

MINUTES OF THE SYDNEY EAST REGION PLANNING PANEL MEETING HELD AT MOSMAN COUNCIL ON 27 JANUARY 2010 AT 6:00PM

PRESENT:

John Roseth	Chair
David Furlong	Member
Mary-Lynne Taylor	Member
Warren Yates	Member
Brian McDonald	Member

COUNCIL STAFF IN ATTENDANCE

John Carmichael	Mosman Council
Angelo Falato	Mosman Council
Stan Fitzroy-Mendis	Mosman Council

APOLOGY:

There were no apologies.

The meeting commenced at 6pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest - Nil

2. Business Items -

ITEM 1 - 2009SYE011 – Mosman DA - 8.2009.298.1 - 507 Military Road, Mosman - Demolition of the existing structures on the site and erection of a mixed use commercial/retail and residential development with part two, part three levels of basement for car parking

3. Public Submissions -

Local residents, Jill Milligan, Christopher Lewis, and Dominic Cioffi addressed the Panel speaking **against** the application.

The applicant's representatives, David Wolski, architect, Ross Nettle, traffic consultant, and Warren Long, town planner, spoke **in favour** of the application and offered some amendments.

4. Business Item Recommendations -

2009SYE011 – Mosman DA - 8.2009.298.1 - 507 Military Road, Mosman - Demolition of the existing structures on the site and erection of a mixed use commercial/retail and residential development with part two, part three levels of basement for car parking

The Panel adopted the council officer's recommendation unanimously to refuse the application for the following reasons:

Excessive height and Bulk

1. The proposal's FSR of 2.7:1 exceeds the permissible FSR of 2:1 (cl 17(2)) of the Mosman Local Environmental Plan (MLEP 1998). The SEPP 1 objection does not justify the exceedence.

Excessive heights

2. The proposal breaches the maximum height of 15m as well as the anticipated number of storeys and roof form (Control P1 section 5.2 of Mosman Business Centre DCP) (MBC DCP).

Setbacks and Building height plane (BHP)

3. The proposal has a street wall in excess of two storeys and it breaches the BHP (Control P11 of s5.2 of MBC DCP).
4. The proposal has an adverse effect on 87A Cowles Road by overshadowing and visually overpowering it because of its excessive bulk and height and inadequate setbacks.
5. The proposal does not meet the design principles of SEPP 65 - Design Quality of Residential Flat Development.

MOTION CARRIED.

The meeting concluded at 7.24pm.

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
9 February 2010