001

Submitter expresses the view that Option A 'has some real strength to it'. Submitter feels that addressing some of the issues facing the 'cultural precinct' of Springwood is important. Namely the fact that the precinct is outdated, under-utilised and generally suffering from poor planning and physical isolation. Submitter goes on to state that 're-energising this area will diversify Springwood, and provide new places and experiences'.

Submission 000027 . 001

Submitter supports Option A. Feels that the proposed facilities are well overdue and would encourage residents to spend more time and money in Springwood. Notes that the Winmalee shop upgrade did not have the predicted impact on business in Springwood and suspects that Option A would generate an increase in activity in Springwood.

Submission 000045 . 001

Submitter is 'strongly in favour of Option A - the present Civic Centre/Library site to be upgraded sometime in the future when money is available.

Submission 000061 . 002

Supports Option A as presented but without any future retail development.

Submission 000071 . 002

Submitter feels that Option A is a good option as it improves existing facilities, placed Braemar Gallery amongst possible new retail and commercial development which will attract more visitors.

Submission 000076 . 001

Submitter notes that of the options proposed Option A seems the most favourable.

Submission 000083 . 003

Submitter supports Option A - feels that it provides a focal point within the townscape without destroying the village character.
Supports the concept of Option A but would not support its implementation based on a PPP.

Submission 000096 . 002
Submitter supports the upgrade of facilities so that they stay in the current location.

Submission 000104 . 002
Option A preferred if there needs to be development.

Submission 000105 . 002
Submitter notes that an upgrade is preferred - not a tear down and rebuild. Would not support the acceleration of this work funded in a way that gives leverage to large supermarket chain. Prefer Civic Centre to remain separated from commercial.

Submission 000107 . 002
Submitter favours upgrade of existing facilities at present location.

Submission 000030 . 002
Submitter feels that Option A is only a viable option if it occurs over time and not to the extent of the proposal. Feels that the upgrade should be funded through grants rather than public private partnerships.

Submission 000041 . 003
Submitter feels that Option A is preferable as impact on the street would be less, however, feels that the option goes to extents that aren’t necessary. Believes a lesser upgrade would be satisfactory.

Submission 000055 . 001
Submitter would like to see a modified Option A, that is, ‘build a new theatre in the Civic Centre precinct as the basis for a value adding creative industry performing arts small business cluster complex’. Submitter suggests that the theatre be built to the back or side of existing Civic Centre, as this would allow work to the Civic Centre in line with Option A.

Submitter feels that a 1,000 seat theatre with proscenium arch, fly tower and orchestra pit is more likely to be self supporting as it is more likely to attract local and visiting producers.

Submission 000065 . 002
Feels that civic facilities should remain on the existing site where it does not encourage traffic into the town and where future expansion can be accommodated.

Submission 000084 . 003
Suggests that Civic Centre be upgraded but left intact as a multi function centre so that it operates for the benefit of the wider community. Agrees that Braemar should not be isolated and supports the second storey addition to the neighbourhood centre.

Encourages any move to extend and upgrade the current library premises and combine it with the local studies collection. Feels it would be a gross overdevelopment of a constrained site if Council were to accept the concept of locating apartments and a supermarket behind the civic precinct.

Submission 000091 . 003
Believes this option is acceptable if funding is tight.

**Opposes**

Submission 000060 . 004
Submitter feels Option A and B 'do not embody current planning guidelines for LEP2005.'

Submission 000020 . 001
Submitter does not feel that the options described in the brochure are the way forward.

Submission 000019 . 001
Submitter rejects Options A and B.

Submission 000018 . 001
Submitter feels that the options presented by Council are unrepresentative of community needs and wants and has the capacity to grossly overdevelop and have detrimental effects on what is already steeply sloping and environmentally sensitive land.

Submission 000017 . 001
Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000002 . 001
Submitter does not want Council to proceed with either option. Would rather see existing buildings maintained and upgraded as funding becomes available.

Submission 000081 . 001
Submitter feels that 'all options presented in the brochure have the capacity to overdevelop and detrimentally affect steeply and environmentally sensitive land'. Believes refurbishment of the Civic Centre would be more appropriate.

Submission 000050 . 001
Submitter opposes the two proposals put forward by Council.

Submission 000084 . 002
Does not support options A or B although agrees that the community and cultural facilities work best when located together.

Submission 000057 . 001
Submitter does not support the options presented in the brochure. Feels that refurbishment of the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

Submission 000048 . 001
Submitter does not support Option A or B as presented in the brochure. Notes that EMP2 studies recommended that large retail chains were to be discouraged from Springwood Town Centre
because they would adversely affect the economic viability of smaller businesses and the village character of the centre.

Submission 000044 . 001
Submitter expresses opposition for both options A and B. Believes the proposals are of such a scale as to destroy the village character of Springwood. Feels that the proposals fail to address the existing traffic issues and could potentially make them worse.

Submission 000053 . 002
Submitter believes Option A is a complete rebuilding rather than upgrade. Feels there are a number of concerns with this option relating to value for money, design and traffic. Suggests that funding for this option would most likely be through the sale or co-development of the land which would be strongly opposed by individuals and groups such as SOS.

Submission 000020 . 002
Submitter notes that she is part of the Blue Mountains Orchestra who perform at the Civic Centre twice a year. Submitte feels that the proposed upgrades to the Civic Centre do not leave enough room for 60 players. Feels that the present Civic Centre is 'structurally sound and could have been upgraded with the money spent on the plans and glossy brochure.

Submission 000032 . 002
Submitter expresses the view that Option A is not suitable as it will leave Springwood without a library etc while undergoing renovation.

Submission 000039 . 002
Submitter feels that option A is a waste of time.

Submission 000046 . 002
Submitter states that this option is not preferable for the following reasons:
1. costs a likely to blow out.
2. facilities likely to be out of action during renovation.
3. public facilities should be in the heart of town, like the old School of Arts.

Submission 000048 . 010
Submitter does not consider Option A acceptable and feels that the rear of the Civic Centre site is unsuitable for a supermarket or retail complex or affordable housing. Expresses the view that the concept represents a 'gross overdevelopment' of steeply sloping and constrained land.

Submission 000049 . 001
Submitter disagrees with this option in principle

Submission 000052 . 001
Submitter objects to any development on the Civic Centre precinct apart from the renovation, refurbishment and upgrade of existing buildings and facilities.

Submission 000067 . 001
Submitter strongly objects to Option A as it does not adequately address the heritage,
environmental constraints or character of the area, nor traffic problems.

Submission 000069 . 001
Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000075 . 002
Submitter would favour facilities in the centre of town.

Submission 000077 . 002
Submitter feels that Option A shouldn’t occur

Submission 000078 . 002
Does not support Option A

Submission 000079 . 001
Submitter expresses firm disapproval of Option A as funding for this proposal would most likely require an attendant supermarket.

Submission 000085 . 002
Feels that this option is 'too large for Springwood' - not compatible with the village atmosphere.

Submission 000101 . 003
Submitter does not support Option A.

Submission 000103 . 002
Submitter does not support Option A.

General Comment

Submission 000029 . 002
Submitter states that Options A and B are very expensive.

Submission 000019 . 002
Submitter suggests that Council upgrade the Civic Centre precinct 'to the best of its ability'.

Submission 000059 . 003
Submitter offers a variation to the approach of upgrading existing infrastructure at the Civic Centre site.

Proposes a single level complex, which will improve accessibility, utilise natural light and doesn’t require elevators which are expensive to install and maintain.

Supports the removal of existing entrance roadway and courtyard to replace.

Suggests retaining the existing flat floor Civic Centre and placing new theatre behind library to reduce its visual impact on streetscape.

Feels there is ample room in the existing library and that it functions well.

Suggests enlarging the services building (neighbourhood centre) ensuring that it remains a single storey. Believes this will result in a more balanced appearance without loss of original heritage
features.

Feels that the skylight suggested in the proposal will add to thermal load of building, placing higher energy demands on the site.

Submitter (presents alternative option X) feels that his modified design provides a lower cost, user friendly option which can be completed in stages.

Submission 000111 . 002

Submitter feels that the existing Civic Centre site has a sense of identity and belonging in a historic and physical context. Explains that the journey from the station, through the retail corridor, past the town centre and down to the Civic Centre complex provides a sense of arrival. Submitter mentions the importance of the association between the Civic Centre and adjacent landmarks and local events.

Submission 000084 . 006

Submitter expresses the view that the negatives of Option A as detailed in the brochure are 'somewhat ridiculous'. Providing the following examples:

1. 'Distance from the railway and town centre' - Springwood is a village with a small flat linear shopping strip

2. Quality is only compromised if you allow it to be and could be said for any type of construction

3. Costs are always uncertain and will vary regardless of whether it is for an alteration or new construction.

4. The reduced flat floor area will only occur if Council retains the 'concept' whereby one small sector of the community takes priority over the greater.

Submission 000086 . 002

Submitter notes that the concept drawing mentions the possibility of 'retail/supermarket/accessible housing over' but fails to include indication of size or elevation. Submitter feels this is deceptive. Submitter feels that a development of a supermarket on the edge of town is contrary to the statement on page 11 of the brochure which says that 'any development would be required to integrate and support the function of the existing shopping centre which follows a traditional main street pattern'.

Discussion

Support for this option varied between those who were comfortable with the proposal and those who suggested variations. There were also a number of submissions which offered support based on a condition. For example, that the work occurs as money becomes available or that work only proceeds without Council entering into a PPP. Some submissions supported the proposal wholeheartedly while others stated that Option A was the preferred option if development had to occur.

In some instances, support for Option A was based on the presumption that Option B would result in a dramatic loss of car parking for the town centre. If development is to occur in the Springwood Town Centre, parking will be provided as per the provisions of Councils planning instruments. In the case of
Option B, a two storey parking facility has been integrated into the design to satisfy parking requirements.

Many submissions register support for Option A on the basis that retaining these services and facilities on the Civic Centre site will: limit the increase in traffic flow through the centre of town; create a focal point for the streetscape without impinging on the village character of the town centre; offers opportunity for future expansion.

In one case (reference #55) an ‘upgraded’ Option A was suggested which would involve a vastly improved purpose built theatre with the capacity to stage larger events. It was implied that a theatre of this size would be more likely to pay for itself. It is understood that most user groups have severely limited capacity to pay for venue hire, and the size and standard of the facility greatly influences the cost of venue hire. The theatre design proposed in both options is considered a well balanced solution that is relatively affordable for users and will largely serve the needs of existing users. The proposed design is of a scale which is suitable for the locality and demographics of the area. The design was developed in consultation with existing users of the Civic Centre and specialist theatre design consultants.

Opposition to this option is generally based upon; a preference for Option B, concerns over absence of facilities during construction, issues relating to design elements or extent of work, an understanding that the development can only be funded in partnership with a large retailer, and the belief that no development in Springwood is required whatsoever.

The community information brochure acknowledges that there will be difficulty with maintaining service provision during phases of major rebuilding. This issue will need to be addressed at a later stage in the project if Council decides to proceed with this option. Solutions may include phasing components of construction and relocating services where practicable.

A number of submissions indicated a preference for Option B as it places facilities in the centre of town. The distance of the existing Civic Centre site from the railway and town centre has also been identified in the community information brochure as a negative of Option A.

Submissions raised concern over a number of design elements or features proposed in Option A. Most notably, concern over the capacity of the proposed theatre to accommodate a large orchestra off stage, as in the Blue Mountains Community Orchestra style of concerts. In developing these proposals, stakeholder workshops were undertaken which involved input from users and performance groups and the expertise of a theatre consultant. These workshops helped to establish the needs of these groups and considered possibilities with regard to site constraints. The theatre component of Option A represents a compromised solution which seeks to accommodate and enhance existing uses and activities where possible. An orchestra pit has been included in the proposed 440 seat performance facility, as well as the capacity for flat floor space below the stage.

Submissions have noted the potential for this proposal to blow out financially. It has been acknowledged that there is greater cost uncertainty for alterations than for new construction. However, cost estimates will be more accurate when based on a more detailed proposal.

In many cases, opposition to this option was based on the understanding that funding for the project would require an arrangement with a supermarket chain (potentially a PPP). Given the indicative costs of the proposals, capital would more than likely be sourced through a range of funding mechanisms. This will be discussed under the funding sections of the report.
Submissions raised concern over a number of design issues including incompatibility with village character, threat to heritage, environmental constraints and extent of development. These elements represent important considerations in a development assessment process. Any development will be required to meet the provisions and controls of numerous planning instruments including Blue Mountains LEP2005 which prescribes precinct controls for Springwood Town Centre, designed to protect heritage and village character among other things.

Some submissions made comment on the Option without expressly offering support or opposing the proposal. One submission (reference #59) proposed a new option for upgrading the Civic Centre site. It has been acknowledged in the community information brochure that there are many different possibilities for upgrade / replacement of community and cultural facilities with respect to location, design and scale of development. This alternative proposal included building a new theatre and retaining the current Civic Centre, which was considered unsuitable due to the overall costs for maintenance and operation of two facilities. Springwood lacks the adequate accommodation to become a viable conference venue.

One submission asserts that the ‘negatives’ provided in the community information brochure are somewhat ridiculous. The purpose of this component of the brochure is to recognize that there are negative aspects associated with Option A, as there is with any development. In this case, some elements of the development are undoubtedly negative, such as disruption to services, while other elements are more subjective in that they may be perceived as negative by some and not by others, such as the distance from the railway station.

Some submissions have indicated that to mention the possibility of retail/supermarket/accessible housing as a component of Option A without including this aspect in the plans may be construed as deceptive. At this stage in the project, detailed proposals for retail development are not available. Notations were made on the concept drawing as to potential location (consistent with those originally outlined in the 2008 Options Report).

Option A was generally well received by submitters who wished to see upgrade of the facilities in Springwood. However, with the advent of promotion of ‘Option C’ following the phone survey, there was a discernable shift in support away from Option A. This would indicate that in some cases, by supporting Option A, some submitters were supporting a safer option and seeking to protect the site from potential redevelopment. This observation is reinforced by the conditional nature of support for Option A by some submitters.

Opposition to this option in the form of concerns over impact on character, village atmosphere and traffic should not negate further consideration of Option A or development of the site in general. These are elements that can be managed, influenced and controlled through design and project implementation to achieve positive outcomes.

Many submissions indicated opposition to this Option based on their stated understanding that sale of public land to a large supermarket will be required to fund the work.

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<th>Total: 70</th>
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Supports
Submission 000075 . 002
Submitter would favour facilities in the centre of town.

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Submission 000016 . 003
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1. Braemar Gallery upgrade
2. Current Library and Civic Centre demolished and site turned into an open public green space. A beautiful park, including water features, seasonal gardens, a community vegetable garden etc, would give the residents of Springwood an accessible space for outdoor activity and foster healthy living and interaction. This site could alternatively be developed into affordable and accessible housing, whilst upgrades to the memorial park on the other side of Macquarie Road could provide residents with a clean, safe and contemporary open green space.
3. Site B upgraded to something similar to the current proposal. The one aspect I would be inclined to interrogate, is the change of levels between the open civic space and the ramps up to the library and theatre, this seems unnecessarily complicated. However, one of the strong components of this proposal is the inclusion of residential apartments into the master plan. This is fundamental for a number of reasons, one of them being an ability to activate an area 24 hours a day, rather than just through business hours.'

Submission 000091 . 002
Would prefer to see new facilities constructed.

Submission 000010 . 001
Submitter feels that both Options will work well.
Lists the following concerns:
must be financially possible
go with Option A if Option B cannot be financed
also for B: supermarket must be organised prior
all rentals must not be high risk of being not profitable
no negotiations for loss of Council property or services to private businesses.

Submission 000004 . 002
Submitters note that if development can go ahead without extra cost to them, they would prefer it to be on the Northern or Southern car park.

Submission 000001 . 002
Submitter prefers Option B

Submission 000016 . 002
Submitter expresses the view that Option B 'seems like a logical one'. Submitter feels that 'enhancing a struggling, poorly designed, and inefficient space into a multi-layered, interesting civic space is something that could be achieved relatively easily'. Submitter states that by 'leveraging off existing infrastructure and pedestrian activity, the creation of a new civic space that is occupied, activated, and owned would provide the main street of Springwood with a new cultural and community oriented hub'. Submitter also notes that accessibility is a key pro in this Option.

Submission 000025 . 001
Submitter advises support of Option B on the basis that during construction the current facilities used for the Library, Neighbourhood Centre, Theatre and Council offices will remain in use until moved to the new facilities by the town square.

Submission 000032 . 003
Submitter expresses the opinion that this is the best option - 'looks fantastic can only add to commercial district while adding community facilities'.

Submission 000035 . 001
Submitter favours the option to re-build the current facilities on a new site.

Submission 000036 . 001
Submitter states that she prefers Option B due to the way the design capitalises on the views and because it is close to public transport. Feels that this option looks exciting, accessible and visionary.

Submission 000038 . 001
Submitter expresses support for Option B as it is more practical, in the ideal position and has the potential to provide modern facilities for the future.

Submission 000039 . 003
Submitter feels that Option B is what Springwood needs - states that it is a 'no-brainer'.

Submission 000042 . 001
Submitter expresses support for option B. Suggests that display walls for local artworks should be incorporated into the design. Artwork can be purchased by local artists and displayed on a permanent basis. Believes this idea has the following benefits:

1. High quality artwork from local artists given a permanent home.
2. Council will save money in long and short term as artwork could be sold at reduced price.
3. Local residents would perceive that Council is putting something back into the

Submission 000046 . 003
Submitter prefers this option for the following reasons:

1. restores civic heart to the centre of town.
2. new facilities will provide state of the art amenities.
3. more than doubles off street parking at southern car park.
4. permits seamless, trouble-free transfer of existing activities to new site.

Submission 000046 . 009
Submitter feels that Option B caters betting for shopping and social needs of those who do have their own transport.

Submission 000071 . 003
Submitter supports Option B - states that new buildings and facilities are built for a new era. Access to car park from Macquarie St. Existing facilities can operate while rebuilding occurs.

Submission 000075 . 003
Submitter feels that this option is favoured if the cost to Council is not too great.

Submission 000091 . 004
Feels that this option is preferable as it speaks to the long term future of the needs of the Lower Mountains. Believes the current southern and northern car parks are underutilised.
Finds the town square unattractive and cuts Macquarie Rd in two. Can imagine a well planned, appropriately designed that takes shoppers to both ends of Macquarie St.

Submission 000095 . 002
Believes new Council facilities should be built on the southern car park site.

Submission 000100 . 002
Submitter would like to see new facilities constructed on the southern car park.

Submission 000101 . 002
Supports Option B on any site.

Submission 000102 . 002
Would like to see new facilities such as new Civic Centre, shopping centre and car parks.

Submission 000103 . 003
Supports an Option B type development on any site found suitable by consent of Council or Government body.

Submission 000033 . 003
Submitter feels that it would be great to have a brand new theatre to be used for musical productions, dances, concerts etc. Suggests that if Option B goes ahead, a supermarket and multi storey car park should be built on the northern car park as this is the centre of town and a more appropriate location than the Civic Centre site. Understands that funding is a major factor and feels that if approval were to be given for a supermarket in return for new facilities, it would be a win win situation.

Opposes
Submission 000015 . 001
Submitter expresses the view that Option A is preferable as Option B is too big for the position and would crowd the centre of town. Submitter states that in addition to Option A, She would like civic square extended over the car park to create a large open area.

Submission 000060 . 004
Submitter feels Option A and B 'do not embody current planning guidelines for LEP2005.'

Submission 000020 . 001
Submitter does not feel that the options described in the brochure are the way forward.

Submission 000019 . 001
Submitter rejects Options A and B.

Submission 000018 . 001
Submitter feels that the options presented by Council are unrepresentative of community needs and wants and has the capacity to grossly overdevelop and have detrimental effects on what is already steeply sloping and environmentally sensitive land.

Submission 000017 . 001
Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000002 . 001
Submitter does not want Council to proceed with either option. Would rather see existing buildings maintained and upgraded as funding becomes available.

Submission 000081 . 001
Submitter feels that 'all options presented in the brochure have the capacity to overdevelop and detrimentally affect steeply and environmentally sensitive land'. Believes refurbishment of the Civic Centre would be more appropriate.

Submission 000050 . 001
Submitter opposes the two proposals put forward by Council.

Submission 000084 . 002
Does not support options A or B although agrees that the community and cultural facilities work best when located together.

Submission 000057 . 001
Submitter does not support the options presented in the brochure. Feels that refurbishment of the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

Submission 000048 . 001
Submitter does not support Option A or B as presented in the brochure. Notes that EMP2 studies
recommended that large retail chains were to be discouraged from Springwood Town Centre because they would adversely affect the economic viability of smaller businesses and the village character of the centre.

Submission 000044 . 001
Submitter expresses opposition for both options A and B. Believes the proposals are of such a scale as to destroy the village character of Springwood. Feels that the proposals fail to address the existing traffic issues and could potentially make them worse.

Submission 000053 . 003
Submitter feels Option B is not a viable option due to the following reasons:
1. Does not replace current facilities
2. No room for expansion
3. Does not provide solution to issues highlighted in needs analysis report
4. The new facilities will cost more to run than the current facilities
5. The new facilities are not as safe as the current facilities
6. Will cost more to maintain than the current facilities
7. Does not meet needs highlighted in the Spatial Requirements Report
8. Does not meet needs endorsed by Council
9. No detailed business case for the size of the theatre
10. The bridge will have a significant impact on the view from Macquarie Rd
11. Does not comply with LEP2005
12. Does not comply with parking requirements
13. Submitter feels that Option B cannot be built for $16.7 million without compromises.

Submission 000108 . 002
Submitter claims that a major development such as is proposed by Option B is contrary to the Planning Objectives for Springwood Town Centre.

Submission 000029 . 004
Submitter does not want a tiered car park that will attract graffiti and vandalism.

Submission 000030 . 003
Submitter feels that Option B should not go ahead. States that the view from the town square should not be developed out.

Submission 000041 . 002
Submitter ‘rejects outright proposed option B’ as it would change the nature of the main street dramatically and reduce views to the mountains.

Submission 000045 . 002
States that they are appalled at the concept of Option B.
Submitter feels that Option B depends on other commercial properties to re-develop in order to enhance a hard, potentially cold built environment. Explains that this Option appears submissive in that it is being forced to fit behind the main interests of Macquarie Rd. Feels that Option B will be a 'narrow restricted environment that will predominately be of hard, man-made, built surfaces'. Claims that the functional space of Option B is less and the facilities are more disconnected.

Submitters state that Option B does not meet the economic, environmental, heritage or sustainable requirements of LEP2005. Submitters particularly quote Part 9 Division 1 of Schedule 1 of the LEP. This part of the LEP relates to desired future character.

Submitter disagrees with this option in principle.

Submitter objects to Option B for the following reasons:
1. It is out of character with the existing town.
2. Overdevelopment
3. Too costly.
4. Destroys the identity of Springwood.
5. Southern car park is needed for car parking.
6. Enclosed car park would be less secure that existing car park.
7. Development unacceptable as it is in a residential area.
8. Springwood Ave could not handle the traffic volume.
9. Would result in a devaluation of residential properties due to a loss of amenity.
10. Reduces possibilities for open air activities
11. Uneconomical to shift facilities from existing location.
12. Use of Civic Centre site for supermarket is unacceptable as it will destroy local businesses.

Submitter does not support Option B - feels that everything is bundled together in a most unacceptable manner and that the design is unfit for purpose. States that community facilities require a low key, accessible area such as the existing Civic Centre site.

Submitter expresses the view that the town square should be left alone.

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.
Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter believes this option is not congenial to the present Springwood - claims it will invite loitering, skate board riding, drug pushing and graffiti.

Submitter feels that Option B shouldn’t occur

Does not support Option B

Submitter expresses firm disapproval of Option B as funding for this proposal would most likely require an attendant supermarket.

Submitter does not support the relocation of facilities to the Southern car park.

Feels that Option B is not acceptable at all. Claims that this option would make existing Civic Centre and Library ‘white elephants’ or ‘ghettos’.

Submitter does not support Option B

Feels that this option is an overdevelopment of this part of Springwood and does not want to see the Civic Centre moved from Braemar.

Does not support option B - sees this as a way to make room for a supermarket.

Submitter opposed to this option. Believes new construction is not required.

Submitter opposed to this option as it can probably only be achieved via the sale or lease of public land to a large supermarket chain.

Submitter feels that this option is unnecessary.

Submitter opposes Option B. Submitter notes that the land to the rear of 170 Macquarie Rd was given to Council on the basis that it be used exclusively for car parking and not ever developed.
Feels that development of this land would significantly impact on the amenity of the building at 170 Macquarie Rd.

Submission 000048 . 005

Submitter feels that residential component to Option B concept is an ‘unrealistic goal’ given the close proximity of the theatre and open public areas. Claims that noise and lack of privacy would severely impact on resident amenity.

**General Comment**

Submission 000029 . 002

Submitter states that Options A and B are very expensive.

Submission 000005 . 008

Submitter suggests that housing provides an extremely low return on capital investment and that this space would be far better used for commercial purposes as funding is a critical issue in the proposals. He suggests that an alternative is to build premium penthouse apartments that would provide a suitable return.

Submission 000024 . 008

Submitter feels that if residential space is approved, only a small number of units should be constructed for owner occupiers and long term residents.

Submitter expresses the opinion that no residential space should be approved on the southern or northern car park sites as the centre of Springwood is quite noisy and would most likely be a disincentive for attracting older residents. Feels that it would be more appropriate to locate residential premises at the back of the civic centre site.

Submission 000086 . 004

Submitter is concerned over the fate of activities requiring a flat floor if the raked seating theatre is to eventuate. Adds that the present library has flat access while Option B necessitates ramps and lifts. The prospect of residents looking down from apartments is off putting.

**Discussion**

In general, submitters supported Option B for a number of reasons including potential contribution to village atmosphere and offer of new social experiences by enhancing the centre of town. This option is also preferred by some as it is closer to public transport and caters for the elderly and less mobile. There are also submissions that offer conditional support, namely that this option can proceed if there is no financial cost to individuals (rates increase).

Submitters have identified ease of transitional arrangements as a basis for support of this option. The community information brochure has identified that development on the southern car park site as proposed in Option B lends itself to more manageable transitional arrangements with respect to service provision. Services can continue as per usual from the Civic Centre site while construction of new facilities is underway.

Many submissions support Option B as the proposal is seen to provide for the future.
One submission (reference # 42) suggests that Option B would offer the ideal facility for local artists to display artwork.

Opposition to the option is generally made on the grounds that the proposal will impede views from Macquarie St and the Town Square. Some have stated that (they believe) the proposal is contrary to LEP2005 with regard to heritage, environmental constraints and character. A number of submissions register opposition to Option B based on the understanding that funding would occur through sale of public land to a supermarket chain.

The design of facilities and building layout proposed in Option B intentionally frames the views from the Town Square. For further information on this matter, please see discussion under ‘View from Macquarie Rd / Town Square’.

A number of submissions have suggested that Option B is inconsistent with LEP2005, namely division 1 under Part 9 of Schedule 1. This division details the locality management provisions for the Springwood Village Town Centre Precinct (VTC-SP01). However Option B as presented is considered to generally conform to the planning requirements for the site, other than partial site setback from Springwood Avenue. Also the full replacement of existing parking in addition to provision of parking for the new facilities as required under DCP and LEP 2005 is not easily achieved.

There is a suggestion that the proposal is restrictive, cold, predominantly man made and ‘submissive’ to the main street. These statements are largely subjective in nature, however, it should be noted that the proposed design is intended to re-active the centre of town by providing functional public spaces that accommodate impromptu social encounters. A playground incorporating vegetation has been proposed over the existing town square where there is shallow subsoil to accommodate plant growth.

In summary, submissions regarding this option are varied with no significant majority in support or in opposition to the proposal. Those in support of the proposal see merit in providing facilities in the centre of town. Opposition to the option are mainly around overall bulk of the development, inclusion of housing and retail, and concern around potentially inadequacies of parking and increased traffic along Springwood Avenue., Concerns are also presented around potential outcomes for the Civic centre site.

<table>
<thead>
<tr>
<th>General Options</th>
<th>Total: 5</th>
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<tbody>
<tr>
<td>Supports: 2</td>
<td>Opposes: 2</td>
</tr>
</tbody>
</table>

**Supports**

Submission 000004 . 002

Submitters note that if development can go ahead without extra cost to them, they would prefer it to be on the Northern or Southern car park.

Submission 000009 . 001

Submitter feels that the Options proposed in the brochure are excellent and expresses the view that Springwood needs one of them.

Suggests using the northern car park site as described on page 5 of the brochure, with the theatre
on the southern car park. Submitter feels that housing would be better suited to the Civic Centre site.

Submitters second choice would be Option A, however, feels that the distance from transport and town centre is a downfall of this option.

Submitter states that she is 'very pleased and excited about these plans'.

**Opposes**

Submission 000059 . 008

Submitter feels that Option C has no real definition or meaning. Feels that development on the Northern car park is totally unacceptable and should remain open space.

Submission 000053 . 004

Submitter does not support development on the northern or southern car park.

**General Comment**

Submission 000075 . 004

Submitter feels that there is not enough information on this option to make a comment.

**Discussion**

There were few comments received on the general options described on page 5 of the community information brochure. This information sought to recognise that there are many different ways to provide improved facilities in Springwood. Without offering the extent of detail provided for the Option A and B proposals, the brochure identified a variety of options which considered combinations of new and upgraded development on a range of sites. Some submissions expressed the opinion that the northern and southern car parks should not be developed. Other suggestions for location of community facilities (or supermarkets) were provided including the former car yards on the Great Western Highway, and the industrial area.

**Conclusion**

Initial investigation of the other options, as presented in the brochure, indicate that these are not as viable. However they were presented for the information of the community.

**Staged Upgrade (‘Option C’)**

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<tr>
<th>Supports: 32</th>
<th>Opposes: 2</th>
<th>Comment: 0</th>
</tr>
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</table>

**Supports**

Submission 000052 . 001

Submitter objects to any development on the Civic Centre precinct apart from the renovation, refurbishment and upgrade of existing buildings and facilities.

Submission 000041 . 003
Submitter feels that Option A is preferable as impact on the street would be less, however, feels that the option goes to extents that aren’t necessary. Believes a lesser upgrade would be satisfactory.

Submission 000049 . 007
Submitter would like to see another option put in place - the refurbishment and renovation of existing facilities over time paid for by grants or Government loans.

Submission 000017 . 001
Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000002 . 001
Submitter does not want Council to proceed with either option. Would rather see existing buildings maintained and upgraded as funding becomes available.

Submission 000081 . 001
Submitter feels that 'all options presented in the brochure have the capacity to overdevelop and detrimentally affect steeply and environmentally sensitive land'. Believes refurbishment of the Civic Centre would be more appropriate.

Submission 000043 . 005
Submitter believes Council should live within its means by upgrading the Civic Centre piece by piece as funds become available.

Submission 000018 . 002
Submitter expresses the view that it would be more appropriate for Council to refurbish the Civic Centre Precinct.

Submission 000099 . 002
Submitter feels a minor upgrade of existing facilities is desirable.

Submission 000060 . 002
Submitter supports gradual upgrading of existing facilities when money is available.

Submission 000031 . 001
Submitter expresses the view that the only solution is the refurbishment of current buildings 'given the present neglect of council finances'.

Submission 000029 . 001
Submitter supports the upgrade of the existing Civic Centre site but not to the extent of Option A.

Submission 000054 . 004
Submitter feels that Option C as described in the survey will almost certainly be the preferred option of most residents.

Submission 000062 . 003
Feels that option C would be less disruptive to the Springwood area.

Submission 000085 . 005

Supports the concept of incremental upgrades to facilities over a 20 year period.

Submission 000088 . 001

Submitter opposes both Option A and B and registers support for Option C.

Submission 000034 . 001

Submitter endorses Option C as proposed by 'Save our Springwood'.

Submission 000030 . 004

Supports the idea of gradual upgrading of existing facilities. Wants this to be funded through State and Federal grants.

Submission 000044 . 002

Supports the idea of gradually improving existing facilities.

Submission 000047 . 005

Submitter supports options C where the incremental upgrade takes place over a longer period.

Submission 000061 . 004

Supports Option C in principle, notes that it almost the same as Option A.

Submission 000063 . 001

Submitter strongly supports option C in principle.

Submission 000073 . 005

Notes that option C has not been spoken of until recently - states that this option seems logical.

Submission 000080 . 002

Submitter expresses support for gradual upgrades to existing facilities as funds become available. Also notes that she has no objection to a community funded/ rate increase to facilitate this.

Submission 000083 . 002

Submitter supports Option C as presented by SOS

Submission 000093 . 002

Feels that the Civic Centre precinct represents a valuable community asset which should be improved incrementally and funded by Government grants.

Submission 000097 . 006

Supports incremental upgrades as this would cause less disruption.

Submission 000099 . 005

Supports incremental upgrades.

Submission 000105 . 005

Submitter supports incremental upgrades over a 20 year period.
Supports Option C - believes it can be achieved in a shorter timeframe.

Submission 000067 . 004

Submission 000069 . 004

Opposes

Submission 000075 . 005

Submitter feels that incremental upgrades occurring over 20 years would cause too much disruption to Springwood.

Submission 000091 . 005

Would prefer to see construction take place in a short timeframe as phased implementation would disturb locals.

Discussion

Submissions relating to staged upgrade of facilities (or ‘Option C’) were relatively consistent in nature. The majority of these submissions registered support for minor refurbishments over an extended period of time on the basis that this work takes place as money becomes available (capital works budget, Government grants). As noted in many of the submissions received during the consultation period, ‘Option C’ was not termed as such in the community information brochure. This terminology was used in the phone survey conducted by an external research company. For ease of communication, the general options component of the brochure was termed ‘Option C’ and defined as ‘a construction program over the next 20 years of incremental upgrades of buildings and facilities’. The brochure alluded to the potential to stage development though it was never intended to define a third option this way. As discussed in the previous section, it was the intention of the brochure to acknowledge that while there had been two options proposed, there are a range of alternative approaches that may adopted in order to provide improved community facilities. Some submissions state that the brochure is deceptive as it did not include ‘Option C’.

There are a number of submissions that suggest incremental upgrades should occur over a shorter period of time so as to limit disruption to the community and services. There was a measurable (though not overwhelming) shift in support from Option A to Option C after the telephone survey. This may indicate that there are a significant proportion of submitters who feel that only minor upgrades are necessary and, if given a choice, are inclined to support an option where the least change is proposed. It may also indicate opposition to the potential forms of funding. Support for Option C was often accompanied by opposition to sale of public land, and introduction of a supermarket

Standard of existing facilities

<table>
<thead>
<tr>
<th>Supports: 18</th>
<th>Opposes: 15</th>
<th>Comment: 1</th>
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Supports
Submitter expresses the view that Option A 'has some real strength to it'. Submitter feels that addressing some of the issues facing the 'cultural precinct' of Springwood is important. Namely the fact that the precinct is outdated, under-utilised and generally suffering from poor planning and physical isolation. Submitter goes on to state that 're-energising this area will diversify Springwood, and provide new places and experiences'.

Submitter acknowledges that the Civic Centre, Library and neighbourhood centre could use some updating but believes this can be achieved through grant funding and does not need to occur immediately. If the village atmosphere is threatened, submitter would prefer the status quo.

Submitter feels the Civic Centre needs upgrading.

Submitter feels that the library is inadequate and the civic centre is hot/cold and uncomfortable.

Submitter is a stallholder at the Ivy Markets and finds the Civic Centre hot in the summer months and extremely cold in the winter. Feels that the Centre needs a complete refurbishment of the interior and states that a complete rebuild would be necessary to bring it up to the standards required today.

Submitter notes that she is a professional musician and claims that her friends in the Sydney Symphony Orchestra and other performing groups laugh about the facilities currently in Springwood.

Submitters state that they use the library facilities in Springwood, but prefer to use Windsor Library because it is more modern and better equipped than Springwood.

Submitter feels that as a student, the library is completely inadequate.

Submitter states that the current facilities do not serve needs as well as new facilities would. Feels that the current library is too small and there is no local heritage exhibition space. Notes that the hall is cold in winter and hot in summer. Acoustics poor.

Submitter feels that the existing facilities would be adequate if improvements are made to them over time.

Submitter feels that the existing facilities meet his needs as a user but states that they need to be upgraded and modernised.
Submission 000075 . 001
Feels that the standard of existing facilities are inappropriate and need removal.

Submission 000095 . 001
Submitter feels the current facilities do not meet his needs as a user.

Submission 000100 . 001
Submitter feels that the current facilities do not meet her needs as they are too old and not air conditioned.

Submission 000101 . 001
Submitter feels that the existing community facilities do not meet her needs as a user.

Submission 000102 . 001
Submitter feels that the current facilities are old and don’t meet community needs.

Submission 000103 . 001
Submitter feels the current facilities do not meet his needs as a user.

Submission 000105 . 001
Submitter feels the current facilities meet needs but could do with air-conditioning in the Civic Centre. Submitter sees a need for gradual upgrade and refurbishment.

Submission 000026 . 002
Submitter feels that the present library is adequate in size and questions the need for increased space as books are available online.

Submission 000030 . 001
Submitter feels that the existing community facilities meet her needs as a user, however, feels that they could be upgraded slightly.

Submission 000061 . 001
As a low user of facilities, submitter is fairly content with standard, however, feels Civic Centre is not the best place for concerts.

Submission 000065 . 001
Feels that the existing facilities suit needs now and will into the future. Only requires cosmetic improvements.

Submission 000070 . 002
Submitter feels that there is no need for the Civic Centre to change. Notes that the building is structurally sound and meets the requirements of the Sustainable Blue Mountains 2025 Plan.

Submission 000077 . 001
Submitter feels the existing facilities serve his needs as a user - states that the library is great, the neighbourhood centre is great and the Civic Centre is good (could do with air conditioning)
Submitter feels that the current facilities serve his needs as a user.

Submitter feels the existing facilities meet her needs as a user, however, acknowledges that Civic Centre could do with more parking and air conditioning and the library more funding for books, computers and staff.

Feels that the current facilities meets needs as a user.

Submitter feels the current facilities generally meet her needs. Notes that the Civic Centre is OK and the library could do with more space.

Submitter feels that the current facilities generally meet community needs.

Submitter feels that the existing facilities largely serve her needs. Notes that minor upgrades would be desirable but not essential.

Submitter notes that the existing facilities meet her needs as a user.

Submitters state that the existing facilities serve their needs as users and feels that they are in the right location.

Submitter feels that the existing Civic Centre site has successfully operated in a manner that is important for the functions of information, community support, the arts and entertainment and must be allowed to continue.

Submitter mentions that the majority of residents are not using the current facilities as they should. Suggests that if a large amount of money is going into 'making facilities bigger and better, more thought should be given and not just rush into what looks like overkill'.

Based on submissions, there appears to be a general consensus that the existing community facilities in Springwood are inadequate. Generally, even those who feel that the facilities meet their individual user needs acknowledge that refurbishment would be ideal. This view is consistent with the findings of consultants engaged by Council.
One submission has questioned the need to increase floor space of the library, claiming that less space is required as resources are available electronically. However international studies indicate that libraries are steadily becoming more important to local communities as places of information and opportunities for socialisation.

Another submission states that there is no need for the Civic Centre to change as the building is structurally sound. However studies and advice from consultants would suggest that while the building is broadly structurally sound, there is a need to improve the facility. The structure has poor climate control, is inadequate for performance in terms of its functionality and does not meet many of the current building standards prescribed for such a facility. Built in the 1960’s, it must also be noted that the Civic Centre and associated buildings are reaching the end of their operational lives, and require major maintenance.

Submissions have largely indicated that the existing facilities do not meet the needs of users; an opinion which is consistent with investigations made by consultants. Opinion relating to the extent of work required to make the facilities functional ranges from simple refurbishments to large scale work. Minor upgrades over time have made the Civic Centre building in particular more dysfunctional and less compliant with the relevant building standards (for example, installing access ramps in the Civic Centre has resulted in a less than compliant foyer size). Advice received indicates that refurbishing these facilities requires more than minor upgrades.

Supermarket in Springwood

<table>
<thead>
<tr>
<th>Supports: 22</th>
<th>Opposes: 35</th>
<th>Comment: 7</th>
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**Supports**

Submission 000039 . 005

Submitter feels that Springwood needs to attract shoppers so the town is not lost completely. Believes that extra jobs for young people would be great. Notes that 'if we can stop over half our residents going elsewhere to shop (because of price) there will be a lot more money spent in Springwood which will mean an increase in real jobs'.

Submission 000032 . 005

Submitter notes that the Springwood Project has been on the agenda for the past 5 or 6 years and feels that it is time to build it. Submitter also asks for a supermarket so she doesn't have to shop in Penrith.

Submission 000059 . 007

Submitter suggests that Council should dispose of the land at the Town Square to make way for a supermarket complex. Does not support a PPP - believes it would be an unnecessary complication.

Submission 000033 . 003

Submitter feels that it would be great to have a brand new theatre to be used for musical productions, dances, concerts etc. Suggests that if Option B goes ahead, a supermarket and multi storey car park should be built on the northern car park as this is the centre of town and a more
appropriate location than the Civic Centre site. Understands that funding is a major factor and feels that if approval were to be given for a supermarket in return for new facilities, it would be a win win situation.

Submission 000102 . 002

Would like to see new facilities such as new Civic Centre, shopping centre and car parks.

Submission 000071 . 002

Submitter feels that Option A is a good option as it improves existing facilities, placed Braemar Gallery amongst possible new retail and commercial development which will attract more visitors.

Submission 000111 . 001

Submitter feels the functionality and connectedness of the Option A proposal represents a design that is beneficial for users. Suggests that this option could be enhanced by incorporating residential and commercial components that would lead to a vibrant, interactive and energetic focal centre.

Submission 000103 . 005

Submitter believes that improved modern shopping facilities will improve jobs, money will be kept in the local area, opportunity to remove outdated and unhealthy old buildings.

Submission 000051 . 001

Submitter feels that Springwood requires a total rebuild of current library and Civic Centre site stating that 'while I do not like the Woolworths Coles duopoly, if that is the only way we can fund it, so be it.'

Submission 000003 . 003

Submitter expresses the opinion that Springwood should be 'modernised' via development of a supermarket. Submitter feels that current supermarkets are too small, lack a range of goods and have high prices.

Submission 000004 . 003

Submitters would like development to include a supermarket.

Submission 000007 . 001

Submitter is in support of a new retail complex in Springwood. Feels that the existing supermarkets need competition.

Submission 000015 . 002

Submitter would prefer to see an IGA rather than a Coles or Woolworths if a supermarket is part of the redevelopment.

Submission 000023 . 001

Submitter feels that there is a lack of a decent supermarket in Springwood. States that 'if we can get that [supermarket] and also some upgraded community facilities as part of the deal - go for it!'

Submitter claims that there are few jobs in the area and that a Coles/Woolworths would contribute to employment opportunities.
Submitter notes that he is 'actually quite sick of this dragging on for so long!'

**Submission 000091 008**

Feels a lack of supermarket in Springwood disadvantages the elderly and disabled as they have to pay higher prices or use public transport to get to Winmalee.

**Submission 000002 002**

Submitter would like to see a decent supermarket closer than Winmalee but doesn't believe there is suitable land in Springwood.

**Submission 000038 003**

Submitters note that they shop in Richmond because of the supermarkets there. This means that they also use the local shops in Richmond being cafes, dry cleaners, butchers etc. State that if a supermarket is built in Springwood as part of the complex, they would return to Springwood to shop.

Submitters provide the example of Woolworths in West Ryde which is a modern building which includes the supermarket, local council library, shops and parking. They feel this facility works well and believe the size and design would be ideal in Springwood.

**Submission 000046 006**

Submitter feels there would be better shopping in Springwood is Woolworths opens a full line supermarket:

1. more choice
2. benefits of price competition between Coles and Woolworths.
3. cuts mountains dollars being spent in Penrith.
4. More local jobs in retail.

**Submission 000071 005**

Submitter hopes that a large supermarket will be included, preferably a Woolworths as there is a Coles in Winmalee and shoppers will have more choice.

**Submission 000095 004**

Believes a new shopping centre is required for competition and to attract shoppers to Springwood.

**Submission 000100 004**

Submitter believes Council needs a new supermarket in Springwood - more shops and more parking

**Submission 000101 004**

Submitter notes that many locals shop in Emu Plains or Penrith. With new shopping facilities, money would be spent in Springwood. Feels that things can't stay the same forever and that Springwood needs to move with the times.

**Opposes**

**Submission 000090 001**
Submitter states that the Springwood Town Centre should retain its community feel and not be impacted by large retail interests. Enjoys the shopping experience in Springwood and the opportunity to shop at small individual shops. Contrary to the opinions of some Councillors, submitter states that Springwood does not need rejuvenating.

Submission 000097 . 003
Does not support option B - sees this as a way to make room for a supermarket.

Submission 000079 . 002
Submitter expresses firm disapproval of Option B as funding for this proposal would most likely require an attendant supermarket.

Submission 000056 . 001
Submitter objects to Option B for the following reasons:
1. It is out of character with the existing town.
2. Overdevelopment
3. Too costly.
4. Destroys the identity of Springwood.
5. Southern car park is needed for car parking.
6. Enclosed car park would be less secure than existing car park.
7. Development unacceptable as it is in a residential area.
8. Springwood Ave could not handle the traffic volume.
9. Would result in a devaluation of residential properties due to a loss of amenity.
10. Reduces possibilities for open air activities
11. Uneconomical to shift facilities from existing location.
12. Use of Civic Centre site for supermarket is unacceptable as it will destroy local businesses.

Submission 000086 . 002
Submitter notes that the concept drawing mentions the possibility of 'retail/supermarket/accessible housing over' but fails to include indication of size or elevation. Submitter feels this is deceptive. Submitter feels that a development of a supermarket on the edge of town is contrary to the statement on page 11 of the brochure which says that 'any development would be required to integrate and support the function of the existing shopping centre which follows a traditional main street pattern'.

Submission 000079 . 001
Submitter expresses firm disapproval of Option A as funding for this proposal would most likely require an attendant supermarket.

Submission 000048 . 010
Submitter does not consider Option A acceptable and feels that the rear of the Civic Centre site is
unsuitable for a supermarket or retail complex or affordable housing. Expresses the view that the concept represents a 'gross overdevelopment' of steeply sloping and constrained land.

Submission 000084 . 003

Suggests that Civic Centre be upgraded but left intact as a multi function centre so that it operates for the benefit of the wider community. Agrees that Braemar should not be isolated and supports the second storey addition to the neighbourhood centre.

Encourages any move to extend and upgrade the current library premises and combine it with the local studies collection. Feels it would be a gross overdevelopment of a constrained site if Council were to accept the concept of locating apartments and a supermarket behind the civic precinct.

Submission 000061 . 002

Supports Option A as presented but without any future retail development.

Submission 000077 . 004

Submitter feels that Council should do nothing (except possibly air conditioning). Would only support upgrades if no Council land was sold and no supermarket complex built.

Submission 000048 . 001

Submitter does not support Option A or B as presented in the brochure. Notes that EMP2 studies recommended that large retail chains were to be discouraged from Springwood Town Centre because they would adversely affect the economic viability of smaller businesses and the village character of the centre.

Submission 000013 . 002

Submitter feels that the suggested upgrades are attractive and desirable, particularly in light of Springwoods central location in the Mountains. However, submitter expresses the view that if the community does not have the funds to build without incorporating a Woolworths, then the development should not go ahead.

Submission 000110 . 003

Submitter believes that the introduction of a national chain supermarket in association with a number of specialty shops is unlikely to promote diversity and will do nothing to benefit the existing businesses of Springwood.

Submission 000097 . 005

No supermarkets or franchise businesses that detract from town character.

Submission 000013 . 001

Submitter feels that pamphlet 'seemed to be skilfully designed to soften opposition to the proposal that Woolworths be given approval to build a supermarket in order to help fund the upgrading of Council facilities in Springwood'.Submitter opposes Woolworths as he does not want a larger supermarket in Springwood as he feels that it would ruin the village atmosphere and adversely affect local businesses.

Submission 000018 . 003

Submitter states that 'we do not need another supermarket!'
Submitter feels that the business sector works in Springwood as local businesses have survived for decades. States that Springwood does not have the infrastructure to support a big service centre and that Coles and a small plaza is available in Winmalee. Submitter goes on to note that Penrith serves residents for the BIG items and will continue to do so regardless.

Submitter states that Springwood 'does not need further retail opportunities'. Notes that there are already plenty of vacant shops and feels the only beneficiaries would be large retailers.

Feels that a shopping centre or mall would not be appropriate for Springwood as it would take business away from main street.

Submitter believes small businesses will struggle to thrive if their livelihood is compromised by a large supermarket. Feels there is a distinct likelihood that shoppers will drive in, shop and then drive straight out, leading to a commercial demise of the western end of the shopping precinct.

Submitter expresses opinion that the introduction of a supermarket will have a 'black hole' effect on the businesses on Macquarie Rd.

Submitter expresses the view that Springwood is not in need of a new supermarket.

Submitter treasures the small businesses of Macquarie Rd and does not want a supermarket.

Believes that a supermarket would adversely impact on local businesses. Notes that the Coles at Winmalee has empty shops which suggest that they haven’t been able to attract retailers.

Submitter 'does not support Option B as it opens up for a big group supermarket'. Submitter is concerned that this will result in a loss of return on monies to the local community as it is local business that supports local employment which in turn supports putting that money back into the local community. Submitter claims that 'we don’t have the money within the community nor population to support another large supermarket'.

Submitter states that she 'does not support the proposed upgrading of our shopping complex by building a supermarket on Council land. Feels that a supermarket is not consistent with the community and cultural facilities needs analysis or the economic report.'

Submitter rejects the idea that Springwood needs to have a new commercial premises, particularly a supermarket.
Submitter feels that Springwood is adequately served with retail options and notes that the street layout does not lend itself to large retail development.

Submitter does not support a large new supermarket complex noting that this would strangle the current main street businesses and impact on friendly village atmosphere.

Submitter feels that there is no need for a big Woolworths/Coles in Springwood and believes that current local businesses are excellent and very helpful and supportive of the community.

Submitter feels there is no need for another large supermarket in Springwood.

Submitter expresses the view that existing supermarkets and specialty shops will suffer economically from the competition of a Woolworths or Coles. Feels that under the planning guidelines of LEP2005, the viability of local small businesses and the village like character of the town to be protected.

Submitter doesn’t think Springwood needs a further supermarket as it already has 2.

Believes a supermarket will destroy local business.

Submitter would not like to see a supermarket in Springwood - believes there are enough large shopping centres nearby.

**General Comment**

Submitter feels that both Options will work well.

Lists the following concerns:

- must be financially possible
- go with Option A if Option B cannot be financed
- also for B: supermarket must be organised prior
- all rentals must not be high risk of being not profitable
- no negotiations for loss of Council property or services to private businesses.

Submitter believes that shoppers seeking a more global shopping experience are not deprived of opportunities as these options are within easy distance in Winmalee, Katoomba and Penrith.
Submitter suggest that an analysis of the Lane Cove library/supermarket development would be helpful to Council and the community. Also notes that is would be worth looking into the history of the Woolworths development in Maleney, Queensland. Offers Lismore and Mudgee as examples of regional towns where Coles and Woolworths have been detrimental to the local economy and trading viability of local businesses.

Claims that the Coles in Winmalee is apparently on the highest retail margin of the company, suggesting that there will subsequently be no financial benefit to locals if a Springwood supermarket were to adopt a similar price structure.

Submitter suggests that the concept of a full-line supermarket is superfluous and irrelevant in light of the two existing supermarkets, fruit shop, butchery, delicatessen, bakeries and cake shops.

Submitter offers the following points in the event that a supermarket is built:

Any contract entered into must put the local community first. Community must not be disadvantaged by development itself or through subsequent impact on trading of smaller retailers in Springwood.

Development should be limited to one of the three sites identified in Springwood as over development would impact on village nature of Springwood.

Councillors have suggested that another supermarket would give the local community more choice. Cannot make this argument to support a Coles as there is already a Coles in Winmalee.

Development of a supermarket in Springwood needs to consider potential negative impact on Winmalee.

Submitter expresses the view that she is not against a new supermarket coming to Springwood but is concerned about signage and the subsequent impact on Macquarie Rd. Suggest that if a supermarket goes ahead on the Civic Centre site, the entrance could be off Raymond Rd. Submitter feels signage in this location would not be as in your face.

Submitter suggests developing a supermarket on 'the underutilized parking area at Faulconbridge Station'.

Notes that if 'big chain supermarkets wish to enter into the area, then this should be through private purchase of an existing facility'.

Discussion

The submissions received range across the spectrum from full support for the range of development portrayed in the brochure to total opposition to the introduction of any retail offer on Council’s land.
Support for introduction of a full line supermarket has largely been based upon the perception of high price and limited range of goods on offer currently in Springwood. Some support has also been expressed for sale or lease of public land for the development of a supermarket and other retail.

The opposition to the introduction of a full line supermarket operated by one of the major chains largely based on the perceived threat this may pose to the livelihood of existing small scale businesses in Springwood, and subsequently on the village character of Springwood. Many submissions stated that it was not needed as there is a supermarket in Winmalee.

Opposition of use of public land for development of a supermarket and associated retail was also common. LEP 2005 recognises Springwood as a district centre, capable of supporting a full line supermarket. The development of Coles in Winmalee prior to the adoption of LEP 2005 has skewed the retail hierarchy in this district.

Springwood has two small supermarkets which both operate in rented premises. These premises adjoin public land, the northern carpark and the Civic Centre site respectively.

Planning studies for at least the past two decades identified a low level of retail provision per head of population in the district, with a resulting leakage of trade to centres in Penrith and Emu Plains, and more recently to Winmalee. Primary constraints to growth of the retail offer in Springwood relate generally to the diverse ownership patterns, spread of heritage items, location of major public land holdings and traffic congestion largely the result of constrained access to the town centre.

Evidence suggests that periodic investigations undertaken by different major supermarket chains have been frustrated by the lack of suitable land in Springwood Town Centre. The owners of the existing supermarket sites have also been frustrated in their ability to extend their premises. The major opportunities for redevelopment and growth of the retail provision available involve consolidation of existing developed land, release of public land, or development elsewhere in the district, as occurred with the redevelopment of the local shopping centre in Winmalee. This has threatened the ability of Springwood to function as a district retail centre and effectively dispersed the retail hierarchy of the lower mountains.

This issue is closely aligned with the opposition to sale or lease of public land, and from the responses received it is difficult to separate opinions on both of these issues.

### Funding options

<table>
<thead>
<tr>
<th>Supports: 11</th>
<th>Opposes: 12</th>
<th>Comment: 9</th>
</tr>
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</table>

**Supports**

*Submission 000093 . 002*

Feels that the Civic Centre precinct represents a valuable community asset which should be improved incrementally and funded by Government grants.

*Submission 000080 . 002*

Submitter expresses support for gradual upgrades to existing facilities as funds become available. Also notes that she has no objection to a community funded/ rate increase to facilitate this.

*Submission 000030 . 002*
Submitter feels that Option A is only a viable option if it occurs over time and not to the extent of the proposal. Feels that the upgrade should be funded through grants rather than public private partnerships.

Submission 000092 . 004

Acknowledges that the Civic Centre, Library and neighbourhood centre could use some updating but believes this can be achieved through grant funding and does not need to occur immediately. If the village atmosphere is threatened, submitter would prefer the status quo.

Submission 000065 . 006

Submitter states that if Council goes down the path of redevelopment of civic facilities, she would support the incorporation of offices and accommodation as this would provide income.

Submission 000055 . 004

Submitter feels that Council should not sell its land to any organisation or individual - suggests that a lease of no more than 30 years may be commercially viable.

Submission 000099 . 004

Would support upgrade if it can be entirely funded by Council.

Submission 000099 . 006

Submitter feels grant money should be first funding option, small loan a second choice if it is to be used to fund upgrade.

Submission 000105 . 006

Submitter opposes the sale or lease of public land. Supports the pursuit of grants and low interest loans.

Submission 000059 . 007

Submitter suggests that Council should dispose of the land at the Town Square to make way for a supermarket complex. Does not support a PPP - believes it would be an unnecessary complication.

Submission 000097 . 007

Supports the idea of grant funding.

Supports the idea of grant funding.

Submitter suggests that Council should dispose of the land at the Town Square to make way for a supermarket complex. Does not support a PPP - believes it would be an unnecessary complication.

Submission 000024 . 009

Submitter states that she understands that Springwoods community and cultural facilities need to be improved but feels this should not be funded through the sale of public land.

Submission 000004 . 001

Submitters do not want any development that will lead to an increase in rates.

Submission 000014 . 002

Submitter would not support redevelopment in Springwood if funding was by way of a rates increase.
Submitter states that 'at a time when you [Council] have lost money in ill advised investment, the
time is not right to incur a large debt. Hopes that project wont go ahead until such time as Council
finances are 'in very good shape'.

Submitter notes that affordable housing is a worthy concept, however, claims that sale and rates
will only provide a 'diminutive and brief injection of cash into Council's coffers'.

Believes that any income is negated because of the increased necessity to provide services to any
form of residential development.

Submitter feels that borrowing money to fund development is questionable when Council is
seemingly lacking in financial resources.

Submitter provides comment regarding finance:

Mentions that 'it was noted in the attachments that BMCC is considering levies to finance the
operation', going on to claim that the new development will benefit different groups so 'the idea
of specific cost penalties being placed on Springwood residents is unacceptable'.

States that BMCC has not disclosed the expected grants that will be available for proposals

Submitter feels it would be 'financial folly' for Council to go further into debt.

Feels that development should not occur if it is at the expense of ratepayers.

Submitter feels that any funding should be conservative investment in upgrades to existing
buildings. Suggests that it is inappropriate to fund development through the sale of public land.

Submitter expresses the view that money should not be spent on Springwood if the cost is $15M.
Submission points to the recently proposed special rates variation and suggests that Council
should only go ahead with projects if it has the money to do so.

Submitter expresses the view that Council should not be undertaking costly major projects such
as those proposed in the brochure given the financial situation of Council which has led to a need
for a rates increase. Feels that improvements should occur gradually with grant funding for
assistance.

General Comment

Submitter would like to see upgrades occur gradually and within Councils means. The financial
costs of the proposals worry her.

Submission 000005 . 010
Submitter expresses the opinion that superannuation funds should be invited to participate as a potential source of funding for the proposal.

Submission 000048 . 008
Submitter expresses the view that Option B is highly impractical given Council's financial position and ongoing financial to commitments to the Cultural Centre at Katoomba and Lawson Town Centre. Believes that the concept has the potential to blow out financially.

Submission 000050 . 003
Submitter expresses the opinion that Council cannot afford an expensive upgrade as evidenced by the rate increase.

Submission 000055 . 002
Submitter suggests developing a remote office centre as a way to help fund the project.
This concept is about developing a local facility that provides all the peripheral support services and amenities a central CBD facility provides without the need for individuals to commute to the city on an everyday basis.

Submission 000103 . 004
Funding options should be decided by ratepayers.

Submission 000104 . 002
Submitters notes that they cant afford to pay anymore than they already do [rates].

Submission 000107 . 004
Submitter claims that a rates increase would be required to fund development as Council does not have the finances.

Submission 000058 . 002
Submitter believes Council should retain ownership and control of public assets.

Discussion

The community information brochure touched on a number of funding options that could be pursued by Council. Submissions have expressed varying levels of support for various methods including Government grants, loan, rates increases, public/private partnership, the sale or lease of land and complete funding by Council. However, there is no distinguishable majority of support for any of these options. Opposition to sale of public land or public private partnerships was common (see below).

The capacity of each of these funding approaches to finance development varies. Subsequently, it is likely that a combination of funding options will be required. For a more considered response from the community on these options more information on the possibilities, and the benefits and costs to the Council and community is required.
### Public Private Partnership

<table>
<thead>
<tr>
<th>Supports: 10</th>
<th>Opposes: 23</th>
<th>Comment: 2</th>
</tr>
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</table>

#### Supports

**Submission 000033 . 003**
Submitter feels that it would be great to have a brand new theatre to be used for musical productions, dances, concerts etc. Suggests that if Option B goes ahead, a supermarket and multi-storey car park should be built on the northern car park as this is the centre of town and a more appropriate location than the Civic Centre site. Understands that funding is a major factor and feels that if approval were to be given for a supermarket in return for new facilities, it would be a win win situation.

**Submission 000010 . 001**
Submitter feels that both Options will work well.
Lists the following concerns:
- must be financially possible
- go with Option A if Option B cannot be financed
- also for B: supermarket must be organised prior
- all rentals must not be high risk of being not profitable
- no negotiations for loss of Council property or services to private businesses.

**Submission 001000 . 003**
Submitter is happy to see Council enter into an agreement with the private sector.

**Submission 000075 . 006**
Submitter notes that Council alone cannot afford proposed development and feels that a partnership with a private company must occur.

**Submission 000095 . 003**
Submitter believes Council should consider a joint venture with the private sector to fund new facilities.

**Submission 000032 . 004**
Submitter would like to see a new supermarket in Springwood and is happy to have it funded by an exchange of land for building

**Submission 000071 . 004**
Submitter states that supermarket, retail and residential development will help to pay for new facilities.

**Submission 000102 . 003**
Submitter happy for Council to enter into an agreement with a private company.
Submission 000039 . 004

Submitter expresses the opinion that Council cant afford these projects so is happy to see a public private partnership entered into.

Submission 000046 . 004

Submitter states that 'if a commercial partner is prepared to contribute $16 million plus to cover new facilities, this is my preferred funding option'. Submitter notes that if this was the case, the new facilities would not cost Council anything and there would be economic spin-offs.

Feels that given Councils current financial position, the idea of a loan of this size is probably not prudent.

Submitter also claims that the notion of a grant of this size is laughable.

Opposes

Submission 000085 . 006

Submitter feels that any funding should be conservative investment in upgrades to existing buildings. Suggests that it is inappropriate to fund development through the sale of public land.

Submission 000059 . 007

Submitter suggests that Council should dispose of the land at the Town Square to make way for a supermarket complex. Does not support a PPP - believes it would be an unnecessary complication.

Submission 000105 . 003

Submitter opposed to this option as it can probably only be achieved via the sale or lease of public land to a large supermarket chain.

Submission 000030 . 002

Submitter feels that Option A is only a viable option if it occurs over time and not to the extent of the proposal. Feels that the upgrade should be funded through grants rather than public private partnerships.

Submission 000105 . 002

Submitter notes that an upgrade is preferred - not a tear down and rebuild. Would not support the acceleration of this work funded in a way that gives leverage to large supermarket chain. Prefer Civic Centre to remain separated from commercial.

Submission 000093 . 005

Supports the concept of Option A but would not support its implementation based on a PPP.

Submission 000043 . 003

Submitters do not want 'private developers getting their hands on public assets'.

Submission 000052 . 002

Submitter objects to the sale or lease of public land in Springwood.

Submission 000091 . 006
Understands that there is a need to utilise both public and private funds in the redevelopment. Would not like to see Council bow to any pressure by private funds in how the arrangement works.

Submitter expresses the view that the trading away of Council land to a commercial entity in order to fund rebuilding or refurbishment of Council facilities would not be in the best interests of the existing retail businesses.

Submitter is of the view that no supermarket development should take place on any land owned by Council.

Submitter expresses opposition to private sector development of Council managed land with anchor retailing.

Submitter suggests that Council could best support existing businesses by investments in social and cultural infrastructure rather than through engaging in risky public-private partnerships.

Submitter feels that the use of public land for private partnership is objectionable.

Would only support development if money was obtained through grant funding or a State/Federal government cooperative process. Would not support development if funding is via a PPP or loans.

Submitter states that any development should not involve PPP’s - ‘these are community facilities and should not involve any profit motivated external developers.

Submitter states that she does not want Council to enter into any private public partnership. She believes that if a private company wants to gain access to Springwood, they should have to purchase and develop private land. Submitter doesn’t feel that BMCC can negotiate on an equal footing with a large corporation and achieve an outcome in line with Springwood Community requirements.

Submitters state that they are against any projects that would introduce a full line supermarket. Don’t believe a third supermarket is necessary. Notes that there is a history of supermarket chains entering new markets, offering cheaper prices until local businesses close and then they have a monopoly on the market. Hopes that Council does not ‘sell out’ to large supermarket chains claiming that community land should not be for sale.
Submitter states that it does not seem justified to sell off public land to commercial developers who have a reputation for destroying competition.

Submission 000065 . 003

Does not support PPP to fund civic buildings. Does not agree with sale or lease of community land.

Submission 000099 . 007

Opposes any PPP involving community owned land.

Submission 000040 . 002

Submitter believes the idea of a PPP for any development on private land is repugnant and should be rejected without further question. Is of the view that there is plenty of private land in Springwood that could be used.

Submission 000092 . 001

Submitter believes that private business should not have access to public land in Springwood.

**General Comment**

Submission 000024 . 006

Submitter offers the following points in the event that a supermarket is built:

Any contract entered into must put the local community first. Community must not be disadvantaged by development itself or through subsequent impact on trading of smaller retailers in Springwood.

Development should be limited to one of the three sites identified in Springwood as overdevelopment would impact on village nature of Springwood.

Councillors have suggested that another supermarket would give the local community more choice. Cannot make this argument to support a Coles as there is already a Coles in Winmalee.

Development of a supermarket in Springwood needs to consider potential negative impact on Winmalee.

Submission 000050 . 004

Submitter feels that public private partnerships ‘never seem to provide enough benefit to the public part of the partnership’.

**Discussion**

Opposition to PPP was common. However the use of the term has been fairly generally applied to anything involving private funding. There is potential for PPP to be involved in the tender stage 2 proposals, however the sale or lease of land is not a PPP. A number of submissions stated that the Council was not equipped to negotiate a PPP.

For the Council to consider PPP it would important that expert advice is sought. However even with the current EOI process it has yet to be established if any proposal would involve PPP.
<table>
<thead>
<tr>
<th>Preserving village character / atmosphere</th>
<th>Total: 30</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supports: 3</td>
<td>Opposes: 19</td>
</tr>
</tbody>
</table>

**Supports**

Submission 000091 . 007
Fails to see the 'charm' of the village as it is now. Considers Springwood a dinghy town centre. Notes that there is not single uniting image or feel for the village.

Submission 000046 . 008
Submitter feels that Option B would generate more activity in Macquarie Rd making it a livelier, safer place. Believes that graffiti may be reduced because there are more people around later.

Submission 000026 . 004
Submitter would like to see the village atmosphere of Springwood encouraged with more restaurants and cafes.

**Opposes**

Submission 000084 . 005
Submitter expresses the view that existing supermarkets and specialty shops will suffer economically from the competition of a Woolworths or Coles. Feels that under the planning guidelines of LEP2005, the viability of local small businesses and the village like character of the town to be protected.

Submission 000079 . 003
Submitter does not support a large new supermarket complex noting that this would strangle the current main street businesses and impact on friendly village atmosphere.

Submission 000097 . 005
No supermarkets or franchise businesses that detract from town character.

Submission 000056 . 001
Submitter objects to Option B for the following reasons:
1. It is out of character with the existing town.
2. Overdevelopment
3. Too costly.
4. Destroys the identity of Springwood.
5. Southern car park is needed for car parking.
6. Enclosed car park would be less secure that existing car park.
7. Development unacceptable as it is in a residential area.
8. Springwood Ave could not handle the traffic volume.
9. Would result in a devaluation of residential properties due to a loss of amenity.

10. Reduces possibilities for open air activities

11. Uneconomical to shift facilities from existing location.

12. Use of Civic Centre site for supermarket is unacceptable as it will destroy local businesses.

Submission 000085 . 002

Feels that this option is 'too large for Springwood' - not compatible with the village atmosphere.

Submission 000067 . 001

Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000069 . 001

Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000017 . 001

Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000057 . 001

Submitter does not support the options presented in the brochure. Feels that refurbishment of the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

Submission 000044 . 001

Submitter expresses opposition for both options A and B. Believes the proposals are of such a scale as to destroy the village character of Springwood. Feels that the proposals fail to address the existing traffic issues and could potentially make them worse.

Submission 000014 . 003

Submitter feels that there is a risk of losing the laid back, quaint and unassuming atmosphere of Springwood if redevelopment at the scale proposed was to go ahead. Poses the question: is there some middle ground?

Submission 000110 . 005

Submitter feels that a 'village atmosphere' exists as a result of the small scale of existing businesses along with the regular contact of customers and business owners and resultant relationships that form.

Submission 000040 . 001

Submitter expresses concern over the 'likelihood of loss of the town’s character if the
redevelopment includes use of the southern car park or large development on the current Civic Centre site'. Feels that the sensible option would be to upgrade present facilities where needed.

Submitter believes the library is big enough and that the Civic Centre could have some improvement as long as it remains as big and fixed seating does not restrict space in front of the stage and preclude orchestras etc.

Submission 000019 . 003

Submitter feels that Springwood is a lovely place because of its uniqueness - stating that we don’t want a Rouse Hill or to loose this precinct for community activities'

Submission 000049 . 005

Submitter feels that retail shopping in Options A and B will threaten strip shopping arrangement which will in turn threaten character of Springwood.

Submission 000052 . 004

Submitter objects to any major development in Springwood, claiming that development proposed in the information brochure would damage the character and heritage of Springwood.

Submission 000065 . 002

Believes a major new development would destroy existing character of Springwood.

Submission 000090 . 001

Submitter states that the Springwood Town Centre should retain its community feel and not be impacted by large retail interests. Enjoys the shopping experience in Springwood and the opportunity to shop at small individual shops. Contrary to the opinions of some Councillors, submitter states that Springwood does not need rejuvenating.

Submission 000047 . 002

Submitter feels that the character of Springwood would be overwhelmed.

General Comment

Submission 000092 . 004

Acknowledges that the Civic Centre, Library and neighbourhood centre could use some updating but believes this can be achieved through grant funding and does not need to occur immediately. If the village atmosphere is threatened, submitter would prefer the status quo.

Submission 000041 . 001

Submitter expresses the opinion that facilities should be upgraded slowly over time in a way which does not compromise the character of the town.

Submission 000073 . 003

Submitter notes that the town has a pleasant and welcoming atmosphere that needs to be considered.

Submission 000077 . 005

Submitter states that the current character of Springwood must be preserved. Submitter notes that as a resident, he does not want to attract outside customers to Springwood - people who
want Coles can go to Winmalee.

Submission 

Submitter wants to see the village size and atmosphere retained in Springwood.

Submission 

Submitter rejects claims that Springwood is in need of rejuvenation. Feels that Springwood is vibrant, bustling and unique and should not be impacted on by a large corporate retail and residential presence.

Submission 

Submitter values the culture and atmosphere the village promotes and is concerned that this might be destroyed.

Submission 

Submitter feels that preserving the village nature of Springwood must be at the forefront of thinking when considering changes to existing facilities.

Discussion

Submissions have supported retention of the village character and relaxed atmosphere of Springwood needs to be retained and should not be threatened by development that is out of character with the village. Some submissions have expressed concern over the damage to village character that might be sustained if concepts described in the brochure were to come to fruition, while others feel that the proposals will enhance vibrancy of the town centre and contribute to atmosphere.

The concepts have been designed to contribute to the village character of Springwood by creating a sense of place through attractive and liveable public spaces. Both proposals endeavour to enhance existing public spaces and strengthen the main street pattern through designs that will encourage a mix of activities. In both options, these public spaces are integrated with public facilities such as the library, community services such as the neighbourhood centre and community dining room, and theatre. By incorporating residential and café/restaurant elements into the design, hours of community activity in these areas will be greater and security will improve due to increased public surveillance.

The precinct controls for Springwood town centre detailed in Blue Mountains LEP 2005 encourages building designs that are consistent or compatible with the scale and architectural character of existing buildings. In this regard, any formal development proposal will be required to fit consistently or compatibly into the existing fabric of Springwood without overwhelming town character. It is considered that the concepts presented adhered to these criteria.

It should be realised that the illustrations shown in the brochure are early spatial concepts, developed with a clear purpose to communicate broad options only. Any detailed design would be subject to a rigorous design and assessment process to ensure that development complements existing character, and conforms to the requirements of LEP 2005.
Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter objects to Option B for the following reasons:
1. It is out of character with the existing town.
2. Overdevelopment
3. Too costly.
4. Destroys the identity of Springwood.
5. Southern car park is needed for car parking.
6. Enclosed car park would be less secure that existing car park.
7. Development unacceptable as it is in a residential area.
8. Springwood Ave could not handle the traffic volume.
9. Would result in a devaluation of residential properties due to a loss of amenity.
10. Reduces possibilities for open air activities
11. Uneconomical to shift facilities from existing location.
12. Use of Civic Centre site for supermarket is unacceptable as it will destroy local businesses.

Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Feels that civic facilities should remain on the existing site where it does not encourage traffic into the town and where future expansion can be accommodated.

Submitter does not support the options presented in the brochure. Submitter feels that
refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000057 . 001
Submitter does not support the options presented in the brochure. Feels that refurbishment of the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

Submission 000044 . 001
Submitter expresses opposition for both options A and B. Believes the proposals are of such a scale as to destroy the village character of Springwood. Feels that the proposals fail to address the existing traffic issues and could potentially make them worse.

Submission 000043 . 002
Submitter feels that Springwood cannot cope with extra traffic.

Submission 000048 . 011
Submitter claims that a combination of additional car and large delivery truck movements would put pressure on the narrow road network, affect resident amenity and jeopardise the safety of children attending the Early Childhood centre in Raymond Rd. Notes that congestion is already evident and would be exacerbated if development were to occur.

Submission 000049 . 006
Submitter feels that options will greatly add to congestion on local roads.

Submission 000050 . 006
Submitter feels that traffic movement around town is already a problem.

Submission 000026 . 003
Submitter feels that the proposals will result in an increase in traffic and that Springwood is already very busy at times.

Submission 000073 . 001
Submitter explains that Options A and B would lead to an increase in both general and heavy traffic into and throughout the Springwood business district.

Submission 000082 . 001
Submitter expresses the view that Council should not proceed with either proposal while the traffic and access problems remain.

Submission 000083 . 005
Submitter feels a shopping complex would contribute to traffic flow within the township - notes that Council has not addressed this issue in any option or during community discussion.

Submission 000086 . 006
Submitter claims that 'it is madness developing a bigger Springwood when we cant cope with
traffic as it is'.

**Submission 000090 . 002**

Truck and car movements would increase with the introduction of a shopping centre. Access of the highway is already dangerous.

**Submission 000107 . 005**

Submitter claims that the biggest issue in Springwood is the traffic problem – most notably, the congestion that occurs on the main street outside of the post office.

**Submission 000052 . 003**

Submitter does not support any major development or rebuilding in Springwood, suggesting that such development would cause traffic chaos and drive shoppers away from Springwood.

**General Comment**

**Decision 000110 . 004**

Submitter expresses the opinion that inadequate attention has been paid to date to the major impacts on traffic in Springwood that any major commercial development would have.

**Submission 000003 . 001**

Submitter expresses the opinion that any upgrade needs to alleviate current traffic

**Submission 000012 . 002**

Submitter notes that Coles in Winmalee 'now attracts a massive increase in traffic compared to when it was BiLo'.

**Submission 000047 . 003**

Submitter claims that the options presented don’t make sense in that they make no mention of supermarket locations or traffic flow.

**Submission 000059 . 005**

Submitter expresses the view that there is a traffic problem in Springwood. Explains that there are issues accessing Springwood from the Highway from the east.

Makes comment on the intersection at Macquarie/Hawkesbury Rds - suggests that it would be advantageous if Hawkesbury Rd was continued south, to swing around and line up with David Rd West.

Feels that as an urgent matter for consideration Raymond Rd should be modified by way of; removing the six car parking spaces on the western side, providing a footpath on the eastern side and widening the road.

**Submission 000089 . 002**

Suggests sorting out the traffic problem first and integrating this with plans for new infrastructure.

**Submission 000092 . 006**

Feels that traffic would resemble the rest of Sydney with overdevelopment on public land in Springwood.
Submitter feels that traffic in and around Springwood is a major concern and any proposed changes to existing facilities need to incorporate traffic management planning.

Traffic flow and parking needs to be addressed before any significant increase in commercial traffic.

Submitter feels the main issue is traffic flow and access - suggests that access to the Springwood could be provided via a network of ramps that straddle the railway line at the northern car park.

Submitter feels that it is very important to provide direct access to Hawkesbury Rd from the highway for westbound traffic in order to address the congestion. Believes this is more important than a Civic Centre upgrade.

**Discussion**

Traffic congestion and the capacity of the streets in Springwood to accept an increase in traffic was a common issue raised. The issues raised in the Traffic studies previously undertaken were discounted in most submissions. There is a general perception that any upgrade of facilities or increase in retail floor space would lead to intolerable increase in traffic generation. The constraints imposed on traffic circulation by the existing bottlenecks at the access/ egress points to the Great Western Highway are difficult and expensive to alleviate,. The RTA has recently ibnedicated that they have no plans to address these issues and point to higher priorities with townships closer to Sydney along the major arterial roads which are experiencing greater congestion.

Traffic congestion is a current problem during peak hours, and the solution is not readily apparent. However the traffic impact would need to be assessed with any detailed design, and local measures to improve circulation investigated. Further traffic impact studies would be required for any detailed investigation of new facilities or increased retail or housing in the Springwood Town centre..

<table>
<thead>
<tr>
<th>Parking</th>
<th>Supports: 0</th>
<th>Opposes: 7</th>
<th>Comment: 7</th>
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</table>

**Opposes**

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.
Submitter objects to Option B for the following reasons:

1. It is out of character with the existing town.
2. Overdevelopment
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4. Destroys the identity of Springwood.
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10. Reduces possibilities for open air activities
11. Uneconomical to shift facilities from existing location.
12. Use of Civic Centre site for supermarket is unacceptable as it will destroy local businesses.

Submitter does not want a tiered car park that will attract graffiti and vandalism.

Claims that parking is currently at a premium and will be made worse if proposed developments proceed.

Submitter feels that multi-storey car parks are menacing areas and any development off this type along David Rd and Springwood Ave will destroy amenity.

Claims that parking would need to be almost doubled to cope with supermarket. Feels that underground or multi storey parking is ridiculous. Believes that the view of buildings from the street needs to remain low profile.

General Comment

Submitter expresses the view that should redevelopment take place, Option A would be preferred. Submitter feels that Springwood needs all the car park space it has and states that it would be good to have everything in one area.

Submitter feels that car parking is a problem in Springwood that needs urgent attention.
Submitter expresses the opinion that any upgrade needs to alleviate current parking problems.

Submission 000019 . 007

Submitter expresses the view that the parking areas work wonderfully well as they are.

Submission 000026 . 001

Submitter notes that the brochure did not specify how many additional parking spaces would be available.

Submission 000046 . 005

Better parking - Option B and Woolworths plan provides about 200 extra spaces.

Submission 000048 . 006

Submitter states that it 'seems impossible' that parking requirements can be met without excavation.

Discussion

Submissions indicate that there is a general concern that any major development within the Springwood Town Centre will result in a lack of parking opportunities. There is also a suggestion that parking is already at a premium. Studies to date indicate that Springwood Town Centre generally enjoys a high level of accessibility for vehicles; however, parking provision in the town centre approaches capacity during peak periods. Any development will need to satisfy the parking provisions of the relevant planning instruments.

Some submissions have expressed opposition to the two storey parking facility proposed in Option B. This opposition is based on the opinion that such a structure will encourage graffiti and vandalism and will impact on the amenity of Springwood Avenue. While it is acknowledged a structure of this size may seem imposing from Springwood Avenue, it must be understood that this is an inherent design hurdle when developing on sloping land. It is also worth noting that the structure at Springwood Avenue meets the maximum building height standard of 12 metres prescribed in LEP2005, and shadow projection would be within permitted range. As illustrated in the brochure, a structure of this nature will incorporate design and architectural elements that ‘break up’ the monotony of the structure and help to achieve consistency and a level of harmony with the streetscape. The area will also be landscaped to reduce visual impact.

If plans to redevelop in Springwood go ahead, detailed plans will be required to identify car parking and floor space specifications in accordance with the relevant planning instruments.

There is likely to be a need for excavation to accommodate the number of parking spaces required under the relevant planning instruments. Given the topography of the identified sites, and Springwood in general, excavation is largely unavoidable.

Studies have demonstrated that Springwood is generally well served in terms of vehicular parking. Existing parking facilities approach capacity during peak periods. It is acknowledged that major development has the potential to increase or at least alter the demand for parking in the town centre. Parking will need to be provided in accordance with relevant planning instruments. Parking facilities such as those proposed in Options A and B are likely to attract a degree of graffiti and vandalism; however, anti-social behaviour can be deterred through activation of public spaces and appropriate
design.

<table>
<thead>
<tr>
<th>Views from the Macquarie Rd / Town Square</th>
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<tbody>
<tr>
<td><strong>Supports:</strong> 0</td>
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</table>

**Opposes**

- **Submission** 000041 . 002
  
  Submitter ‘rejects outright proposed option B’ as it would change the nature of the main street dramatically and reduce views to the mountains.

- **Submission** 000030 . 003
  
  Submitter feels that Option B should not go ahead. States that the view from the town square should not be developed out.

- **Submission** 000070 . 005
  
  Submitter feels option B would obliterate the views of the Mountains from the town square.

- **Submission** 000086 . 003
  
  Submitter feels any reduction of the southern view from Macquarie Rd is unacceptable.

- **Submission** 000049 . 004
  
  Submitters express the opinion that if option B goes ahead, views from the Town Square are likely to be lost.

**General Comment**

- **Submission** 000003 . 004
  
  Submitter expresses opinion that any development has to maintain the view that shoppers get from the village square.

- **Submission** 000005 . 006
  
  Submitter would like to see a design that enables greater access to the views south of Macquarie St.

- **Submission** 000019 . 006
  
  Submitter expresses the opinion that the wide view from Macquarie Rd should be maintained.

- **Submission** 000029 . 003
  
  Submitter does not want view from Springwood to be obstructed - particularly views from the town square.

- **Submission** 000066 . 004
  
  Submitter feels is would be a disaster if the view over the southern car park was interfered with.

**Discussion**
Submitters have expressed their desire to maintain the views from Macquarie Rd, and in particular, from Macquarie Road and the Town Square. The importance of these views is reflected in the Precinct Objectives for Springwood Town Centre in Blue Mountains LEP 2005 where it is specified that buildings heights are to be controlled so as to maintain existing National Park vistas from public places.

As such, any development on the southern car park should seek to maintain views. The concept designs for Option B endeavour to enhance the existing views by maintaining sight lines from Macquarie Road and frame the views through an extension of the public courtyard through to the Springwood Avenue frontage. The concept incorporates design features such as large windows which seek to maximise views from public facilities. The design seeks to provide users of these facilities and spaces with a set of 'experiences' where the views and vistas can be appreciated from different angles and levels in different contexts.

If development were to occur on the southern car park site, consideration would be given to design elements so that natural light is utilised and encouraged and overshadowing does not impact on the amenity of adjacent buildings and public spaces. Submissions have reiterated the importance of the views from Macquarie Rd in contributing to the atmosphere and character of Springwood. Current planning instruments protect these views by way of precinct and development controls. The Options presented sought to meet these controls. However it is noted that a number of submissions objected to views framing or restriction of open views.

### Height / Scale / Setbacks / Other design elements

<table>
<thead>
<tr>
<th>Supports: 0</th>
<th>Opposes: 1</th>
<th>Comment: 0</th>
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</table>

**Oppose**

**Submission** 000048.004

Submitter feels that the height of Option B - as proposed in the concept drawings - would lead to loss of light and excessive overshadowing of existing buildings. Believes that a tunnel effect would be created where now exists an 'open panorama' of the National Park enjoyed from Macquarie Rd.

### Discussion

Submissions have indicated that there is concern over scale and bulk of proposals. Options presented conform to requirements of LEP 2005 relating to height and overshadowing. Similarly, any future designs will be required to meet the same provisions. Any detailed design would be required to conform to the requirements of LEP 2005 regarding height and overshadowing. The maximum height is 12 metres, and shadows in mid winter would extend to the edge of the road pavement only.
Submitter objects to any major development in Springwood, claiming that development proposed in the information brochure would damage the character and heritage of Springwood.

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

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Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submitter does not support the options presented in the brochure. Feels that refurbishment of
the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

**General Comment**

Submission 000073 . 004

Submitter comments that the Civic Centre building was originally designated as a War Memorial Hall. Poses the question: is BMCC ready to overlook the historical value of the present building?

**Discussion**

The concepts were prepared to conform to heritage advice. As both the Civic Centre site and the Southern car park have heritage protections this is an important consideration in the design of any upgrade or new buildings. No submission provides any details as to what does not conform to heritage requirements. This area of objection appears to be based upon perceptions rather than substantiated with evidence.

Any detailed design would need to conform to heritage requirements of LEP 2005 for both the Southern car park and the Civic Centre site.

**Sustainable Design / Environmental Concerns**

<table>
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<th>Supports: 1</th>
<th>Opposes: 14</th>
<th>Comment: 1</th>
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</table>

**Supports**

Submission 000036 . 003

Submitter likes the sustainable design.

**Opposes**

Submission 000067 . 002

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000069 . 002

Submitter strongly objects to Option B as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000048 . 002

Submitters state that Option B does not meet the economic, environmental, heritage or sustainable requirements of LEP2005. Submitters particularly quote Part 9 Division 1 of Schedule 1 of the LEP. This part of the LEP relates to desired future character.

Submission 000067 . 001

Submitter strongly objects to Option A as it does not adequately address the heritage,
environmental constraints or character of the area, nor traffic problems.

Submission 000069 . 001
Submitter strongly objects to Option A as it does not adequately address the heritage, environmental constraints or character of the area, nor traffic problems.

Submission 000018 . 001
Submitter feels that the options presented by Council are unrepresentative of community needs and wants and has the capacity to grossly overdevelop and have detrimental effects on what is already steeply sloping and environmentally sensitive land.

Submission 000017 . 001
Submitter does not support the options presented in the brochure. Submitter feels that refurbishment or upgrade of the current facilities would be a better option as the concepts do not address adequately heritage or environmental constraints nor the character of the area or traffic which is already a problem.

Submission 000057 . 001
Submitter does not support the options presented in the brochure. Feels that refurbishment of the current facilities would 'embody the current planning for LEP2005'. Claims that the concepts do not address adequately the heritage, environmental constraints or character of the area nor traffic problems.

Submission 000097 . 002
Submitter states that Council should keep what is useful and don’t simply destroy. Believes it makes more sense to be sustainable by keeping most existing structures.

Submission 000048 . 003
Submitters feel that Option B is a 'gross overdevelopment' of land that has been recognised as steeply sloping and constrained. Submitters believe that given the close proximity of the southern car park to Fairy Dell and the National Park, any concentrated development would lead to environmental damage and have an impact on water quality.

Submission also claims that environmental degradation would occur from the concentration of car and truck movements, and rubbish generated on site.

Submission 000048 . 009
Submitter expresses the view that it would be more environmentally sustainable to reuse and refurbish the existing buildings in the Civic Centre precinct. Makes the argument that the embodied energy of the existing buildings would be saved making reuse more environmentally sustainable than demolition and new construction.

Submission 000053 . 008
Submitter claims that ‘long term value benefits’ of sustainable development are outweighed by the ‘short term cost benefit of the cheaper initial cost.’

Submission 000066 . 002
Submitter feels that it would be most sustainable to refurbish, recycle and reuse the existing
facilities.

**Submission 000084 . 007**

Submitter suggests that Council should be mindful that it is more environmentally sustainable to reuse existing buildings than have new materials produced.

**General Comment**

**Submission 000097 . 004**

Suggests constructing a sustainable multi purpose cultural precinct:

1. all work to be completed using environmentally sustainable materials.
2. facilities to have energy saving construction (double glazing, solar panels)
3. energy saving appliances (globes, plumbing)
4. water wise landscaping
5. source local employers
6. adequate facilities for elderly/disabled.

**Discussion**

Some submissions have expressed concern over the potential impact on the local environment if major development occurred in the Springwood. These submissions have also identified that the land on which development is proposed is environmentally constrained. In terms of storm water runoff and management of overland flow, this project presents itself as an opportunity to improve the present situation. Currently, the majority of both the Civic Centre and southern car park sites are sealed surfaces that do not allow for permeation of water, directing flow overland an to the low points of Springwood Ave and David Rd. Development of this site could incorporate water harvesting technology to reduce stormwater runoff. Slope is another environmental constraint of the site of each site, however the slope is not of a grade that negates development.

Submissions have also made mention that there is a wealth of evidence to suggest that the embodied energy of existing buildings makes it a more sustainable option to upgrade and refurbish rather than build new. This argument gives weight to Option A where the proposal is to upgrade existing facilities. There is also reason to believe that if new facilities which incorporate sustainable design and operation are constructed, the difference in initial capital output will pay itself off over time. There is a balance between operational costs, initial capital and sustainable outcomes that must be considered as part of the decision making process in order to inform the way forward

Submissions have expressed concern over damage to environmentally sensitive land. The fact that identified sites are environmentally constrained does not negate development on these sites. It is, however, essential that designs consider, and are sympathetic to these constraints.

It is also necessary to consider such factors as embodied energy of existing buildings when weighing up the most economic and sustainable options.
The planning process

<table>
<thead>
<tr>
<th>Supports: 0</th>
<th>Opposes: 6</th>
<th>Comment: 3</th>
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</table>

**Opposes**

**Submission** 000020 . 005

Submitter feels that the Springwood Town Centre project demonstrates a 'limited process to develop public land with limited focus on the car parks and Civic Centre only. It has everything to do with developing a supermarket complex on Council land'.

**Submission** 000024 . 004

Submitter expresses the opinion that 'ward 3 residents have been mislead by Council regarding its' activities in seeking expressions of interest from the three Groups'. Feels that the plans in the brochure suggest that the 'Groups have progressed to the point that they are assuming that they will gain entry to Springwood and its only a matter of which will be chosen'

**Submission** 000074 . 001

Submitter feels that Council is showing a 'disregard for community spirit' in proceeding with plans that have been met with opposition by the community.

**Submission** 000053 . 001

Submitter feels that the expressions of interest process is flawed and should be stopped.

**Submission** 000058 . 001

Submitter opposes 'methods and process and outcomes of the long running campaign by BMCC to reshape Springwood Village into an unrecognisable, culturally benign town centre'.

**Submission** 000005 . 004

Submitter expresses the view that the proposals have been developed out of unsatisfactory planning policy as the supermarket element has arisen from vested interests responding to an invitation to tender in Nov 07.

**General Comment**

**Submission** 000058 . 003

Submitter expresses the view that Council should represent the local community - 'crystallise the voiced needs and concerns into actions that define our community and preserve our long term sustainability and democracy'. Feels that Council should 'embark on a real program to deliver services and facilities that the community needs and get over the desire to get into risky commercial partnerships'. Suggest that BMCC take a step back and understand that there are more sensible, practical alternatives.

**Submission** 000058 . 004

Submitter suggests that Council should prepare a plan which considers cost/time/resources to undertake sustainable maintenance of Springwood facilities, noting that this should occur over the next 5-10 years.
Submitter feels that no reasonable discussion can be had until a detailed proposal is put forward which involves input from private money.

### Discussion

The objections are noted. The planning process proposed by the Council does include provision of information and further community consultation. For any further progression of the upgrade of community facilities a detailed business plan and funding program would be required. An inclusive and well communicated planning process is important to gain community support as and when the Council proceeds with planning for improvements to community and cultural facilities in Springwood.

<table>
<thead>
<tr>
<th>The consultation process</th>
<th>Total: 24</th>
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</thead>
<tbody>
<tr>
<td>Supports: 2</td>
<td>Opposes: 18</td>
</tr>
</tbody>
</table>

#### Supports

**Submission** 000053 . 007

Submitter welcomes bluemountianshaveyoursay forum as a medium for public consultation.

**Submission** 000005 . 007

Submitter supports the 'needed facilities' part of the community information brochure though states that he is not comfortable with the inconsistencies between 'current standards' and 'sustainable buildings'.

#### Opposes

**Submission** 000028 . 001

Submitter feels that the brochure is deceptive and its purpose is to hide the true intention of Council 'which is to start the Parramattaisation of Springwood' by introducing multi-level unit dwellings and large commercial enterprises in the town centre and to sell current sound facilities to a supermarket.

Notes that the deceptive information in the brochure was reinforced by the telephone survey where he was asked about option C after expressing his dissatisfaction with both options in the brochure. Option C being the staged upgrade of facilities over a 20 year period.

Submitters concern is that residents will be polled on these options without knowing all of the options available.

Requests that the mayor 'correct the flawed situation'.

**Submission** 000024 . 002

Submitter feels that the wording of the brochure, the graphics used and the information on the website suggests that 'it is only a matter of deciding where and what we are willing to accept as a community, based on the assumption that a public private partnership is going to happen'.

Submitter feels that this is inconsistent with what was said by Councillors McLaren and Myles at a community meeting in 2008 who stated that there are other options. Feels that other [funding]
options were not discussed in the brochure.

Submission 000005 . 002

Submitter is concerned that 'the whole concept assumes the presence of a large supermarket'. Claiming that this 'betrays a lack of commercial awareness for the existing Springwood Centre, in that the existing supermarkets and other small businesses will be compromised'.

Submitter feels that the options are limited and that the community should be able to comment on proposals that do not involve additional supermarket space.

Submission 000047 . 004

Submitter believes the survey was poorly worded and included questions that the answer of yes or no could be taken as positive to Council wishes.

Submission 000050 . 002

Submitter feels that it is not 'open and transparent to limit the options residents are given'.

Submission 000064 . 001

Feels that the 'omission by the Council to link the public discussion with the ramifications of introducing the big supermarket is very deceptive'.

Submission 000065 . 007

Submitter found that the concepts presented in the brochure were inadequately explained. Notes that the drawings on page 5 are confusing as they do not seem to be directly associated with Option A or B. Also notes that Option C isn’t explained well in the brochure which prompts the question - why is option A and C mutually exclusive?

Submission 000083 . 001

Submitter believes a survey should have been included in the information pack and is suspicious of the consultation process in light of this oversight.

Submission 000086 . 001

Asks why the concept drawings in the brochure do not show a shopping centre. Feels the brochure is 'curious and deceptive'.

Submission 000092 . 007

Submitter feels that the residents should have been asked if they wanted to engage in any PPP before this process was engaged in.

Submission 000105 . 007

Submitter feels that the method of presenting a plan which has only 2 options is a skewed and biased method which does not truthfully assess the needs and feelings of the community.

Submission 000084 . 001

Questions why Council is asking residents to choose between two options both which incorporate a supermarket when the community has indicated a lack of support for this proposal.

Submission 000054 . 001

Submitter finds it distressing that all the options were not presented to residents, making
reference to the SOS Option C.

Submission 000062 . 002

Notes that the phone survey alludes to Option C which is not included in the brochure. Feels that Option C is more acceptable for a large majority of the community.

Submission 000067 . 003

Submitter states that it is regrettable that Option C was not presented in the brochure as any responses based solely on Options A or B have little relevance.

Submission 000069 . 003

Submitter states that it is regrettable that Option C was not presented in the brochure as any responses based solely on Options A or B have little relevance.

Submission 000080 . 001

Submitter feels that the brochure presents an unfair Council bias against the third option.

Submission 000086 . 007

Submitter states that by omitting Option C from the brochure, results of the survey will be inconclusive.

General Comment

Submission 000047 . 003

Submitter claims that the options presented don’t make sense in that they make no mention of supermarket locations or traffic flow.

Submission 000019 . 005

Submitter comments that 'the people have for decades told Council what they value' and that 'this is filed in all the reports on the shelves of Council'.

Submission 000053 . 005

Submitter makes the following observations on the survey:

1. Feels there should have been a question to identify how satisfied the person is in regard to options presented.
2. Feels there should have been a question rating preference for new or refurbished facilities.
3. Feels there should have been a question on preferred site for Option B.
4. Feels that it is misleading to ask a question about 'variations' as the brochure did not specifically describe variations to options A and B.
5. Information package does not include information on Option C raised in the survey.
6. Information package does not provide detail on funding options referenced in the survey.

Feels that due to the political nature of the Springwood project, survey results will have little value.

Submission 000062 . 001

Submitter feels that contrary to what was said at a public meeting in March, Faulconbridge
residents have not been invited to participate in the discussion group held at the Civic Centre on Saturday 22/5/10.

**Discussion**

One submitter has applauded Council's decision to consult via the ‘bluemountainhaveyoursay’ forum. *This medium has generally been a success in terms of managing submissions, communicating information, allowing for simple community input, and data analysis.* One submission expresses satisfaction with the needs analysis document though questions inconsistencies between references to sustainable design and current standards in consultation material. *While there can be no compromise in meeting current building standards in new development, it is ideal and consistent with Councils objectives to endeavour for the most sustainable construction where feasible.*

1. The Brochure:

There is a number of complex concepts and large amount of information to be communicated in order for members of the community to be able to develop an informed opinion on the broad options available for upgrade of community and cultural facilities, and the priorities for attention. The concepts appear to have been generally well understood. However a number of submissions identify either that the brochures are too complex to understand OR do not have enough detailed information. Further information displayed over the website and in the Library and Council office does appear to have been followed up by many of the people who have made submissions.

A number of submissions have expressed the view the brochure is deceptive in its presentation as there is no mention of ‘Option C’ and plans for a shopping centre have not been incorporated into the design. ‘Option C’ potentially represents a range of approaches which have been detailed in the community information brochure. Discussion regarding ‘Option C’ can be found under ‘Option C’ earlier in the document. The purpose of the brochure was to consult the community on options for upgrade of community and cultural facilities. The brochure contained information relating to the funding of these facilities which entailed, among other things, the possible occupation of Council land by a full-line supermarket. Detailed proposals for a retail premises have not been sought by Council and as such, have not been incorporated into the proposals.

A number of submissions state that consultation has not been transparent and the planning process has been flawed. Most notably, many feel that the consultation process has been undermined by the omission of a detailed supermarket proposal. There is an understanding amongst some submitters that major facility upgrades cannot be realised without funding from the sale or lease of community land to a supermarket. Subsequently, some have expressed the view that consultation on options for community facility upgrades should be held concurrently with consultation regarding the take up of Council land by a supermarket.

The proposals identified in the brochure have been developed with consideration given to community needs and site constraints. It is also acknowledged in the brochure that there are a number of alternative approaches that could be taken in order to provide improved community facilities. In this regard, it is considered that the information provided during the consultation process has been transparent.
**Supporting research**

| Supports: 0 | Opposes: 1 | Comment: 0 |

**Opposes**

**Submission** 000053 . 006

Submitter feels the needs analysis report is very poor as it does not provide details on future needs or business cases for the needs.

**Discussion**

The needs analysis report considered demographic trends and current and future demands of facilities over the next 15 to 20 years in formulating recommendations. Design criteria used for development of the concepts included provision of improved facilities based on demand and anticipated user trends. Consultants engaged to undertake background studies for this project have provided reports based on research and consultation carried out in accordance with standard methodologies.

**Other matters**

| Supports: 0 | Opposes: 0 | Comment: 21 |

**General Comment**

**Submission** 000091 . 009

Feels that the people strongly opposed to any changes in Springwood have made it difficult for others to have any real discussion or debate. Notes that ‘as soon as a person states that they think some development might be okay, they are shut down’. Mentions that a number of people have spoken to her and have indicated that they are in favour of a development but wont say it publicly. Has found some of the SOS people quite intimidating.

**Response**

The need for open community discussion and debate is important in this particular project, and endeavours have been taken to support this.

**Submission** 000002 . 003

Submitter asks if Council ‘could move the resource centre to the old Lawson Tip site when it is remediated, then put the Lawson Road land up for sale?’

**Response**


This area is not zoned appropriately for retail development. It is not close to public transport and would experience similar issues with access to Hawkesbury Road as the town centre.

**Submission 000043 . 004**

Submitter suggests that the use of the 3 school halls in the area could be explored.

**Response**

The out of hours use of school halls does offer many opportunities especially for those flat floor uses not requiring location in the town centre. An inventory of facilities across the city prepared by the Council was one resource considered in the investigation of community needs.

**Submission 000054 . 006**

Submitter would like a new footpath and pedestrian crossing on the school side of Burns Rd from Macquarie Rd.

**Response**

This is outside of the considerations of this project, but has been communicated to the relevant section of the council.

**Submission 000068 . 001**

Submitter feels that there is an apparent conflict relating to the future use of the northern car park. The submitter references an article from the Nepean Times dated 26th August 1953 which notes that Council acquired the land from the Department of Education subject to the condition that the area at no time would be used for commercial purposes.

**Response**

The proposed negotiations reported in the Nepean Times did not proceed and the Council later acquired land on the Northern car park under quite different conditions. The former scout hall site for example was acquired on the condition that the Council zoned the land to permit commercial uses.

**Submission 000084 . 008**

Submitter feels that the classification of the Civic Centre site as operational land is erroneous and should be changed to community land. Also suggests that this land should be dually classified as a General Community Use/ Area of Cultural Significance.

**Response**

The classification of this land in 1994 has been investigated and is shown to be valid under the
requirements of the Local Government Act 1993.

Submission 000005 . 003
Submitter suggests rezoning land on the southern side of Macquarie Rd between the Baptist Church and the Public School to allow commercial development as it would bring more employment than a supermarket and trading value would remain in the local economy.

Response
It is considered that this would not improve the viability of the town centre..

Submission 000006 . 001
Submitter requests that Springwood Community and Cultural Facilities upgrade include: a McDonalds Restaurant, a KFC Restaurant, a large fish market and a hardware store.
Submitter was previously a resident of Blacktown City Council and feels inconvenienced at not having the same facilities available.

Response
This is noted however the Council does not control the entry of different retailers to the town centre, and all need to conform to the requirements of LEP 2005.

Submission 000012 . 003
Submitter expresses the view that Council are missing the opportunity to encourage development of an environmentally friendly local shop that encourages environmentally friendly shopping.

Response
This is noted.

Submission 000016 . 004
Submitter comments that while Springwood is a unique mountains village that has a wonderful heritage, it is currently a place that does not harness the energy, life, community spirit and pedestrian traffic that passes through it everyday. By providing the community with a number of contemporary, efficient, intelligent services and marrying those with places that promote relaxation, creativity, street activity, and lovely, unpredictable encounters that happen in a small town, Springwood will continue to thrive as those who live there prosper from a new energy and revitalisation.

Response
Noted.
Submission 000020 . 006
Submitter feels that the disruption caused during construction of buildings will impact on the retail viability of local shopkeepers who are already paying exorbitantly high rates.

Submission 000029 . 005
Submitter states that local businesses are sure to lose business both during construction and on completion. Feels that people are likely to try and avoid Springwood altogether wherever possible.

Response
The disruption caused by building work in the town centre would be controlled through the development assessment process. However this is a serious matter for consideration in any decision on a preferred way forward.

Submission 000024 . 005
Submitter expresses the opinion that money has been wasted on the process to this point which could have been used to upgrade Springwood's Library and Civic Centre. Notes that Councils website details that over $100,000 has been spend on the site.

Response
The majority of work undertaken to date would be necessary to support any investigation of upgrade of community and cultural facilities.

Submission 000024 . 007
Submitter provides the following comments related to development controls:

No mall type development. Submitter feels that a mall type development would draw retailers towards the development and result in a loss of vibrancy on Macquarie Rd.

No buildings higher than 2 storeys on Macquarie Rd. Tall buildings would impact on the village atmosphere, overshadow Macquarie Rd and impact negatively on visual amenity.

No signage declaring the presence of the new supermarket as this would impact on visual amenity.

No removal of trees or established gardens from Macquarie Rd. More plantings recommended to screen development.

Vehicular access from the highway and to any development would have to be improved and costs carried by developers.

Noise and visual pollution must be considered keeping in mind residents in surrounding streets and increase in delivery vehicles.

Car parks to be at the back of any development and well screened by vegetation.

No alcohol retailer. Springwood has enough.
No dominating development. Don’t want a Winmalee/Spires type development in Springwood.

Submitter raises concern over references to 'linked convenient car parking' and 'enhanced pedestrian links'. Feels that any kind of tunnel would be totally unacceptable.

No residential space in Springwood as this would only add to the size of the development.

Response

The current development controls do address these requirements.

Submission 000031 . 002

Submitter asks 'why has the library recently been closed for a week to be upgraded if the next move is to knock it down?' Submitter advises Council to treat the money as if it was your own.

Response

Regular and maintenance and upgrades to existing facilities are undertaken to maintain the currency and condition of the Library. Directing money away from such maintenance work on the basis of potential major upgrades is not good management practice. At this stage, project extent is yet to be defined and subsequently timeframes for delivery are unknown.

Submission 000046 . 007

Submitter notes that a modern theatre will attract more performances to Springwood.

Response

Ideally, the establishment of new or upgraded facilities will increase the capacity of Springwood to attract more and a broader range of performances. The size and standard of theatre need to be appropriate for the local context including size of audience and production, and affordable for local groups to use.

Submission 000050 . 007

Submitter expresses the opinion that the changes Council has made around Springwood have been disappointing and provided a less than perfect outcome.

Response

The changes to streetscape and facilities such as the town square development have been made in consultation with the community and within funding constraints. .

Submission 000054 . 005

Submitter suggests the following improvements that could be made to Springwood:
1. Doubling the size of Franklins with underground parking.
2. Convince IGA to sell to Aldi.
3. Improve toilets.
4. Refuse Dan Murphy's proposal.
5. Widen footpaths along Macquarie Rd for alfresco dining.
6. Improve and expand parking.
7. Improve library and upgrade façade and seating in Civic Centre.
8. Negotiate with RTA to put a right and turn lane at George St.
9. Subsidize shop owners to relocate or upgrade their current buildings.

**Response**

Suggestions for town improvements are noted and will be communicated to relevant sections of the Council for further consideration as appropriate. Any current development applications are unrelated to this process and will be determined on their merit. Maintenance of public toilets will continue to occur regardless of the outcome of this process. Improvements to car parking and existing facilities have been proposed as part of the options for upgrade. The idea of establishing a right hand turn lane off the highway onto George St has been discussed with the RTA but not pursued, due to the narrow width of the highway at that point and concerns over sight lines.

**Submission** 000055  . 003

Submitter notes that page 11 of the information brochure refers to the Hill PDA report of 2007 as indicating Springwood has the potential to support 4,350sqm of supermarket area, an additional 2,000sqm. Claims that this assertion did not take into account the 'escape expenditure' study provided to Council in the Purdon Report of 1992.

**Response**

The advice received from Hill PDA took into account existing work on the subject such as previous studies.

**Submission** 000066  . 001

Submitter challenges the idea that Springwood needs revitalizing, claiming that there is no need for change.

**Response**

The aim to revitalise Springwood is based upon a number of commercial factors such as the recent changes in the retail and services provided in the town centre, the leakage of expenditure from the township to adjoining commercial centres, and the need to replace or upgrade community facilities.
that are approaching the end of their operational lives.

**Submission**

000093 . 003

Submitter believes the 'existing commercial premises have the capacity to serve Springwood and its environs subject to some possible commercial refocusing within existing boundaries'.

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<th>Response</th>
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<tr>
<td>The spatial and needs analysis of the existing community facilities undertaken by ECODesign Architects indicate that limitations on existing facility use, opportunities, staffing, operation efficiencies, operational (and capital) costs and sustainability shortcomings are all significant - and will become more pressing quickly.</td>
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