

Westbrook Local Area Plan

I am Michael Mehak representing Capital City Shopping Centre Limited, the owner of Westbrook Mall.

We are pleased to provide our full support to the changes and recommendations for the updated Draft Westbrook Communities Local Area Plan (August 2022).

The public engagement process was handled extremely well by Peter Schryvers and his team. It was well orchestrated, and it was a pleasure to be part of this exercise. The careful attention to detail, ensuring the various groups and stakeholders in the community had the opportunity through out the process to be heard was exceptional.

The follow up to ensure all were clear on the final recommendations prior to issuing the final draft was well executed.

As it relates specifically to Westbrook Mall the changes will provide an opportunity to move forward with the next steps in the planning process once the current market conditions stabilize.

The major changes proposed are:

- Rather than dictating the location and orientation of roads and open spaces, more outcome-focused policies have been included in the document.
- The urban form and scale categories around the Westbrook Station have been simplified.
- A comprehensive site planning modifier has also been added to the mall site to clarify that this site should go through a comprehensive site planning exercise

These changes will ensure the community, planning and our development team have the flexibility to plan the development so that we can address current complexities when dealing with an existing operating shopping centre.

In closing we would like to thank Council and the Planning Department for moving forward with this initiative and would truly appreciate your approval of the Westbrook Local Area Plan.

I welcome any questions.

