

PLANNING PROPOSAL

**Amendment to Willoughby Local Environmental Plan
2012 to permit an Additional Permitted Use of an
Amusement Centre at “Westfield” Chatswood**

“Westfield” Chatswood

1 Anderson Street, 28 Victor Street and 49-51 Albert Avenue, Chatswood

Lot 1, DP879701 and Lot 2, DP879701 and Lot 1 DP1001932

For Bowling Centres Australia Pty Ltd

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Ref: 16058TM

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1.0 INTRODUCTION

This Planning Proposal is submitted to Willoughby City Council (Council) seeking an amendment to the Willoughby Local Environmental Plan 2012 (WLEP 2012) to permit an Additional Permitted Use of an Amusement Centre at "Westfield" Chatswood.

"Westfield" Chatswood is located over the properties at 1 Anderson Street, 28 Victor Street and 49-51 Albert Avenue, Chatswood (subject site).

This Planning Proposal has been prepared by Tony Moody of Moody and Doyle Pty Ltd on behalf of Bowling Centres Australia Pty Ltd.

By way of introduction, Tony Moody is a Consultant Planner with 15 years of experience in 3 Local Government Councils including 9 years as a Senior Development Control Planner. Tony Moody holds a Bachelor of Town Planning Degree from the University of NSW, Sydney and a Bachelor of Laws Degree (Hons) from the University of Technology, Sydney including a High Distinction in Environmental Studies. Tony is also a practising Solicitor at "Hones Lawyers". Tony has appeared as a Planning Witness for 9 Councils in the Land and Environment Court (Court) and has also appeared in numerous Appeals as a Court Appointed Expert.

This Planning Proposal has been prepared in accordance with the requirements of Section 55 of the Environmental Planning Assessment Act 1979 (EP & A Act) and the associated guidelines in the document '*A guide to preparing planning proposals*' prepared by the Department of Planning and Infrastructure (DP&I), which requires the following matters to be addressed:

- Objectives or Intended Outcomes of the Planning Proposal;
- Explanation of provisions to be in the amendment to WLEP 2012;
- Justification for the proposal in terms of;
 - Need for the planning proposal
 - Relationship to strategic planning framework
 - Environmental, social and economic impact
 - State and Commonwealth interests
- Relevant maps showing the subject site, current land use zone and the proposed alternative zone, and
- Community consultation proposed to be undertaken.

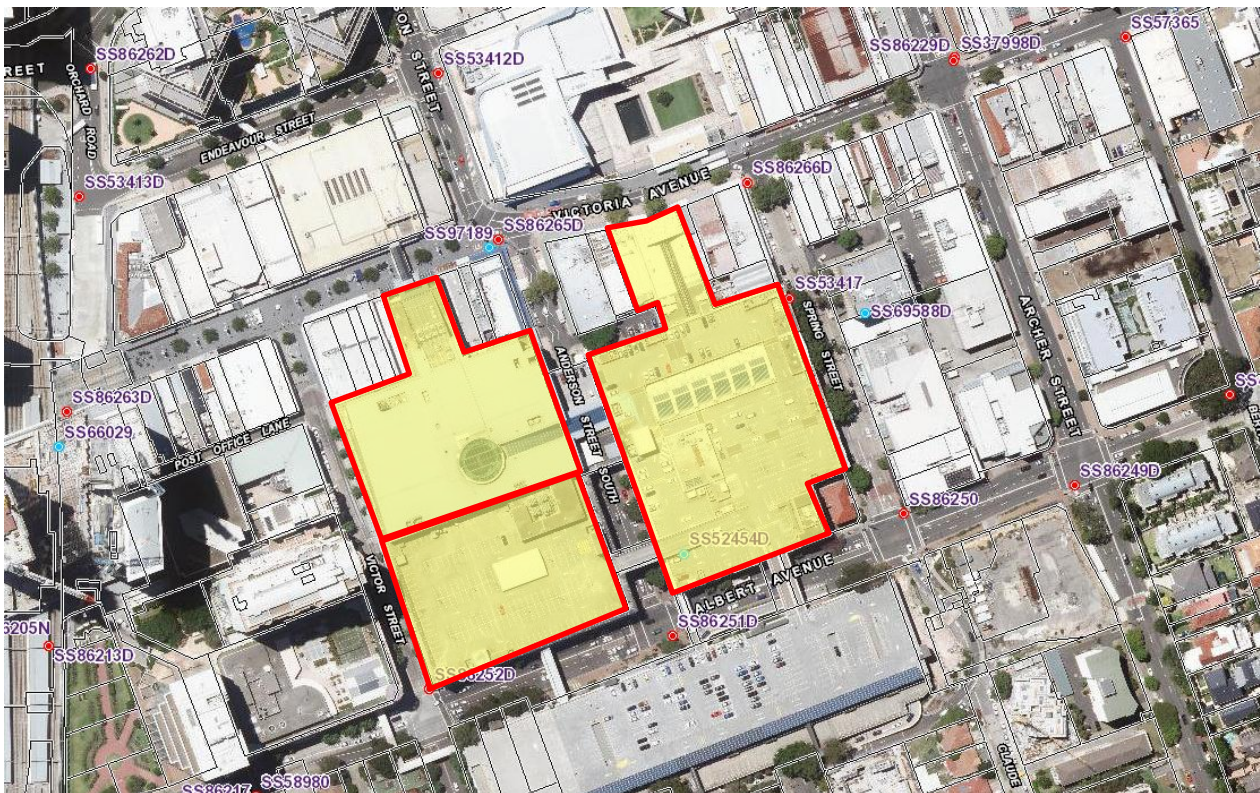
Council is requested to forward this Planning Proposal to the Minister or his delegate for a Gateway Determination under Section 56 of the EP&A Act.

2.0 SUBJECT SITE AND SURROUNDING DEVELOPMENT

2.1 LOCATION AND CONTEXT

The subject site is located at "Westfield" at Chatswood, which extends over the properties at 1 Anderson Street, 28 Victor Street and 49-51 Albert Avenue, Chatswood. The subject site is shown below.

The subject site is located within the Chatswood Commercial Core area.



2.2 DESCRIPTION OF SUBJECT SITE

The subject site comprises Lot 1, DP879701 and Lot 2, DP879701 and Lot 1, DP1001932.

2.3 EXISTING DEVELOPMENT

The existing development is a major regional shopping centre known as "Westfield" at Chatswood.

“Westfield” Chatswood is a multistorey shopping complex which accommodates approximately 280 shopping and lifestyle retailers and receives approximately 15.7 million customer visits annually. The centre is owned and managed by Scentre Group, the largest retail landlord in Australia and New Zealand.

A description of the existing “Westfield” Shopping Complex is outlined below by Robert Johnston, Development Executive, Development and Asset Management of Scentre Group:

Background

Westfield Chatswood is a shopping and lifestyle complex that is owned and managed by the Scentre Group.

The purpose of the Scentre Group is to create extraordinary places, connecting and enriching communities.

This purpose challenges us to create environments for the community to experience more than just traditional shopping.

Our retailers and our research shows us that dining, hospitality and entertainment are all categories where there is strong growth in demand and spending. At Westfield Chatswood started responding to this growth with the creating of our Anderson Street restaurant precinct in 2014. Westfield invested in creating a sustainable restaurant environment for three large scale restaurants with footway seating in custom designed cabanas. At the same time approximately \$2.5m was invested into public domain improvements along Anderson Street to create the appropriate ambience for dining, including catenary ‘festoon’ lighting over Anderson Street, new garden beds and potting, seating pods, new footpath paving and improved general lighting. The restaurants trade during the day and at night up until 11pm.

The next significant investment was the creation of Hawker Lane as part of our 2015 major redevelopment. Hawker Lane is a collection of 15 Asian inspired food catering retailers within a highly curated basement with 350 seats. The precinct has extended trading hours until 10pm to cater to the growth in residential population in the Chatswood CBD, and the growing night time economy that is supported by additional medium-high density residential and cultural centres such as the Concourse.

One of our larger tenants, Hoyts Cinemas, has also recently reinvested in the centre, undertaking a full refurbishment of their Westfield Chatswood Cinema complex to bring new powered recliner seating to Chatswood, a first for the Sydney North Shore. This significantly improves the comfort and experience when watching a movie and it has been very well received by existing customers and new customers who are choosing the Westfield Chatswood cinema over other competing cinemas due to the improved experience.

Outside the boundaries of the shopping centre, Westfield Chatswood has also partnered with Council on community cultural events, being a major contributor to Vivid Sydney at Chatswood in 2015 and 2016, and providing support and participation in other community cultural events. Vivid in particular demonstrates the Council’s commitment to creating a vibrant community hub at Chatswood which places an emphasis on experiences, and supports entertainment activities for the community during the day and now extending into the evenings. The shopping centre and our food and entertainment tenants have enjoyed increased patronage and sales as a result of the Vivid activations, demonstrating the willingness of the trade area to participate in CBD events other than traditional shopping. Supporting Vivid Sydney at Chatswood reinforces our company purpose of ‘connecting and enriching communities’.

The requested additional permitted use of Amusement Centres will allow Westfield the ability to seek development consent to extend our entertainment offering to include an amusement centre tenancy. The additional activities that this will provide are arcade games, electronic and interactive gaming, skill-tester games, and ancillary activities of karaoke and corporate team building activities. Including these usages responds to the evolution of entertainment towards digital and electronic engagement, and is also highly desired by the demographic in the Chatswood trade area where there is a high proportion of families, youth and a demographic that are early adopters to new technology innovations.

Professional shopping centre management

Westfield Chatswood is professionally managed by the Scentre Group. Scentre Group owns, operates and manages 40 shopping centres in Australia and New Zealand with a value of \$42.1 billion. Each centre has a full time duty manager team which includes key management roles such as Centre Manager, Retail Manager, Risk & Security Manager, Services Manager, Facilities Manager and other function-based staff to support our retailers and customers. The centre team receives feedback from the community to assist us to improve through our concierge desks, phone calls, social media and market research. We proactively respond to this feedback to improve our shopping, entertainment and parking experience, and the role we play in the community.

With respect to security and cleaning, these roles are contracted to specialist firms in order to meet our service expectations, and these firms maintain onsite supervisors who report into the Centre Management Team, and ultimately the Centre Manager.

The shopping centre also maintains a security control room which consolidates all the CCTV coverage in the centre. This information is used to monitor the safety of customers in the

centre. Protocols exist to provide information to the Police when appropriate to assist in law enforcement and to maintain a safe environment in the shopping centre.

After hours management

The evolution of retail and entertainment has seen an increase in the operating hours of a traditional shopping centre.

To ensure a safe, clean and secure environment we ensure security and cleaning staff operate within the centre during all after hours trade.

The security team has a presence onsite 24 hours a day. They are available continually on a 24 hour phone number which is accessible to tenants and residential neighbours to the centre. The centre's office number also forwards to the security phone during after hours. These measures ensure there is appropriate access to security and supervision during all hours of trade.

At night, the security team commence a closing procedure which isolates the accessible areas of the shopping centre to those areas where there are retailers trading at night, for instance restaurants, cinema and supermarkets.

After hours access to the cinema is prioritised to the entries and exits to Anderson Street, via an express lift from Level 6 to the external Anderson Street entry (Level 3), and via an express escalator between the Anderson Street footpath and Level 6. The express lift also stops at our Level 1 underground parking level. This is designed to make the underground parking the most accessible for the cinema users, which limits customers who will use the external parking at Albert Avenue that is in closer proximity to residential neighbours. These facts are relevant as the most desirable placement of an amusement centre tenancy is adjacent to the cinema complex due to the complementary entertainment nature of each activity, therefore customers of the amusement centre will enjoy the same express access to Anderson Street and the underground car park for after hours trade.

Robert Johnston

Development Executive

Development & Asset
Management

SCENTRE GROUP

Owner and Operator of  in Australia and New Zealand

2.4 SURROUNDING LAND USE AND DEVELOPMENT

The subject site is located within the B3 Commercial Core zone under Willoughby Local Environmental Plan 2012 (WLEP 2012).

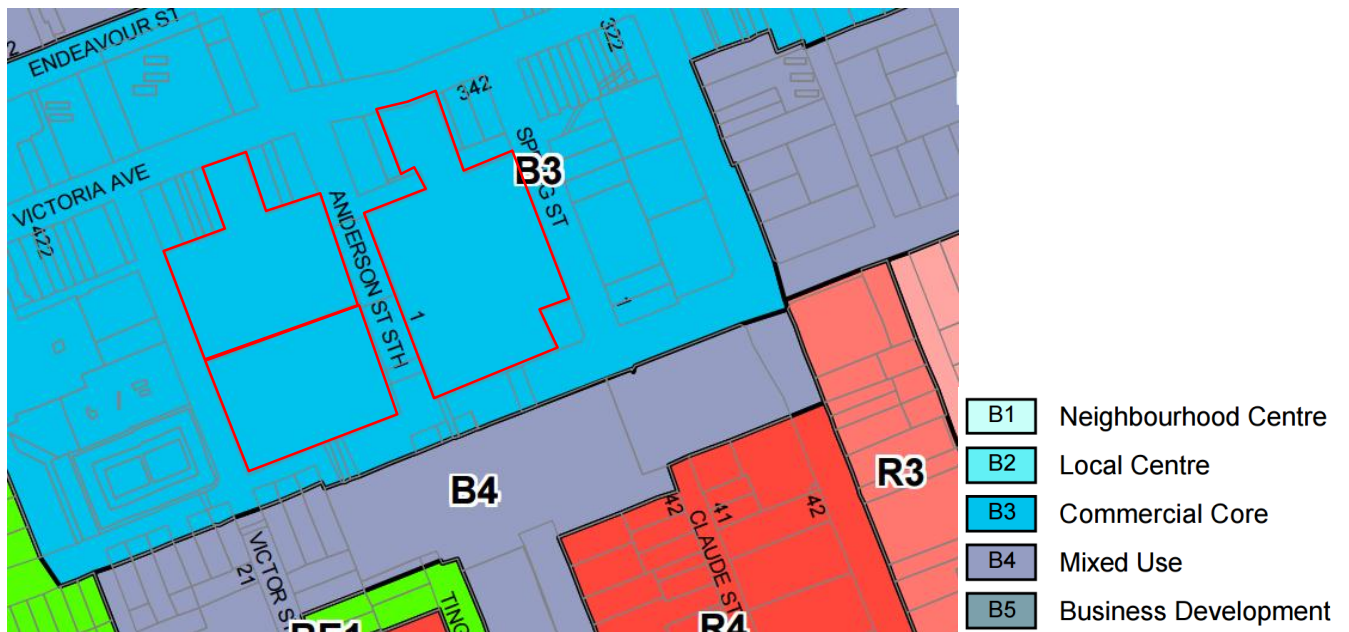
The surrounding development is characterised by large scale retail, commercial and residential buildings reflecting the importance of the Chatswood City Centre.

There has clearly been an impetus to increase the residential uses in the Chatswood City Centre with the objective of increasing the vitality of the City Centre at night time and over the weekends.

3.0 PLANNING CONTROLS

3.1 CURRENT ZONING

The subject site is currently zoned B3 Commercial Core under the WLEP 2012 as shown below.



3.2 OBJECTIVES OF ZONING

Objectives of Zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To support the role of St Leonards as a specialised centre providing health, research and education facilities.
- To strengthen the role of Chatswood as a major centre for the inner north sub-region and to improve its public domain and pedestrian links.
- To protect and encourage safe and accessible city blocks by providing active land uses on street and pedestrian frontages.

It is considered that the "Amusement Centre" satisfies the above objectives of the B3 Commercial Core for the following reasons;

- In relation to the first objective, the proposed Amusement Centre will provide an "entertainment" use which will serve the needs of visitors and residents who live within Chatswood City Centre.
- In relation to the second objective, the proposed Amusement Centre will provide employment opportunities.
- In relation to the third objective, the establishment of a wide range of entertainment and retail functions within Chatswood Centre will encourage people to come to Chatswood City Centre and utilise public transport.
- The fourth objective is not applicable.
- In relation to the fifth objective, the proposed Amusement Centre will strengthen the role of Chatswood.
- In relation to the sixth objective, the proposed use will be within "Westfield" and the proposed use will not be on the street or pedestrian frontage.

3.3 PERMISSIBLE DEVELOPMENT

An "Amusement Centre" is prohibited under the current B3 Commercial Core zoning. Accordingly, a Planning Proposal is required.

3.4 DETAILS OF PROPOSED AMENDMENTS TO WLEP 2012

The Planning Proposal seeks to amend WLEP 2012 to permit the use of the subject site for the purposes of an Amusement Centre by inclusion of a site specific enabling clause under Schedule 1 of WLEP 2012.

3.5 WILLOUGHBY DEVELOPMENT CONTROL PLAN (WDCP)

Under the current WDCP, the primary references to Amusement Centres relate to the "Mandarin Centre", Chatswood. The WDCP applies specific controls to Amusement Centres within the "Mandarin Centre". These clauses do not apply to the subject site.

The WDCP also contains a provision that the NSW Police Service (normally the Crime Prevention Officer) would be consulted. It is assumed that such consultation will be carried out in relation to the current Planning Proposal. Based on evidence of equivalent operations and the nature of the proposed use, the proposed Amusement Centre will not create adverse impacts.

For the reasons outlined in this Planning Proposal, the proposed development will achieve the aims of the WDCP in that it will encourage increased vitality within the Chatswood City Centre without any adverse impacts.

4.0 THE PLANNING PROPOSAL

4.1 OBJECTIVES AND INTENDED OUTCOMES

The objectives and intended outcomes of the Planning Proposal are as follows:

- To cater for the "entertainment" needs of visitors and residents within the Chatswood City Centre consistent with the objectives of the current B3 Commercial Core zone,
- To create a "family operation" so as to add increased vitality to the Chatswood City Centre.
- To provide employment opportunities for the local community during construction of the internal works and particularly during on-going operations of the proposed Amusement Centre.
- To amend WLEP 2012 to permit the development of the subject site for the purposes of an Amusement Centre by inclusion of a site specific enabling clause under Schedule 1 of WLEP 2012.

The Planning Proposal is considered to have a positive community benefit in the following respects;

- It will cater for the entertainment needs of visitors and residents.
- It will provide employment opportunities for the local community during construction particularly during construction and on-going operations.
- It will create a use which, based on equivalent operations, will not have unreasonable adverse impacts on the adjoining operations within "Westfield".
- It will ensure that there is no change in the visual appearance of the building at "Westfield" due to the fact that the proposed use is to be accommodated within one of the existing premises.

4.2 EXPLANATION OF PROVISIONS

As previously noted, this Planning Proposal seeks an amendment to the WLEP 2012 to allow development for the purpose of an Amusement Centre with development consent at "Westfield" Chatswood.

The Planning Proposal seeks to amend Schedule 1 – Additional Permitted Uses under WLEP 2012 to permit the additional use of an Amusement Centre within the subject site.

4.3 DETAILS OF PROPOSED USE

Details of the proposed use are outlined in the extract below, as prepared by Mr Michael Davies JP, General Manager (Property) of Bowling Centres Australia Pty Ltd):

23 June 2016

*Michael Davies JP
General Manager – Property
Bowling Centres Australia Pty Ltd*

*Willoughby City Council
2 Level 4, 31 Victor Street
Chatswood NSW 2067*

*Attention Mr. Peter Conroy
Director – Planning & Infrastructure*

Dear Mr Conroy

Re: Planning Proposal, Proposed Amusement Centre, Property: "Westfield, Chatswood"

I would ask Council to respectfully accept the following supporting statement as it relates to the proposed games tenancy within the Westfield Shopping Centre, 1 Anderson Street Chatswood NSW 2067.

Ardent Leisure Group ("The Group")

The Group is a leading leisure and entertainment business with a diverse portfolio of premier assets encompassing theme parks, ten pin bowling and family entertainment centres, health clubs and marinas.

The businesses, owned and operated by the publically listed Ardent Leisure Group, have in common the delivery of outstanding guest experiences, exceptional customer service and an exposure to growth markets.

The Group's activities span Australasia and are expanding rapidly across the United States.

The Group at a glance:

- *Main Event**
Beverage
30 centres / 9 states (USA)
**Bowling, Amusement Games, Laser Tag, Food &*
- *Goodlife Health Clubs & Hypoxi*
76 centres (QLD, NSW, VIC, SA, WA)
- *Theme Parks**
Climb
4 parks (QLD)
**Dreamworld, White Water World, Skypoint, Skypoint*
- *D’Albora Marinas*
7 marinas (NSW, VIC)
- *Bowling Division**
Galactic
55 centres (QLD, NSW, ACT, VIC, TAS, SA, NT, WA, NZ)
**AMF & Kingpin Bowling, Playtime, City Amusements,*

Bowling Division (“Bowling”):

Bowling operates 55 centres across Australia and New Zealand, employing over 1,800 people, across the AMF, Kingpin and Playtime brands.

The current management team is seeking out new opportunities to offer best in class entertainment venues of various sizes across its portfolio. Westfield Chatswood presents as a key opportunity whereby Bowling can bring a new and exciting offer to the market that would considerably enhance the existing entertainment offers already present across the City.

Bowling has considerable diverse experience within its ranks offering first class guest service across its portfolio. Our guests trust the brands with the business hosting in excess of 30,000 birthday parties annually.

What is PLAYTIME:

PLAYTIME is an interactive community based entertainment venue that draws its guests from a diverse age group. It offers a range of attractions to suit the needs of the individual gamer through to mates racing cars, mums planning their children’s birthdays through to corporate events for those who still like to think of themselves as young at heart.

The games are the hero. A diverse selection of the world’s best will be brought into the venue if approved. There is truly something for all age groups.

The venue will be set up in such a manner as to be family friendly during the day, with a transition period in the evenings to cater to those looking for a little more sophistication with their evenings out. This can be accomplished with the smart use of intelligent lighting and clever placement of fixtures and fittings within.

Sit and relax. We encourage parents, friends and family to take a seat and relax whilst their loved ones are playing. Coffee is only one part of a quality food and beverage offer that is not just about fried foods. The diverse nature of the food and beverage offer caters to a wide range of tastes. PLAYTIME prides itself in being able to cater to those with sensitivities that would normally preclude them from enjoying such outings.

Games are only one component of PLAYTIME. Encouraging kids to interact with each other and the venue is paramount. Karaoke is synonymous with fun. Community based free-to-play competitions are another. As the offer diversifies it is our plan to incorporate other attractions such as Laser Tag and Escape Rooms into the mix in select markets. As new concepts develop, PLAYTIME will be the first to bring them to market.

At this time there is no desire to make application for a liquor license though this may be considered depending on feedback from those patronising the premises.

Community:

PLAYTIME prides itself on its ability to work with, and in the community. The business is tailored to meet the needs of those who live within the boundaries of the City of Willoughby and also to draw guests from suburbs on the periphery based on the attractiveness of the offer, offers that cannot be experienced within their local areas.

Trading hours:

PLAYTIME will ultimately time its hours of operation to the needs of its customers and the community. Initially PLAYTIME will operate to hours similar to those of the HOYTS cinema complex also located at Level 6 of the Westfield Centre, those hours being roughly:

- Monday to Sunday 10am – midnight
- School holidays Opening would occur at 9am
- Public holidays 10am – 10pm

These hours sit within the core hours of operation as advised by Scentre Group for the Entertainment Precinct within the Chatswood Westfield Shopping Centre.

Employment:

The business intends to offer local youth opportunities to work as part of a dynamic team with the potential to grow within the business. Noting this is not for everyone, opportunities also exist for those looking for casual employment to those needing employment whose ultimate professional goals may lay in a different direction.

Staffing:

The business will employ a full time-manager and a team of permanent part-time employees and casuals as required. Typically for a premises of this nature, the manager would work to a roster that varies to the needs of the business. He would be supported by approximately 8 individuals working to a roster on an as needs basis.

Each shift for a permanent would normally run 8 hours, broken into a day and evening shift. When the manager is not rostered, a suitably skilled supervisor would assume the responsibility as the person in charge of the premises.

Training:

The manager and supervisor/s would be trained in all aspects of PLAYTIME's operation. This includes but is not limited to customer service and dispute resolution; cash handling and reconciliation; food handling, preparation and serving; local area marketing; workplace health and safety and all matter related to the successful operation of the business.

Training includes a significant amount of role play to simulate conditions that each staff member may face during the normal day to day activities of the business. A particular emphasis is placed on handling difficult customers, knowing how to assess a situation to understand when mediation is possible and when to call for assistance from third parties.

Security:

Scentre Group prides itself in provide a safe, clean, professionally managed shopping mall able to cater to all ages and sectors of the community. To support this position Scentre Group provides a 24-hour security presence with a zero tolerance to anti-social behaviour.

Further, and as noted above, PLAYTIME team are trained to assess and deal with varying degrees of guest actions.

Should an incident escalate to a point where neither the staff nor the Westfield's security can satisfactorily resolve the matter, and as a last resort, the local Police can be called for assistance.

Closing:

Thank you for your consideration. I am available assist Council should it have further questions regarding the proposed approval. I can be contacted via email (michael.davies@amfbowling.com.au) or telephone 02 9409 3611.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Davies' with a stylized flourish at the end.

Michael Davies JP

5.0 JUSTIFICATION

The following section of this Planning Proposal seeks to address the requirements identified in the document entitled '*A guide to preparing planning proposals*' prepared by the Department of Planning and Infrastructure in October 2012, specifically Part 3 – Justification.

5.1. NEED FOR THE PLANNING PROPOSAL

5.1.2 Objects of Environmental and Planning Assessment Act (EP&A) 1979

It is considered that the proposed Amusement Centre will satisfy the objects of the EP&A Act for the following reasons:

- a)
 - (i) The proposed use will not impact on any natural and artificial resources.
 - (ii) The proposed use will promote the orderly and economic use of the subject site.
 - (iii) The proposed use will not impact on communication and utility services.
 - (iv) The proposed will not impact on public purposes.
 - (v) The proposed use will not impact on community services and facilities.
 - (vi) The proposed use will not impact on the natural environment.
 - (vii) The proposed use is part of "Westfield", being an approved building which presumably adopted ecologically sustainable elements.
 - (viii) The proposed use will not impact on the provision and maintenance of affordable housing.
- b) The proposed use will not impact on the sharing and responsibility between different levels of government.
- c) Public notification of the Planning Proposal will be undertaken at some future date.

5.1.3 Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is not the direct result of a strategic study or report, but rather the result of investigations by the Applicant in terms of appropriate sites for the operation of an Amusement Centre. Furthermore, it is considered that the proposed Amusement Centre satisfies the relevant strategies and reports relating to Chatswood City Centre itself.

5.1.4 Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

Development for the purposes of an Amusement Centre is prohibited under the current B3 Commercial Core zoning. If the Planning Proposal is not ultimately supported, the

opportunity for facilitating the proposed Amusement Centre on this important site within the Chatswood City Centre would be lost.

The following points are stressed;

- i. The Planning Proposal does not seek a change in the zoning of the subject site from its current zoning, but rather a site specific inclusion of “Amusement Centre” within the range of permissible developments on the subject site
- ii. The gazettal of the Planning Proposal will not remove the ultimate requirement for the Applicant to obtain approval to the proposed use from Council. A range of conditions can be imposed by Council to address any relevant Section 79C matters under the EP&A Act. It is again noted that the Applicant runs equivalent operations in other centres and these other centres have not created unreasonable adverse impacts.

5.2 RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Planning Proposal will satisfy regional and sub-regional strategies including, but not limited to, the following;

- Metropolitan Plan for Sydney 2036
- Draft Metropolitan Strategy for Sydney 2031
- North Subregion Strategy

As noted previously, the Planning Proposal will provide for the entertainment and employment needs of the community and will contribute to the increased growth and vitality of Chatswood City Centre. Accordingly, the Planning Proposal will be consistent with the Strategic Planning Framework.

For example, the North Subregion Strategy states the objective for “Chatswood” to “work with Council to provide capacity to provide additional mixed used development in Chatswood including offices, retail, services and housing”. The Planning Proposal will achieve this objective.

5.2.2 Is the Planning Proposal consistent with Council’s local strategy or other strategic plan?

Council has developed the Willoughby City Strategy 2013-2029 which provides a vision for the City and is the foundation for all Council operations. The Willoughby City Strategy relates to the residential, cultural, economic and environmental interests of the community. The Planning Proposal is consistent with the abovementioned vision.

The Planning Proposal is also consistent with Council's Strategic direction for "economic activity" by increasing "employment opportunities and the range of quality businesses, industry and services". The Planning Proposal is consistent with Council's goal as it will also result in employment opportunities. Furthermore, it is intended that the Amusement Centre will operate for night trade in line with consents for the restaurants and the cinema at "Westfield", Chatswood. This will produce more social and economic activity than if the same retail space was operated by a fashion or general retailer which would not participate in the night time economy. This is a positive benefit as Chatswood strengthens as a CBD with an increasing residential population.

Overall, the Planning Proposal is consistent with Council's objectives in that it will add vitality to the Chatswood City Centre which is an objective expressed throughout Council's strategies.

5.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is not in conflict with any State Environmental Planning Policy

5.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent with Direction 1.1 entitled "Business and Industrial Zones", in that it will encourage employment, protect employment land in the business zone and also support the viability of Chatswood City Centre, being an identified strategic centre.

The Planning Proposal will also be consistent with Direction 3.4 entitled "Integrating Land Use and Transport", in that it will support the viability of Chatswood City Centre which is the focal point of public transport facilities.

5.3 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

5.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no critical habitat, threatened species, populations or ecological communities, or their habitats on the site. As such, an assessment of significance does not need to be carried out in accordance with Section 5A of the EP&A Act and the associated guidelines.

5.3.2 Are there any other likely environmental effects as a result of the planning proposal and how they are proposed to be managed?

No other likely environmental effects are envisaged as a result of the Planning Proposal. As previously noted, the proposed Amusement Centre will be within the existing "Westfield" building. Accordingly, there will be no adverse environmental impacts on any adjoining premises within "Westfield". Furthermore, there will be no adverse environmental impacts on any adjoining property, public domain or the natural environment.

On this point, annexures are provided by Bowling Centres Australia Pty Ltd and Highpoint Shopping Centre which confirm the fact that the operator runs a "family" type operation within no unreasonable impacts on adjoining premises. The operator of the Amusement Centre tenancy will follow a management plan as part of its Amusement Centre operation which will educate managers and employees on how to run the venue professionally and safely.

Furthermore, the proposed Amusement Centre will be within the confines of the existing "Westfield" which would further limit the likelihood of unreasonable impacts due to the resources allocated to security and management within "Westfield". Reference is made to the detailed information from Scentre Group which describes the structure and procedures already performed at "Westfield" Chatswood with respect to risk and security.

5.3.3 How has the planning proposal adequately addressed any social and economic effects?

For the reasons referred to this Planning Proposal and the associated annexures, the Planning Proposal will result in positive economic and social effects.

5.4 PRECEDENT

The proposed Amusement Centre will not set a precedent. The Planning Proposal will be for a discreet, single use which will have no precedential impact on any other equivalent operation within the Chatswood City Centre. Furthermore, support of the current Planning Proposal will not justify other Amusement Centres.

5.5 STATE AND COMMONWEALTH INTERESTS

5.5.1 Is there adequate public infrastructure for the planning proposal?

The subject site is located in a well-established area of Sydney in conjunction with being located within the Chatswood City Centre. As such, adequate public infrastructure is available in the locality.

5.5.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation will be carried out with State and Commonwealth public authorities (if necessary) following the outcome of the Gateway Determination. Consultation will also be carried out in accordance with the requirements of the EP&A Act.

6.0 MAPPING

The Planning Proposal does not seek to amend the current zoning, but rather amend WLEP 2012 to permit the development of the subject site for the purposes of an Amusement Centre by inclusion of a site specific clause pursuant to Schedule 1 of WLEP 2012.

7.0 COMMUNITY CONSULTATION AND SUBMISSIONS FROM THE PUBLIC, GOVERNMENT AGENCIES AND VARIOUS DIVISIONS WITHIN COUNCIL

Following Gateway Determination, consultation with the community, adjoining owners and the relevant Government agencies will be undertaken in accordance with relevant statutory provisions set out in section 5.5.2 of the document *"A guide to preparing planning proposals"* prepared by DP&I.

Furthermore, the Planning Proposal and subsequent Development Application for the proposed use will be the subject of assessment by the various divisions within Council.

8.0 CONCLUSION

The Planning Proposal is considered to have strategic planning merit and positive community benefits for a range of reasons including, but not limited to, the following:

- It will provide an “entertainment” use which will facilitate the needs of visitors and residents who live within Chatswood City Centre.
- It will assist in the continuing expansion of a wide range of entertainment and retail functions within Chatswood City Centre that will encourage people to come to the Chatswood Centre and utilise public transport.
- It will strengthen the role of the Chatswood City Centre.
- It will provide employment opportunities for local community during construction and on-going operations.
- It will create a use which, based on equivalent operations, will not have unreasonable adverse impacts on the adjoining operations within “Westfield”. On this point, reference is made to the attached submissions in support. Please refer to the attached annexures.
- It will ensure that there is no change in the visual appearance of the building at “Westfield” due to the fact that the proposed use is to be accommodated within one of the existing premises.

For the reasons outlined in this report, the Planning Proposal is commended and is worthy of support of Council and the Minister for Planning.

Council is requested to proceed to forward this Planning Proposal to the Planning Minister or his Delegate for a Gateway Determination under Section 56 of the EP&A Act.

A handwritten signature in dark ink, reading "Tony Moody". The signature is written in a cursive style with a horizontal line under the first name.

TONY MOODY

BTP(UNSW), LL.B (UTS)(Hons.), MPIA

CONSULTANT TOWN PLANNER AND SOLICITOR

Dated: 30 June, 2016