



Willoughby City Council

EXTRAORDINARY COUNCIL MEETING

MINUTES

Council Chambers, Level 6, 31 Victor Street, Chatswood

23 October 2014

commencing at 7:00pm

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1 PRESENT

Her Worship the Mayor Councillor G Giles-Gidney, Councillors S Coppock, H Eriksson, R Hill, J Hooper, T Mustaca, W Norton, A Rozos, Rutherford, S Saville, M Sloane, M Stevens and N Wright.

Officers

Mr G Woodhams (Acting General Manager), Ms T Crouch (Corporate Support and Performance Director), Mr P Collings (Acting Infrastructure Services Director), Mr J Ellis (Economic & Property Development Director), Mr V Grepl (Acting Administration Services Manager) and Ms B Jeffries (Executive Assistant).

Councillor N Wright left the meeting at 8.15pm.

2 DISCLOSURES OF INTEREST - COUNCILLORS AND STAFF

- Councillor Saville declared a non-significant, non-pecuniary interest in Item 4.1 Consideration of Submissions - Exhibition of Planning Proposal for Supermarket and Liquor Store at 17 Smith St, East Chatswood.

3 APOLOGIES AND LEAVE OF ABSENCE

NIL

4 REPORTS FROM OFFICERS - ENVIRONMENTAL SERVICES DIRECTOR

4.1 REPORT ON EXHIBITION OF PLANNING PROPOSAL

- ATTACHMENTS:**
1. SUBMISSIONS
 - A) PROGRESS ASSOCIATIONS
 - B) SUPPORT
 - C) OBJECTIONS
 - D) SUMMARY OF OBJECTORS SUBMISSIONS
 - E) PETITION
 2. PREVIOUS REPORTS DATED 3 FEBRUARY 2014 AND 21 MAY 2012
 3. GATEWAY DETERMINATION DATED 24 MARCH 2014
 4. RMS ADVICE DATED 26 JUNE 2014 AND 7 OCTOBER 2014.
 5. PROPOSED ROADWORKS INTERSECTION DESIGN FOR EASTERN VALLEY WAY/SMITH STAND CASTLE COVE DRIVE
 6. TRAFFIC REPORT- COLSTON BUDD HUNT AND KAFES DATED SEPTEMBER 2014

RESPONSIBLE OFFICER: LINDA MCCLURE, STRATEGIC PLANNING MANAGER

AUTHOR: JANE HOSIE, STRATEGIC PLANNER

CITY STRATEGY LINK: 5.1.1 LOCAL BUSINESS

MEETING DATE: 23 OCTOBER 2014

Purpose of Report

The purpose of this report is to advise Council on the public exhibition for the Planning Proposal relating to Lot 101 DP 714477 at 17 Smith St, (also known as 17-19 Smith St) East Chatswood. The Planning Proposal was submitted by the Planning Group (TPG) on behalf of Renew Constructions Pty Ltd. The site is owned by Fabcot Pty Ltd (a Woolworths' company).

The Planning Proposal seeks an amendment (spot rezoning) to Schedule 1 of WLEP 2012 to include '*supermarket and liquor store*' as an additional use for the site at 17 Smith St, East Chatswood.

This report summarises and provides comment on the issues raised by the submissions received during the exhibition. It recommends that Council not support the Planning Proposal and that the Minister be advised to not make the amendment to Willoughby Local Environmental Plan 2012 (WLEP 2012).

PROCEDURAL MOTION

That the following people address the meeting:

Speakers representing Woolworths

- Mr Richard Armitage - Regional Development Manager - Woolworths
- Mr Yuron Finkelstein - Group Director - Crosby Textor
- Mr Tim Rogers - Director - Colston Budd Hunt and Kafes
- Ms Marian Higgins - Director - The Planning Group

Mr Armitage, Mr Finkelstein, Mr Rogers and Ms Higgins addressed the meeting and answered questions of the Councillors.

Correspondents Speaking Against the Planning Proposal

- Tim Flett
- Mr Ryan Bennett
- Ms Alison McCabe
- Virginia Hewitt
- Mary Kavieis
- Samantha Chaplin
- Simon Spicer
- Wendy Dunnet
- John Reed
- Anthony Whitechurch
- Henry Thomas

Correspondents Speaking for the Planning Proposal

- Mr Bentwitch
- Bob Allen
- Robert Coote
- Zenia Ryan
- Peter Waterhouse

MOTION

1. THAT Council resolve to reject the Planning Proposal requesting that a supermarket and liquor shop be an additional permissible use in Schedule 1 of WLEP 2012 for 17 Smith St, East Chatswood for the following reasons:
 - i) There was no significant new information that arose out of the public exhibition that results in a change to the original consideration of the Planning Proposal.
 - ii) On balance, if the Planning Proposal were to proceed, then there is likely to be an irreversible and adverse change to the character of the East Chatswood industrial area.

- iii) the Planning Proposal will result in the reduction of category 1 Employment land and the Proposal is expected to lead to the creation of a new retail centre outside the existing Centres hierarchy of the City which is not supported.
- iv) The proposal fails to recognise the strategic importance of the East Chatswood industrial area as allocation for future non-retail/ non-commercial development that will be required to service the planned additional residential growth in the north shore region. It is inconsistent with the principal objectives of the Metropolitan Plan for Sydney 2036 and it is incompatible with the direction and focus on development of existing Centres.
- v) It is contrary to the following strategic planning framework:
- Willoughby City Strategy 2013-2029
 - Metropolitan Plan for Sydney 2036
 - Draft Inner North Sub Regional Strategy
 - Draft Metropolitan Strategy for Sydney to 2031
 - Employment Lands Development Program (ELDP)- Report 5- Inner North subregion (May 2011)
 - Section 117 Direction 1.1 Business and Industrial zones
 - Section 117 Direction 3.4 Integrating Land Use and Transport.
 - Draft Centres Policy
- vi) There are outstanding regional and local traffic issues that have not been satisfactorily resolved and despite further analysis provided by the Proponent and the RMS regarding proposed works at the intersection of Eastern Valley Way / Smith Street and Castle Cove Drive, significant traffic issues have not been resolved.
2. THAT the Proponent and the Department of Planning and Environment be notified of Council's decision.
3. That the petition provided by Woolworths not be accepted as a valid reflection of community opinion as it was obtained without proper disclosure of all relevant facts to the signatories.

MOVED COUNCILLOR RUTHERFORD

SECONDED COUNCILLOR ROZOS

CARRIED

Voting

For the Motion: Councillors Giles-Gidney, Coppock, Eriksson, Hill, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Stevens.

Against: Councillor Hooper

Absent: Councillor Wright