

**MINUTES OF THE MOSMAN LOCAL PLANNING PANEL MEETING
HELD IN THE COUNCIL CHAMBERS
ON WEDNESDAY 18 NOVEMBER 2020 COMMENCING AT 12:00 PM**

The Chairman, The Honorable Paul Stein QC, Melanie Howden, Brian McDonald, Graham Levido, Director Environment and Planning, Executive Town Planner and EP Admin Officer.

APOLOGIES

There were no apologies.

DISCLOSURES OF PECUNIARY INTERESTS

There were no disclosures of Pecuniary Interest from members of the Mosman Local Planning Panel.

DISCLOSURES OF NON-PECUNIARY INTERESTS

There were no disclosures of Non-Pecuniary Interest from members of the Mosman Local Planning Panel.

INSPECTIONS

Prior to the Mosman Local Planning Panel meeting a site inspection was carried out to the extent possible by Panel members having regard to the COVID-19 pandemic.

MLPP/66 731-741 Military Road

Councillor Simon Menzies (Mosman Council), Gerard Boyle and Councillor Roy Bendall (on behalf of Mosman Club), John Wakefield (1 Cabramatta Road), Peter Abelson (3 Wolger Road), Jim Slavin (119 Middle Head Road), Dr Perry McIntyre (35 Myahgah Road), Brooke Johnson (6/1 Belmont Road), Yolande Stone (7 Plunkett Road), Mark Longhurst (39 Killarney Street), Peter Geare (902 Military Road), Michael Mathieson (33 Shadforth Street), Dean Brodie (Positive Traffic Pty Ltd), Mayor Carolyn Corrigan (Mosman Council), Ian Clarke (35 Harbour Street), Andrew Loveday (Woolworths, Applicant), Greg Malempre (Location IQ, on behalf of the Applicant), Tim Rogers (Colston Budd Rogers & Kafes, on behalf of the Applicant), Mike Fairhurst (BN Group Pty Ltd, on behalf of the Applicant), Benjamin Craig and Chris Ferreira (Ethos Urban, on behalf of the Applicant), Jennifer Hill (Architectural Projects, on behalf of the Applicant), David Gregory (Geo-Logix Pty Ltd, on behalf of the Applicant) and Steven Cooper (The Acoustic Group, on behalf of the Applicant) addressed the Panel.

Motion

This application be refused for the following reasons:

1. The application fails to satisfy the Aims of the Mosman Local Environmental Plan 2012 in particular Clauses 1.2(2)(i) and (j).
2. The application fails to satisfy the Aims of the Business Centres Development Control Plan 2012 in particular Clauses 1.5(e), (g) and (i).
3. The application fails to provide adequate car parking for the retail customers, staff and service vehicles. In particular, the proposed car parking fails to comply with the requirements of Clause 6.11 of the Business Centres Development Control Plan 2012 and fails to comply with the requirements of the RMS Guide to Traffic Generating Developments.
4. Access to and from the carpark from Lennon Lane is inadequate and will create traffic conflicts for users of the carpark, including delivery vehicles. In particular, the lane is narrow and the access to the carpark is also narrow. The application seeks to create a section of lane, where two vehicles cannot pass, behind the Mosman Club which will result in traffic queuing and congestion.
5. The proposed entry and exit from the carpark and adjacent lane poses adverse outcomes for pedestrian safety.
6. Lennon Lane itself is inadequate for access to the carpark and the proposed development.
7. The proposed development is unsuitable for the site having regard to Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979.
8. The proposed development is contrary to the public interest having regard to the above reasons for refusal and the overwhelming number of submissions from the public opposing the application (Section 4.15(1)(d) and (e) of the Environmental Planning and Assessment Act 1979).

CARRIED UNANIMOUSLY

CLOSE OF MEETING

The Meeting terminated and the Panel rose at 3.17pm.

CONFIRMED:

CHAIRMAN

18 November 2020