

Branch Secretary - Barbara Nebart

President - John Simnett

1 June 2018

Mr David Evans
General Manager
Maitland City Council
285–287 High Street
PO Box 220
Maitland NSW 2320

Dear Sir,

RE: STOCKLAND GREEN HILLS
STAFF PARKING ARRANGEMENTS – BREACH OF CONSENT

The Union refers to the above matter and writes to you regarding the decision of the shopping centre owner to prohibit the staff of the centre's tenants from parking in the allocated spaces.

We note that the current **attached** development consent condition, provided by Council, stipulates:

"Car Parking for the development shall be provided in accordance with the approved plans with a minimum allocation for the development of 3056 spaces."¹

The centre owner has:

1. Posted security personnel on parking entrances and actively prevents staff (i.e. those identified by uniform or other distinguishing features) from entering the car park to park their vehicles.
2. Sent the **attached** warning letter to tenants asserting its purported right to deny the tenant's staff from parking in the centre under their lease conditions, which are inconsistent with its development consent, and falsely asserting that its consent condition is to *"deliver 3,100 car parks for Customers Only"* [emphasis added].

The effect of the centre owner's actions has been to:

- a. Bully and harass staff seeking to lawfully park at their workplace consistent with the development consent.
- b. Push staff parking onto local surrounding streets, adversely impacting nearby local residents and businesses.
- c. Leave vacant parking spaces underutilised within the development. Please see the **attached** imagery taken during normal trading hours.

¹ Condition 17, page 5, DA 08-918

The Union submits that this conduct is inconsistent with good planning principles which encourage and/or require the developer to contain the effects / impact of the development within its boundaries.

It would seem that Stockland simply does not care about the impact of its decision and is acting with complete disdain toward staff, surrounding businesses and local residents:

"We are lucky to have great street parking and the walk would be no longer than 5 minutes in all directions."

The Union is currently collecting a petition calling on Stockland to cease its conduct and reinstate staff parking at the centre. Over 1,000 workers, customers, tenants, surrounding businesses and local residents have already signed the petition. That work continues and we anticipate the petition will be presented to Stockland in the near future after the community has been given an opportunity to be heard.

In the meantime, we call on Council to enforce the development consent and write to Stockland requiring the centre owner to comply with its consent conditions and reinstate access to parking on-site for all staff.

Should you have any queries in relation to this matter, please contact our Assistant Secretary, David Bliss, at our Newcastle Branch office on (02) 4961 4694.

Yours faithfully,



Barbara Nebart
BRANCH SECRETARY-TREASURER

Att.

CC: Maitland City Councillors
The Editor, The Maitland Mercury
The Editor, The Newcastle Herald
Mr Chris Travers, Stockland Green Hills
Ms Jenny Aitchison MP, Member for Maitland
Mr Joel Fitzgibbon MP, Member for Hunter

- b) The residue of the Public Recreation zoned land located between the new Chelmsford Drive extension and the medium density housing development at Lot 251, DP 835549, **in conjunction with the completion of the Chelmsford Drive extension works.**
- 15 Augmentation planting as detailed under Condition 14 shall be provided at a minimum ratio of three (3) replacement trees for every tree to be removed as a consequence of the proposed Chelmsford Drive extension roadworks.
- NB: The trees designated for removal on the approved landscape plan shall be used as the basis for calculating the number of replacement trees – that is, approximately 75 trees to be planted.*
- 16 A detailed landscape plan shall be prepared for those areas nominated under Condition 14 and lodged with Council for approval:
- (a) **Prior to the issue of the Construction Certificate** for Stage 2 of the proposed development of Lot 311, DP 1031540 with respect to Condition 14(a); and
- (b) **Prior to the issue of the Construction Certificate** for the proposed Chelmsford Drive extension civil works with respect to Condition 14(b).

CARPARKING

- 17 Car parking for the development shall be provided in accordance with the approved plans, with a minimum allocation for the development of **3056** spaces.
- 18 All on-site driveways, parking areas and vehicles turning areas shall be constructed with a bitumen sealed granular pavement, segmental pavers, or as reinforced concrete.
- 19 All parking bays shall be delineated with line-marking and/or signposting.
- 20 Cycle racks shall be provided within the site located near to shopping centre entry points in those locations identified on the approved development application plans.

LIGHTING

- 21 Street, intersection and associated path lighting shall be provided (or upgraded where necessary) in accordance with the requirements of the power supply authority and Australian Standard AS 1158 for those areas not specified under RTA requirements for traffic signals, adopting;
- category V4 lighting at along the Mitchell Dr frontage
 - category V4 lighting at along Molly Morgan Dr to, and including, the Link Road between Mitchell Dr and the New England Highway
 - category V5 lighting along Stronach Ave between Mitchell Dr and the southern-most vehicle access point
- Pedestrian crossings (existing and new) and intersections subject to RTA approval shall be lit in accordance with RTA requirements.

Memo

Date 16 May 2018
To All Store Managers and Staff
cc Security and Customer Care
From Chris Travers
Subject Staff Parking

There has been another round of rumbles through the centre about staff parking so I thought I would take this opportunity to clear a few things up.

1. There is no DA condition as part of the approved redevelopment from Maitland City Council regarding staff parking.
2. Under the DA there is no provision for Stockland to provide any staff parking.
3. The condition is to deliver 3,100 car parks for Customers Only. This has been met as part of the final stage opening.
4. Each individual specialty store has a lease clause not permitting staff to park on site, only your customers.
5. Each individual specialty store has a lease clause allowing the landlord to seek registration numbers for retail staff.

12.2 Car parks

- (a) The Lessee's customers may use the car parks within the Centre for parking motor vehicles. The Lessor may charge a fee for use of the car parks or vary any fee charged from time to time.
- (b) The Lessee and the Lessee's Employees must not use the car parks within the Centre. The Lessee must within seven days of a request from the Lessor, provide the Lessor with the make and registration number of any motor vehicles used by the Lessee and the Lessee's Employees.

I understand many staff may find this disappointing however I'm sure you understand most work places do not provide individual parks for their staff and result in staff having to walk or commute to some degree. We are lucky to have great street parking and the walk would be no longer than 5 minutes in all directions. We feel this is a great result and a very convenient alternative.



As a shopper after your shifts, or working late shifts, if you are mobility impaired etc. we are of course totally flexible in permitting you to park on site. We are looking to manage primarily the core hours and ensure you have the best opportunity to succeed.

Finally, please understand every time you decide to park on site you are taking a customer park away and potentially affecting your stores sales and those of your fellow retailers. We are trying to ensure your store is profitable, jobs are safe and more are created.

It would be a shame for boom gates and a tighter control policy having to be looked at if we are all unable to get on board with this.

If you are still personally unhappy with the lease clause and reasoning behind our enforcement of them, please speak directly to your employer who can engage with Stockland.

Thanks for your cooperation.

Regards

Chris Travers

Rooftop Parking at Stockland Green Hills Shopping Centre 11:30am 30 May 2018

