



Blue Mountains Conservation Society Inc

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Attention:
Springwood Town Centre Options Report
Reference: File F00241

23 September 2007

To whom it may concern,

Thank you for the opportunity to comment upon the Springwood Town Centre Options Report. The Blue Mountains Conservation Society would like to make comments relating to: ownership of the BMCC sites, environmental issues, suggestions for the sites, and further consultation about re-development options.

BMCC ownership of the 3 sites

The Society believes that BMCC should retain ownership of the Civic Centre precinct, Northern and Southern car parks and particularly retain ownership of community facilities such as the library and neighbourhood centre. Leasing is a preferable option and any income generated should be fed back into the servicing of Springwood Town Centre.

Environmental Issues

1. Sustainable building practices be incorporated into any new development

The Options report states that "sustainable building practices should be demonstrated by the council in any refurbishment or upgrades of Council community facilities including reduced energy and water consumption" (p15). This principle should be incorporated into the EoI so that any new development, whether this be upgrading of Council community facilities, or new commercial/residential development should use: solar passive design, water tanks, grey water re-use systems and be energy efficient.

The building standards should exceed the level outlined by BASIX and reflect the expectations expressed in the BMCC document 'Towards a More Sustainable Blue Mountains - a 25 Year Vision for the City'. This Vision states that "we conserve energy and the natural resources we use and reduce environmental impacts by living sustainably".

2. BMCC 'suggestions' for EoI to include guidelines regarding sustainable building practices

Council's preferred option is that the sites be "offered to the market with Council identified opportunities and suggestions." (Options report p20). The Blue Mountains Conservation Society recommends that guidelines regarding sustainable building practices form part of these 'suggestions' and that these become guidelines rather than simply suggestions.

3. Procurement evaluation criteria should include environmental considerations