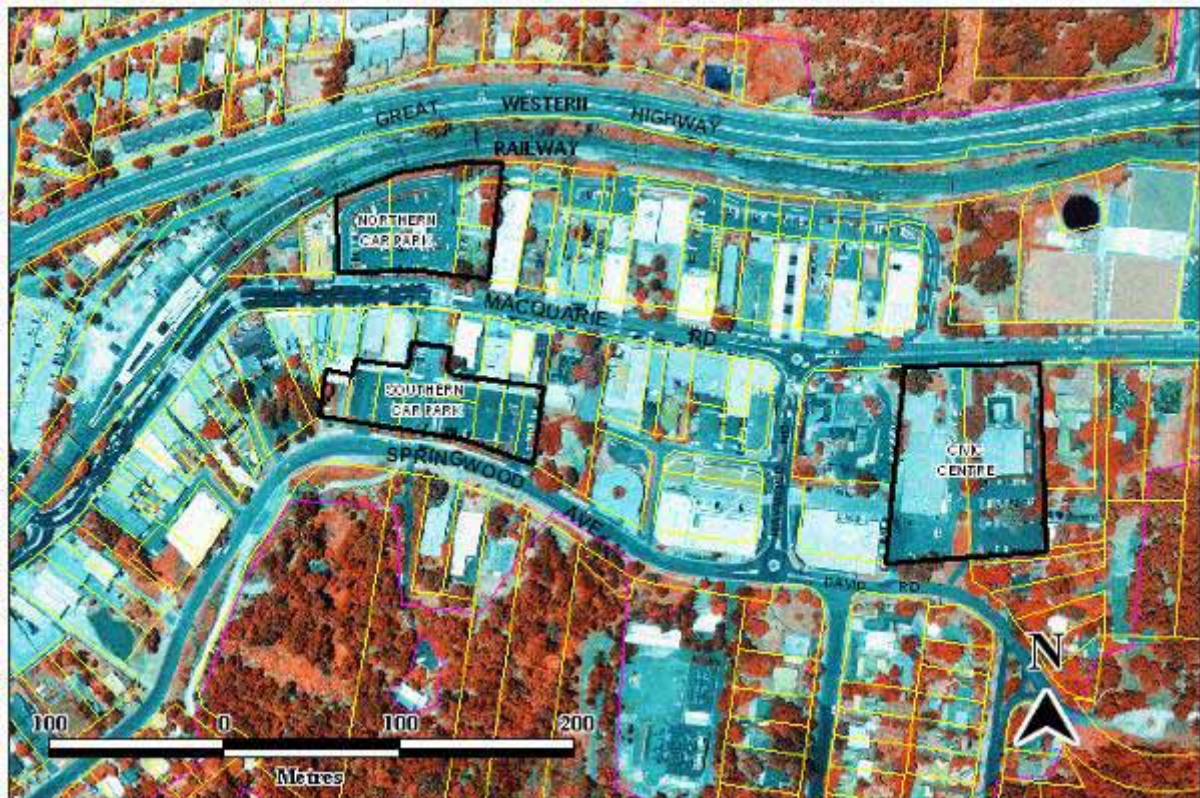


Springwood Town Centre Project

Summary Sheet

This summary sheet has been prepared for those who prefer not to read the Options Report. Certain extracts from that report have been provided including a summary of Chapter 5.

The subject sites are identified on the map below.



BACKGROUND

In late 2006 Councillors raised renewed concerns regarding depressed levels of retailing in Springwood Town Centre, and a perceived decline in its position in relation to nearby retail centres.

The Council owns or manages three large sites within the Town Centre that may be suitable for additional development or redevelopment. The three sites are generally known as the Civic Centre site, the Northern Car Park (partly Crown land managed by the Council), and the Southern Car Park. During 2007 the Council has considered ways in which to proceed to invite the private sector to submit proposals for the three sites.

In order to progress the project the Council has produced an **Options Report**.

The purpose of the Options Report is to present a broad range of options for the Council and the community to consider and develop - and then for the final desired outcomes to be put to the private sector to construct.

The key recommendation made in the Options Report is that the Council proceed to formally call for Expressions of Interest for all three sites but explain what the Council and community see as appropriate forms of development for each particular site. The preferred option is based on a draft 'Vision' that has been developed for the Springwood Town Centre.

The planning controls that apply under Local Environmental Plan 2005 will guide any proposed development.

The community is encouraged to comment upon these Options. Community feed back will influence the way the Council will call for Expressions of Interest.

It is anticipated that the project will support Springwood to remain a vibrant, diverse and economically viable Town Centre, and also improve the community services and facilities available.

The Department of Lands is also participating in the project, as the Crown owns some of the land parcels which form the Northern Car Park.

summary

CHAPTER 3: PLANNING FRAMEWORK

3.1 Draft Vision for Springwood Town Centre

The draft Vision for Springwood Town Centre is:

“Springwood Town Centre’s position as a vibrant, diverse and economically viable Town Centre is enhanced, and it continues to cater for the current and future social, cultural, retail and commercial needs of the Springwood and Lower Mountains community, retaining both its village atmosphere and its role as one of the two major retail and commercial centres within the City of the Blue Mountains, as well as a centre for community facilities and services for the Lower Mountains and for the City as a whole.”

The draft ‘Vision’ guides this Project and the proposed economic, social, cultural and environmental outcomes of the Project. The proposed outcomes are listed below.

3.2 Economic Outcomes

- Macquarie and Raymond Road are to remain the retail “heart” of Springwood. The Town Centre should not spread beyond the Fire Station (west) or the Civic Centre (east) on Macquarie Road. New retail and commercial opportunities need to be developed on existing sites through intensification, or through the re-development of under utilised sites.

3.3 Social and Cultural Outcomes

- Springwood Town Centre should maintain and enhance its “village” atmosphere.

3.4 Environmental Outcomes

- Wherever possible, views should be maintained from the Town Centre to the nearby bushland and Blue Mountains National Park.

CHAPTER 4: OVERVIEW OF COMMUNITY FACILITIES AND CAR PARKING

- Springwood Town Centre provides community facilities and services to those who live in the town itself, the broader district, the Lower Mountains and the City as a whole. Various community assets and services are located on the three key sites selected for possible re-development.

In recognition that existing community assets and services are an important part of what makes Springwood an attractive and dynamic Town Centre, and the fact that some of the key sites selected for potential re-development include community facilities and services, the Council has prepared a report assessing existing

community services and facilities in Springwood. A summary of the report can be found in Appendix 4 of the Options report. The information in the report was used to assist in the development of the recommended option, option 2, as outlined in the Options Report.

Car Parking Provision

For this Project any additional development on the three key sites will be required to conform to LEP 2005 and the Better Living Development Control Plan, including car parking. Any existing parking lost will need to be replaced (including the additional parking required for any new development).

CHAPTER 5: POSSIBLE OPTIONS FOR DEVELOPMENT

The Council and the Department of Lands have decided to investigate the calling of Expressions of Interest (EoI) for the three sites.

The three sites are subject to a range of constraints and there are a number of options open to the Council and the Department of Lands in the calling for Expressions of Interest.

This section of the Options Report details various options available to Council to formally call for interest from the private sector. These options include issues such as - *should one or all of the sites be offered? Should Council express a desire for certain facilities to be retained as they currently are (such as the library for example) or should the site/s be offered in totality but include a statement that a replacement (or enlarged) library (for example) be provided? Should a new library be located at the Civic Centre site, or on the Northern Car Park?*

There are obviously a multitude of options available and the report considers six (6) main scenarios and recommends option 2 as the preferred one. The Council has resolved to exhibit this preferred option and it is this approach that is currently open for public comment.

CHAPTER 6: PREFERRED OPTION - OPTION 2

The preferred option to be used in seeking Expressions of Interest is Option 2. It has been developed to reflect the draft 'Vision for Springwood Town Centre' as outlined in Chapter 3. Option 2 involves offering all three sites being the Civic Centre site, and the Northern and Southern Car Parks (together) to the market accompanied by Council identified opportunities and suggestions for consideration.