

ITEM 14. DEVELOPMENT APPLICATION: PEDESTRIAN BRIDGES -  
CASTLEREAGH AND MARKET STREETS SYDNEY

FILE NO: D/2008/1298

SUMMARY

**Date of Submission:** 11 July 2008

**Applicant:** Westfield Management Ltd

**Summary:** The application seeks consent for the replacement of two pedestrian bridges linking Westfield Sydney City development to David Jones at Market and Castlereagh Streets, Sydney.

The application has been assessed by an independent external planning consultant (Angelini Planning Services) as the City of Sydney owns the air space within which the bridges are proposed.

The report prepared by the consultant is provided as **Attachment A**.

The report includes an assessment against all relevant planning controls and consideration of submissions from an external economic consultant and structural engineer engaged by the City and Council's own internal specialists and the public.

The report recommends refusal of the proposal is contrary to current planning controls and does not facilitate 'design excellence'. The report concludes that the proposed pedestrian bridges would detract from streetscape views and would compromise pedestrian amenity.

A more appropriate long term planning response is to seek removal of all pedestrian bridges within the public domain as and when leases expire and to grant no further consents.

**Attachments:** A - Planning Assessment report by Angelini Planning Services.

**RECOMMENDATION**

It is recommended that the recommendation contained in the report by Nicholas Angelini, Consultant Planner, Angelini Planning Services, shown at Attachment A to the subject report, be considered by the Planning Development and Transport Committee in its determination of the subject development application.

**GIOVANNI CIRILLO**

Director City Planning and Regulatory Services

(Sue McMahon, Area Planning Manager)