

**MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING
HELD AT MONA VALE HALL,
MONA VALE ON
THURSDAY, 12 NOVEMBER 2009 AT 5:30PM**

ITEM 1

2009SYW 009 – Willoughby DA – 2009/532 for Chatswood High School at 24 Centennial Avenue, Chatswood. Proposed demolition of former Industrial Arts block, construction of replacement administration, staff, general learning spaces, student amenities, lift and landscaping, demolition of redundant buildings, construction of replacement car parking and associated stormwater works

PRESENT: John Roseth - Chair David Furlong
Mary Lynne Taylor Mandy Steven
Steven Head

IN ATTENDANCE: Greg Woodhams – Environmental Services Director - Willoughby Council
Steve Guy – Development Planner - Willoughby Council
Ian Arnott – Development Planning Manager - Willoughby Council

APOLOGY: Pat Reilly

1. The meeting commenced at 5:35pm. Mr John Roseth welcomed everyone to the inaugural meeting of the Panel.
2. **Declarations of Interest - Nil**
3. **Confirmation of Minutes – Nil**
4. **Business Items**
 1. **2009SYW 009 – Willoughby DA – 2009/532 for Chatswood High School**
5. **Public Submission - Nil**

6. Business Item Recommendations

2009SYW 009 – Willoughby DA – 2009/532 for Chatswood High School at 24 Centennial Avenue, Chatswood. Proposed demolition of former Industrial Arts block, construction of replacement administration, staff, general learning spaces, student amenities, lift and landscaping, demolition of redundant buildings, construction of replacement car parking and associated stormwater works

- The Panel adopted the Assessment Officers recommendation noting the comments from 'Willoughby City Council elect' in relation to DA 2009/532.
- The Panel adopted the proposal, subject to the imposition of the recommended conditions of consent as concurred with by the applicant (Crown), subject to the amendment of condition 8 to ensure the applicant remove the deposited material in the Zone 4 Protected Area that was placed there by the owners of the adjoining building at 14 Centennial Avenue.

MOTION CARRIED.

ITEM 2

2009SYW 002 – Pittwater DA – N0283/09 23B Macpherson Street, Warriewood. Proposed retail facility comprising a 3200sqm supermarket, 750sqm specialty shops and café, parking for 150 vehicles, a 2 bedroom caretaker unit, associated landscaping and creek-line – integrated development.

PRESENT: John Roseth - Chair David Furlong
Mary Lynne Taylor Jacqueline Townsend
Harvey Rose

IN ATTENDANCE: Steve Evans – Director Environmental Planning & Community
- Pittwater Council
Anna Williams – Principal Planner
- Pittwater Council

1. The meeting commenced at 6:32pm. Mr John Roseth welcomed everyone to the meeting.
2. **Declarations of Interest - Nil**
3. **Confirmation of Minutes – Nil**
4. **Business Items**

- 1. 2009SYW 002 – Pittwater DA – N0283/09 Macpherson Street, Warriewood**

5. Public Submissions

Mr Hette Mollema addressed the panel **against** the Item
Mr Robert Reid addressed the panel **against** the Item
Mr Denis Smith addressed the panel **against** the Item
Mr Tim Blythe addressed the panel **against** the Item
Ms Helen Kercher addressed the panel **against** the Item
Ms Lyn Czinner addressed the panel **against** the Item
Ms Gill Waterhouse addressed the panel **against** the Item
Ms Christine Jones addressed the panel **against** the Item
Ms Fiona Feary addressed the panel **against** the Item

Mr Scott Wheeler addressed the panel **in favour of** the Item
 Ms Fiona Wheeler addressed the panel **in favour of** the Item
 Mr Tom Floyd addressed the panel **in favour of** the Item,
 Mr Frank Bourke addressed the panel **in favour of** the Item
 Mr Paul Allinson addressed the panel **in favour of** the Item (Applicant)
 Ms Sarah Hill addressed the panel **in favour of** the Item (on behalf of the Applicant)
 Ms Margaret Cliff conveyed her apology to the Chair and submitted a letter **in favour of** the Item, which was read to the meeting and tabled.

6. Business Item Recommendations

2009SYW 002 – Pittwater DA – N0283/09 23B Macpherson Street, Warriewood. Proposed retail facility comprising a 3200sqm supermarket, 750sqm specialty shops and café, parking for 150 vehicles, a 2 bedroom caretaker unit, associated landscaping and creek-line – integrated development.

The Panel considered the Council Planner's Assessment Report, the comments of objectors, supporters and the Applicant and came to the following decision:

1. The application for a 3,680m² shopping centre is, on the balance of probabilities, not permissible under the existing zoning as "associated community and urban infrastructure".
2. Following rezoning to allow neighbourhood shops and restaurants without any limit on size, the proposal will become permissible.
3. The Panel notes that DCP21 has a range of 800 to 2,222 m² GFA, and the Panel puts major weight on this size range. This is because buyers into the area are likely to have consulted the DCP and made their decision on the basis that the maximum size of a shopping centre on the site will be 2,222 m². To allow a shopping centre that is 75% larger than the maximum size indicated in the DCP, seems to us to breach the faith of those who relied on the DCP being upheld.
4. Given that, in our opinion, a retail development above 2,222m² is not acceptable on the site and the application involves more than 3,600 m², an amendment of the application is not feasible.

We therefore adopt the assessment report's recommendation and refuse the application.

MOTION CARRIED.

The meeting concluded at 8:58pm.

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
12 November 2009