

SUBMISSION TO THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DEVELOPMENT APPLICATION: DA 2013/557

ADDRESS: 1 ANDERSON STREET, CHASTSWOOD (WESTFIELD SHOPPING CENTRE)

PROPOSAL: Demolition of two storey arcade to Victoria Avenue and construction of a new five storey arcade to Westfield Shopping Centre and alterations and additions to the north-eastern part of the centre

1. INTRODUCTION

Willoughby Council considered the Officers report on the development application at its meeting on 16 June, 2014. The Council did not support the Officers recommendation to the Panel and proposed that a submission be made to the Panel.

2. SUBMISSION

A. That, in respect to DA 2013/557 for land at 1 Anderson Street, Chatswood, comprising part of the Westfield Shopping Centre, authority be granted to the General Manager to make a submission to the Sydney East JRPP in the following terms:

1. That Council supports:

- i) The upgrade to the Victoria Avenue frontage of the Centre;
- ii) The proposed improvements and additions to the Albert Avenue Car Park that are offered in conjunction with a Voluntary Planning Agreement; and
- iii) The opening of the eastern end of Charlotte Lane and the laneway improvements as proposed in the application.

2. That Council opposes the loss of car parking and the significant increase in retail floor area (4055 sq m) without the application being revised to provide for a substantial increase in car parking either on the Westfield site or by further additions to the Albert Avenue Car Park.

3. That Council requests that any consent granted by the Panel requires submission of a Construction Management Plan and Traffic Management Plan specifically detailing measures to minimise disruption to Victoria Avenue during demolition and construction.

B. That, in relation to the proposal for Charlotte Lane, Westfield be advised that Council:

- a) does not support the freehold sale to Westfield of the eastern end of Charlotte Lane and is only prepared to consider a long term lease over the air space and a license over the outdoor dining ground area; and

- b) does not agree to the terms of the initial lease of the air space for \$1 per year or the proposed amount for the subsequent years pending resolution of the air space lease. The terms of any lease or license are to be brought back to Council for consideration and are to be on terms acceptable to Council;
- C. That, in relation to the Albert Avenue Car Park, Westfield be advised that Council is prepared to enter into a Voluntary Planning Agreement that provides for:
 - a) Westfield to lodge a DA for the Albert Avenue Car Park works and, subject to approval of the DA, construction at no cost to Council of the additions and improvements to the Albert Avenue Car Park generally as indicated on plans dated July 2014, Drawings SK 110 to 116 Revision A and SK - 33, 37 and 28 Revision D in order to achieve a minimum of 58 casual shopper car parking spaces;
 - b) Additional annual income being paid to Council attributable to the additional spaces provided in the Albert Avenue Car Park as a result of the works under a).
- D. That Council supports retention of the existing long stay parking in the Albert Avenue Car Park on levels 5 and 6 because the removal of that parking will result in additional long stay parking moving into the local residential streets where there is already a problem with commuter and employee parking;
- E. That in addition to the VPA referred to in C. above, and having regard to the extent of development proposed by Westfield, a VPA be entered into with Westfield providing for:
 - i. A contribution toward the cost of extending the solar array on top of the Albert Avenue Car Park;
 - ii. Undertaking works for the catchment and reuse of rainwater on the Albert Avenue Car Park; and
 - iii. Discontinuation of the validation system for 3 hour free parking for the Albert Avenue Car Park.

3. CONCLUSION

The Council's Environmental Services Director requests the opportunity to address the Panel to explain the Council's submission and answer any questions of the Panel.

GP Woodhams

Environmental Services Director

20th June 2015.