

**Submission
No 2**

INQUIRY INTO THE APPROVAL OF THE DESIGNER OUTLETS CENTER - LIVERPOOL

Organisation:

Name: Mrs Margaret Beadle

Telephone:

Date Received: 09/08/2004

Subject:

Summary

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9th August, 2004

The Director,
General Purpose Standing Committee NO. 4
Legislative Council,
Parliament House,
Macquarie Street,
Sydney NSW

Dear Sir,

I am pleased that a General Purpose Standing Committee NO. 4, has been established to look into the Designer Outlets Centre on Orange Grove Road at Liverpool.

As a resident I feel that it is necessary to have the Designer Outlets Centre for a number of reasons:-

It adds variety to Liverpool.

It complements the bulky goods furniture place across the road.

It relieves congestion from Westfield.

The population of Liverpool is increasing and not diminishing, so it adds to the commerce in the area.

It provides jobs for the people.

There is a definite lack of parking spaces in Liverpool Westfield's and CBD for the population that it supports. The Bulky Goods Stores and the Designer Outlets Centre on Orange Grove Road at Liverpool provides plenty of parking.

It provides somewhere else to shop at, besides; for myself, Casula Mall, Liverpool Plaza, Westfield's Liverpool, the Crossroads Megacentre and Bonnyrigg Shopping Centre.

This is not to say that I do not travel out of the area. If I cannot find what I want in Liverpool I will go drive to Sutherland, Drummoyne, Penrith, Parramatta or Campbelltown as the shopping in Liverpool has been very limited to the variety in Liverpool Westfield. At least with the Designer Outlets Centre on Orange Grove Road at Liverpool there is more choice in Liverpool.

I would like to know why Westfield's has such a hold on Liverpool? I have included in this email three attachments, which I feel are relevant to the inquiry. Why Should Westfield's be able to buy Northumberland Street in order to expand and yet not allow the Designer Outlets Centre on Orange Grove Road at Liverpool to continue.

Competition is a healthy option for everyone.

Liverpool is a very cosmopolitan area with people from all walks of life and a range of varying incomes, thus both Westfield's and the Designer Outlets Centre on Orange Grove Road at Liverpool should be able to function together attracting people from near and far and from all means of the economic income scale.

If Liverpool Westfield's has a problem with the Designer Outlets Centre on Orange Grove Road at Liverpool because it is selling similar goods to them why are they not jumping up and down about the Crossroads Megacentre where the same goods as Myers are sold there. Surely that would be affecting their sales.

Do not get me wrong, I am all for competition, variety and choice. I do not think that Westfield's should have a monopoly on the area. It is bad enough that Liverpool has only the Greater Union Cinemas here. For my money I will travel to Campbelltown where at least I have a choice with the large cinema or the independent one; or go to the Beverly Hills Independent Cinema for a cheaper outing.

We need people to have a choice of where their dollar goes. The Designer Outlets Centre on Orange Grove Road at Liverpool are an added bonus to all and gives variety. Westfield's Liverpool should welcome the competition and remember that the fresh food items are held under their roof so people will inevitably need to go to Liverpool Westfield's first for their grocery items.

I hope that the Designer Outlets Centre on Orange Grove Road at Liverpool will remain open for the people it serves and those who work there.

Yours sincerely,

Mrs. Margaret Beadle

Forced closure

REBECCA WOOLLEY

HUNDREDS of workers now face losing their jobs after the State Government decided to close a large factory outlet in Liverpool.

Designer Outlets in Orange Grove Rd, which employs 450 people and attracts 80,000 bargain hunters each week, plans to shut its doors today after the Carr Government rejected a rezoning

Hundreds of outlet workers to lose jobs

plan that would ensure its continued operation.

Unless a last-minute agreement is reached, the outlet centre would be breaking the law and would be in contempt of a Supreme Court order if it remains open tomorrow.

The zoning application was endorsed by three senior state government planning officials but their recommendations were ignored by assistant Planning Minister Diane Beamer who rejected the rezoning at the eleventh hour.

Her decision stunned Gazcorp,

which owns the centre, and prompted the company to accuse the State Government of yielding to pressure from Westfield which has been fighting a 15-month legal battle to close Designer Outlets.

The Greens Legislative Council

member Lee Rhiannon yesterday stepped into the controversy.

Ms Rhiannon said that if decisions were made by the Government which benefitted a large corporation like Westfield while leaving 450 people out of a job, then the public had the right to feel duped and more than a little suspicious.

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Carr role queried



UNCERTAIN: Rima Shoes' Athena Shabo (left) and Amera Abraham.

● From Page 1

She said some tough questions needed to be asked of the Premier.

She also asked whether Westfield had made donations to the Labor Party.

Gazcorp has claimed Mr Carr intervened in the decision.

This was strongly denied yesterday by a spokeswoman for Mr Carr who said: "The allegations are untrue. The Premier has had no interest in this issue."

Westfield lauded Ms Beamer's decision but declined to comment on the claims it influenced the government.

The planning department's decision could expose Liverpool Council to compensation claims from Gazcorp because the council approved the development which was successfully challenged by

Westfield in court. A \$40 million compensation claim was mentioned to the *Leader* previously. Council administrator Gabrielle Kibble declined to comment but said Ms Beamer's decision was "irreversible."

Last night Mrs Kibble, former Director-General of the NSW Urban Affairs and Planning Department, said the council would write to Gazcorp urgently to see what it intended to do.

Gazcorp owner Nabil Gazal told the *Leader*: "This is the first time Ms Beamer has refused something that has been fully endorsed and recommended by her department.

"We have submitted a petition with 16,000 signatures and addresses, letters from (MPs) Julia Irwin, Reba Meagher and branches in the Labor Party in

‘She is single-handedly squashing the livelihoods of 450 people and killing 60 businesses in Liverpool and \$45 million of business turnover’

Nabil Gazal

‘As Planning Minister, I have the right to zone or not to zone’

Diane Beamer

Liverpool asking her not to close the centre.

"She is single-handedly squashing the livelihoods of 450 people and killing 60 businesses in Liverpool and \$45 million of business turnover."

A court battle over the legality of the cut-price fashion hub has raged for 15 months. Westfield won the case arguing that Liverpool Council had wrongly approved the development application on land zoned "light industrial" rather than "commercial" and that the centre was illegal. To rectify the problem, the council sought to amend the plan to allow for a "warehouse clearance outlet" at the site. But this was rejected by Ms Beamer on Friday.

□ Advice ignored

Centre buys a city street

WESTFIELD will pay \$9.24 million to Liverpool Council for a portion of Northumberland St in the CBD.

The section of road between Elizabeth Dr and Campbell St, under the overpass linking the two Westfield sections, will form part of the shopping centre's \$150 million redevelopment.

Council's general manager Garry McCully told the *Leader* Westfield had agreed to pay \$8.4 million plus GST which works out at \$9.24 million.

He said the sale would be finalised shortly.

The last road the council sold to Westfield was the section of road between Elizabeth Drive and Campbell Sts in 1988 for \$15 million. The council at the time intended these proceeds to be used for the construction of the Macquarie Mall and the ring road.

Westfield's redevelopment, on land bounded by Bathurst, Campbell and George Sts and Elizabeth Drive, will see the complex grow from 67,220sqm to a whopping 93,558sqm.

Once completed the Westfield centre will provide an additional 1000 jobs. It will have a discount department store, supermarket, 95 shops, 13 kiosks, parking for 3352 vehicles and an entertainment and lifestyle precinct including outdoor cafes. Construction starts later this year is expected to be completed by October 2005.



STREET SALE: Westfield is set to pay \$9.2 million for this section of Northumberland St.