

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 16 FEBRUARY, 2010 COMMENCING AT 7:03 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Development Services, Manager Governance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies

3. EP/13 33 and 35 Royalist Road and 2 Harnett Avenue

DA NUMBER: 8.2009.103.1

PROPOSAL: Boundary adjustment between 33, 35 Royalist Road and 2 Harnett Avenue and the re-subdivision of 2 Harnett Avenue to create three lots. Demolition of existing dwelling and garage at 2 Harnett Avenue and construction of three new dwellings, a driveway, landscaping and bank stabilisation

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the matter be deferred for one month for further consideration of:

1. Looking at tree 31 and its retention.
2. Elevated Driveway – erection of templates to show height and location and consideration of alternative locations.
3. Proximity to 4 Harnett Avenue of house No 1 and the relationship to house No 2 which is on a zero lot line.
4. The means by which materials delivered on large trucks would be managed particularly in Harnett Avenue.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

Amendment Yates/Lopez

That the Officer's Recommendation be adopted.

LOST

For: Halloran, Lopez, Yates

Against: Connon, Menzies, Sherlock, Moline, Reid, Wilton

4. **EP/14** **19 Elfrida Street**
- DA NUMBER:** **8.2009.254.1**
- PROPOSAL:** **Alterations and additions to an existing dwelling house over two levels including ground and first floor additions, new carport, pergola, swimming pool and landscaping.**

COUNCIL RESOLUTION

Motion Yates/Menzies

That the Officer's Recommendation be adopted.

CARRIED

For: Connon, Menzies, Sherlock, Moline, Reid, Wilton, Yates

Against: Halloran, Lopez

Amendment Lopez/Reid

That the Officer's Recommendation be adopted subject to the deletion of Condition 2.

LOST

For: Lopez, Reid,

Against: Connon, Menzies, Halloran, Sherlock, Moline, Wilton, Yates

5. **EP/15** **59 Rosebery Street**
- DA NUMBER:** **8.2008.417.1 (S82A Review)**
- PROPOSAL:** **Section 82A Review of Determination for alterations and additions to an existing semi detached dwelling house comprising of ground floor and first floor alterations and additions**

COUNCIL RESOLUTION

Motion Wilton/Menzies

That the Section S82A Review be refused because:

1. The proposal does not satisfy objectives O1, O2 and O3 of Section 5.1 of Mosman Residential Development Control Plan as the scale of the first floor addition is unsympathetic to the adjoining semi and the streetscape.
2. The proposal does not satisfy the objectives and planning guidelines P1, P3, P4, P6 and P9 of Section 5.4 of the RDCP which contains provisions for the development of existing semi-detached dwellings. The proposed additions do not respect the adjoining semi or the streetscape. The additions do not represent an extension of the general form of the existing building envelope and are of an excessive scale relative to the size of the allotment.
3. The objectives of the residential DCP have not been met.

CARRIED

For: Connon, Menzies, Halloran, Sherlock, Moline, Wilton

Against: Lopez, Reid, Yates

6. **EP/16** **9 Warringah Road**
DA NUMBER: **8.2009.400.1**
PROPOSAL: **Change of use from a multiple dwelling to a dwelling house, alterations to the part constructed building and construction of a new swimming pool**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

7. **EP/17** **17A Countess Street**
DA NUMBER: **8.2009.242.1**
PROPOSAL: **Alterations and additions to an existing semi-detached dwelling house including rear ground floor extension, rear upper floor addition and landscaping works**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

8. **EP/18** **45 Middle Head Road**
DA NUMBER: **8.2009.362.1**
PROPOSAL: **Alterations and Additions to an existing dwelling house comprising in-roof addition with dormers and rear Juliet balcony and ground floor level elevated pool and external staircase**

COUNCIL RESOLUTION

Motion Lopez/Moline

That the Officer's Recommendation be adopted subject to the deletion of Conditions 4 and 5.

CARRIED UNANIMOUSLY

For: Canonon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

9. EP/19 18 Pretoria Avenue

DA NUMBER: 8.2009.290.1

PROPOSAL: Alterations and Additions to an existing dwelling house comprising garage extension, new pool, deck extension, first floor additions and reconfiguration of existing floor plan.

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canonon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

10. EP/20 22 Delecta Avenue

DA NUMBER: 8.2007.53.5

PROPOSAL: Modification of consent comprising changes to landscaping including retaining walls, pool, openings in house, roof and addition of new air conditioning unit

COUNCIL RESOLUTION

Motion Yates/Wilton

That the officer's recommendation be adopted subject to the deletion of condition 17G and 17J and inclusion of the following new condition:

17L. The parapet gable end on the western side of the first floor balcony shall be demolished to the same angle as the roof but 200mm higher. Details to be shown on the construction certificate plans.

Further, that Condition 17I be amended such that the height reduction is reduced from 500mm to 400mm.

Further, that a steel safety balustrade be installed above the garage and retaining walls within the front building alignment, details of which are to be submitted to the satisfaction of the Director Environment and Planning prior to the issue of the notice of determination.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid,
Wilton, Yates

Against: Nil

11. **EP/21** **23 Redan Street**
DA NUMBER: **8.2009.295.1**
PROPOSAL: **Torrens title subdivision of one allotment into two
allotments and separation of services**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid,
Wilton, Yates

Against: Nil

12. **EP/22** **37 Rangers Avenue**
DA NUMBER: **8.2009.197.1**
PROPOSAL: **Alterations and additions to an existing dwelling
house comprising of ground floor extensions, a
first floor addition, new double garage with
attached carport, swimming pool and landscaping**

COUNCIL RESOLUTION

Motion Yates/Menzies

That the application be deferred pending a further inspection of the site to clarify the rear building alignment of the development.

Further, that the applicant be invited to review the configuration of the first floor addition to reduce its northern rearward extension.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid,
Wilton, Yates

Against: Nil

13. **EP/23** **42A Bay Street**
DA NUMBER: **8.2009.235.1**
PROPOSAL: **Ancillary development to a dwelling house
comprising swimming pool, cabana, access steps,
retaining walls and landscaping works**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid,
 Wilton, Yates

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 16 MARCH 2010 COMMENCING AT 7:08 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Assets and Services, Manager Development Services, Manager Governance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/35 33 and 35 Royalist Road and 2 Harnett Avenue

DA NUMBER: 8.2009.103.1

PROPOSAL: Boundary adjustment between 33, 35 Royalist Road and 2 Harnett Avenue and the re-subdivision of 2 Harnett Avenue to create three lots. Demolition of existing dwelling and garage at 2 Harnett Avenue and construction of three new dwellings, a driveway, landscaping and bank stabilisation

COUNCIL RESOLUTION

Motion Lopez/Halloran

That the Officer's Recommendation be adopted with the addition of:

Part A

- (j) Additional fixed screening be provided to the outer edge of the driveway at the entry to the site where it curves into the site. The screening must be a minimum height of 1.5m above the driveway surface level, to mitigate the visual impact of the driveway on the adjacent townhouses at 1 Park Avenue.

Further, that the existing carriageway not be widened to ensure there is no loss of public land.

CARRIED

For: Connon, Halloran, Lopez, Reid, Wilton, Yates

Against: Menzies, Sherlock, Moline

Amendment Menzies/Moline

That the Officer's Recommendation be adopted with the addition of:

Part A

- (j) Additional fixed screening be provided to the outer edge of the driveway at the entry to the site where it curves into the site. The screening must be a minimum height of 1.5m above the driveway surface level, to mitigate the visual impact of the driveway on the adjacent townhouses at 1 Park Avenue.

Further, that the existing carriageway not be widened to ensure there is no loss of public land.

- (i) To minimise solar access impacts on adjoining properties, the architectural plans shall be amended consistent with sketches SK010, SK011, SK012, SK013, provided of Dwelling No. 1 and an additional 1 metre setback from the side boundary be provided at level 4.

LOST

For: Menzies, Moline

Against: Connon, Halloran, Lopez, Sherlock, Reid, Wilton, Yates

Foreshadowed Amendment Sherlock/Moline

That the Officer's Recommendation be adopted with the addition of:

Part A

- (j) Additional fixed screening be provided to the outer edge of the driveway at the entry to the site where it curves into the site. The screening must be a minimum height of 1.5m above the driveway surface level, to mitigate the visual impact of the driveway on the adjacent townhouses at 1 Park Avenue.

Further, that the existing carriageway not be widened to ensure there is no loss of public land.

- (i) To minimise solar access impacts on adjoining properties, the architectural plans shall be amended consistent with sketches SK010, SK011, SK012, SK013, provided of Dwelling No. 1 and an additional 1 metre setback from the side boundary for the whole building.

LOST

For: Menzies, Sherlock, Moline,

Against: Connon, Halloran, Lopez, Reid, Wilton, Yates

4. EP/36 37 Rangers Avenue

DA NUMBER: 8.2009.197.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising of ground floor extensions, a first floor addition, new double garage with attached carport, swimming pool and landscaping

COUNCIL RESOLUTION

Motion Wilton/Halloran

That the Officer's Recommendation be adopted subject to the following additional condition:

- 2a. To reduce building bulk and provide greater separation to the adjoining property at No. 35 Rangers Avenue the first floor plan, north and eastern elevations shall be amended in accordance with the amended plans prepared

by W.P. O'Brien and Co., dated respectively March 8 / 2010A and March 3/2010A numbered MAR 8/10A and MAR 3/10A. Details are to be included in the application for a construction certificate.

Further, that the two north-facing windows to bedroom 3 and the reduction in number of kitchen windows from 4 to 3 be permitted in accordance with the amended plans – March 15/2010A and the north elevation of same date.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

5. EP/37 674 Military Road (Brothel)

DA NUMBER: 8.1999.74.3

PROPOSAL: Modification of consent comprising changes to the hours of operation and the internal layout of the premises

COUNCIL RESOLUTION

Motion Halloran/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

6. EP/38 16 Boyle Street

DA NUMBER: 8.2009.353.1

PROPOSAL: Alterations to an existing dwelling house including changes to fenestration and to internal walls on upper levels and relocation of a beam to the second level southern deck

COUNCIL RESOLUTION

Motion Halloran/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

7. EP/39 5 Raglan Street

DA NUMBER: 8.2009.412.1

PROPOSAL: Proposed replacement of steel spiral stair between ground floor terrace and pool level terrace with conventional stair

COUNCIL RESOLUTION

Motion Lopez/Menzies

That the Officer's Recommendation be adopted with the amendment to Item 3 to read "The materials of construction and finish of the staircase structure shall be non-reflective and shall match as closely as possible the existing sandstone coloured rock face and wall in colour to minimise its visual prominence. The balustrades should match the existing stainless steel balustrades and handrails in detail. Details of the finished external surface materials, including colours and texture, must be submitted to the satisfaction of Council or the Accredited Certifier".

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

8. EP/40 18/24A Musgrave Street

DA NUMBER: 8.2009.386.1

PROPOSAL: Alterations and additions to an existing multiple dwelling comprising of additional bedroom, replacement of windows and new pergola to the two (2) existing balconies.

COUNCIL RESOLUTION

Motion Halloran/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

9. EP/41 134 Cowles Road

DA NUMBER: 8.2009.278.1

PROPOSAL: Alterations and additions to an existing dwelling house including first floor addition with deck

COUNCIL RESOLUTION

Motion Yates/Wilton

That the Officer's Recommendation be adopted.

Amendment Lopez/Reid

That the Officer's Recommendation be adopted subject to Condition 2 being amended such that the existing chimney to the living room not be increased in height from existing except that a metal flue may extend to the new ridge to facilitate proper dispersal of smoke to the satisfaction of the General Manager.

CARRIED

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Yates

Against: Wilton

and on being put as the Motion CARRIED

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Yates

Against: Wilton

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY 20 APRIL 2010 COMMENCING AT 7:02 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors P S Menzies, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Assets and Services, Manager Governance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence has previously been granted to Councillor Halloran in respect of this meeting

Apologies were received from Councillors Lopez and Moline.

3. EP/57 4 Keston Avenue

DA NUMBER: 8.2010.4.1

PROPOSAL: Demolition of existing garages, subdivision of two existing allotments into three, and the erection of two new attached dwellings and garages with vehicular access from Wolger Road.

COUNCIL RESOLUTION

Motion Sherlock/Connon
That this item be deferred until the next Development Application Council Meeting on 18 May 2010 and receive a report on how Council deals with battleaxe handles for development.

CARRIED

For: Connon, Menzies, Sherlock, Wilton, Yates

Against: Reid

Amendment Wilton/Reid
That the Officer's Recommendation be adopted subject to amendment of Condition 4 such that the window unit is replaced by translucent glass bi-fold doors or some other form of privacy protection to the satisfaction of the certifying authority.

LOST

For: Reid, Wilton

Against: Connon, Menzies, Sherlock, Yates

4. EP/58 23 Holt Avenue

DA NUMBER: 8.2009.239.1

PROPOSAL: Section 82A Review - Alterations and additions to an existing dwelling house comprising ground floor rear

family room extension, new first floor addition and replacement of existing rear flat roof with pitched roof.

COUNCIL RESOLUTION

Motion Wilton/Yates

That the Officer's Recommendation be adopted.

CARRIED

For: Connon, Menzies, Sherlock, Wilton, Yates

Against: Reid

5. EP/59 28 Ruby Street

DA NUMBER: 8.2009.357.1

PROPOSAL: Demolition of the existing dwelling house, garage and swimming pool and erection of a new dwelling with basement garage, front fence, swimming pool and spa

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the matter be deferred and the applicant invited to submit amended plans including a reduction in roof height of the entrance structure with the object of improving views to No's 23 and 25 Ruby Street.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

6. EP/60 36 Moruben Road

DA NUMBER: 8.2009.359.1

PROPOSAL: Demolition of the existing dwelling house and garage and erection of a new dwelling, double garage and elevated lap pool

COUNCIL RESOLUTION

Motion Wilton/Menzies

That the Officer's Recommendation be adopted subject to deletion of the swimming pool. Further, the tree to replace the Jacaranda be replaced by a tree which will not exceed the height of the existing tree, details of which are to accompany the Construction Certificate.

CARRIED

For: Connon, Menzies, Sherlock, Reid, Wilton

Against: Yates

7. EP/61 1 and 1A Arbutus Street

DA NUMBER: 8.2009.394.1

PROPOSAL: Demolition of existing structures and construction of a dwelling house with basement parking, swimming pool, fencing and landscaping

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Cannon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

8. EP/62 572 Military Road

DA NUMBER: 8.2008.323.2

PROPOSAL: Modification of a consent comprising an additional ground floor residential unit and storage areas.

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Cannon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

9. EP/63 96A Bradleys Head Road (Mosman Police Station)

DA NUMBER: 8.2010.64.1

PROPOSAL: Subdivision of an existing lot to create two lots with one containing the Mosman Police Station and the other to be added to Hampshire Park

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Cannon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

10. EP/64 24 Fairfax Road

DA NUMBER: 8.2009.355.1

PROPOSAL: New gazebo and elevated deck with landscaping at the rear of an existing dwelling

COUNCIL RESOLUTION

Motion Yates/Wilton

That the Officer's Recommendation be adopted further, that Condition 4 be amended to read:

To ensure reasonable privacy is maintained to the adjoining property a 1.8m high privacy screen measured from the deck level is to be erected for the full extent of the western side of the suspended deck. Plans are to be amended prior to the issue of the construction certificate.

CARRIED

For: Menzies, Reid, Wilton, Yates

Against: Connon, Sherlock

11. EP/65 24 Musgrave Street

DA NUMBER: 8.2009.340.1

PROPOSAL: External alterations to an existing dwelling house including new stone pathways and stairs, reconfiguration of existing external stairs, new lift, pergola and side fence, new swimming pool and landscaping works

COUNCIL RESOLUTION

Motion Sherlock/Menzies

That the Officer's Recommendation be adopted subject to deletion of the swimming pool.

CARRIED

For: Connon, Menzies, Sherlock, Reid, Wilton

Against: Yates

12. EP/66 Garage - 9A Musgrave Street

DA NUMBER: 8.2009.225.1

PROPOSAL: Excavation and Construction of a new double garage and extension of driveway to a semi-detached dwelling.

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

13. EP/67 Dwelling Alterations - 9A Musgrave Street

DA NUMBER: 8.2009.351.1

PROPOSAL: Alterations and additions to an existing semi-detached dwelling comprising internal refurbishment, façade restoration, new windows and ground floor deck extensions

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

- 14. EP/68 22 Calypso Avenue**
DA NUMBER: 8.2006.380.3
PROPOSAL: Modification of consent comprising variation to Condition 23 (Privacy)

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

- 15. EP/69 131-135 Avenue Road**
DA NUMBER: 8.2010.16.1
PROPOSAL: Boundary adjustment

COUNCIL RESOLUTION

Motion Menzies/Sherlock

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

- 16. EP/70 11 Spencer Road**
DA NUMBER: 8.2008.322.2
PROPOSAL: Modification of a consent comprising changes to openings, increase in height, master bedroom extension, air conditioning units and changes to landscaping.

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted subject to deletion of Condition 1A.

For: Connon, Menzies, Sherlock, Reid, Wilton, Yates

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 18 MAY 2010 COMMENCING AT 7:04 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Development Services, Manager Governance and Team Leader CS Admin.

Councillor Reid arrived at the meeting at 7.58pm following the determination of item EP/84. He was not present for Apologies, Disclosures of Pecuniary Interests, Disclosures of Non-Pecuniary Interests, Confirmation of Minutes, Items Not Called and items EP/83 and EP/84.

2. APOLOGIES AND LEAVE OF ABSENCE

Leave of Absence has previously been granted to Councillor Halloran in respect of this meeting.

3. EP/83 4 Keston Avenue

DA NUMBER: 8.2010.4.1

PROPOSAL: Demolition of existing garages, subdivision of two existing allotments into three, and the erection of two new attached dwellings and garages with vehicular access from Wolger Road

COUNCIL RESOLUTION

Motion Wilton/Lopez

That the Officer's Recommendation be adopted.

CARRIED

For: Connon, Lopez, Sherlock, Moline, Wilton, Yates

Against: Menzies

4. EP/84 28 Ruby Street

DA NUMBER: 8.2009.357.1

PROPOSAL: Demolition of the existing dwelling house, garage and swimming pool and erection of a new dwelling with basement garage, front fence, swimming pool and spa

COUNCIL RESOLUTION

Motion Wilton/Moline

That the Officer's Recommendation be adopted.

CARRIED

For: Canon, Menzies, Moline, Wilton, Yates

Against: Lopez, Sherlock

5. EP/85 15 David Street and 2 Clifton Street

DA NUMBER: 8.2009.364.1

PROPOSAL: Demolition of all existing structures, amalgamation of lots and construction of a new three storey dwelling house, swimming pool, tennis court and landscaping

COUNCIL RESOLUTION

Motion Wilton/Moline

That the Officer's recommendation be adopted subject to the following additional conditions:

- 2(d) To maintain views for 17 David Street, the northern wall of the kitchen at ground floor level shall be set back 1.0 metre in a southerly direction.
- 2(e) To maintain views for 17 David Street, the roof over the deck at ground floor level shall be deleted and replaced with a retractable awning.
- 2(f) To maintain views for 17 David Street, the roof planter shall be deleted and replaced with a non-trafficable roof.
- 2(g) To reduce visual privacy impacts to 13 David Street, the coping level of the swimming pool shall be reduced by 1.0 metre to RL59.3.

For: Canon, Menzies, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

6. EP/86 27 Parriwi Road

DA NUMBER: 8.2006.191.3

PROPOSAL: Modification of consent comprising deletion of condition 2A, removal of dead tree and provision of two replacement trees

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted.

For: Canon, Menzies, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

7. EP/87 Suite 1/571 Military Road

DA NUMBER: 8.2009.31.1

PROPOSAL: **New external above awning business sign**

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

8. EP/88 75 Raglan Street

DA NUMBER: **8.2009.407.1**

APROPOSAL: **Alterations and additions to an existing dwelling house comprising new upper level, ground floor addition to rear, internal alterations, new pool, new front fence and changes to landscaping**

COUNCIL RESOLUTION

Motion Moline/Lopez

That the Officer's Recommendation be adopted with the deletion of Condition No 3.

CARRIED

For: Menzies, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Connon

Amendment Wilton/Yates

That the Officer's Recommendation be adopted.

LOST

For: Connon, Wilton, Yates

Against: Menzies, Lopez, Sherlock, Moline, Reid

9. EP/89 18 Ryrie Street

DA NUMBER: **8.2009.378.1**

PROPOSAL: **Alterations and additions to an existing dwelling house comprising demolition to the rear, new openings, new rear ground floor addition, new first floor with balcony and new basement level**

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 20 JULY 2010 COMMENCING AT 7.04 pm.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Acting Manager Assets and Services, Manager Development Services, Manager Governance and Minutes Secretary.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/113: 6 Pearl Bay Avenue

DA NUMBER: 8.2010.158.1

PROPOSAL: Erection of walls and floors for the completion of a dwelling house

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

4. EP/114: 26 Central Avenue

DA NUMBER: 8.2009.128.1

PROPOSAL: Section 82A Review: New swimming pool within the front yard of a dwelling house

COUNCIL RESOLUTION

Motion Wilton/Reid

That:

- A. The matter be deferred for the staff to draft conditions of approval for the pool because the proposed location does not impact on the nearest neighbour, nor on the streetscape.
- B. The conditions of approval include:
 1. Planting of two native trees or shrubs in the front yard in consultation with staff.
 2. Deletion of the two metre screen.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

5. **EP/115:** **12 Shadforth Street**

DA NUMBER: **8.2009.317.1**

PROPOSAL: **Alterations and additions to a dwelling house, including partial demolition, rear additions over two levels, increase to roof height to create an attic, swimming pool, double garage at rear and site and landscape works**

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

6. **EP/116:** **36 Moruben Road**

DA NUMBER: **8.2010.141.1**

PROPOSAL: **Elevated swimming pool at the mid level rear balcony**

COUNCIL RESOLUTION

Motion Halloran/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

7. **EP/117:** **32 Redan Street**

DA NUMBER: **8.20010.26.1**

PROPOSAL: **Demolition of existing dwelling, construction of 2 new multiple dwelling units, garages, associated landscaping and strata subdivision**

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

8. EP/118: 18 Medusa Street

DA NUMBER: 8.2010.46.1

PROPOSAL: Substantial redevelopment of an existing dwelling house including new lower ground floor level, alterations at ground and first floor levels, cabana, swimming pool, alterations to tennis court, boundary fencing and landscaping

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

9. EP/119: 11 Middle Head Road

DA NUMBER: 8.2010.106.1

PROPOSAL: Extensive alterations and additions to an existing dwelling house comprising changes to openings, carport and extension of lower ground, ground and first floor levels including changes to roof and first floor deck

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

10. EP/120: 60 Prince Albert Street

DA NUMBER: 8.2009.363.1

PROPOSAL: Ancillary development to a dwelling house comprising new raised lawn terrace area with rainwater tanks below

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
 Yates

Against: Nil

11. EP/121: 6 Thompson Street

DA NUMBER: 8.2010.63.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising internal refurbishment, fenestration changes, lower ground, ground and first floor additions and a new front fence.

COUNCIL RESOLUTION

Motion Menzies/Lopez

That the Officer's Recommendation be adopted subject to the deletion of the second storey above the garage to improve solar access to the adjoining property.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
 Yates

Against: Nil

12. EP/122: 30 Stanley Avenue

DA NUMBER: 8.2010.31.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising changes to openings, new bathrooms, extensions to bedrooms and utility room, new vergola, extension to balcony and roof top terrace above the garage

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
 Yates

Against: Nil

13. EP/123: 103 Middle Head Road

DA NUMBER: 8.2009.118.1

PROPOSAL: Section 82A Review: Alterations and additions to a semi-detached dwelling including hardstand, vehicular crossing, changes to verandah,

landscaping, modification to front fence and a new gate

COUNCIL RESOLUTION

Motion Moline/Sherlock

That Council adhere to its previous decision.

LOST

For: Sherlock, Moline, Wilton

Against: Connon, Menzies, Halloran, Lopez, Reid, Yates

Motion Menzies/Reid

That the Officer's Recommendation be adopted with the amendment to Condition 2 such that the design and height of the new fence is the same as the fence at No. 105 Middle Head Road.

CARRIED

For: Connon, Menzies, Halloran, Lopez, Reid, Wilton, Yates

Against: Sherlock, Moline

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 3 AUGUST 2010 COMMENCING AT 7:06 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Corporate Services, Director Environment and Planning, Director Community Development, Manager Governance, Manager Finance, Manager Community Services, Acting Manager Assets and Services (C Chandrawansa) and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/134 26 Central Avenue

DA NUMBER: 8.2009.128.1

**PROPOSAL: Section 82A Review: New swimming pool within
the front yard of a dwelling house**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid,
 Wilton, Yates

Against: Nil

5. EP/140 23 Boyle Street

DA NUMBER: 8.2008.160.3

PROPOSAL: S96 Modification of Consent comprising first floor rearward extension for bedroom, entry vestibule, internal reconfiguration, ensuite extension, balcony addition and balustrade changes to approved dwelling house alterations and additions including new first floor and extension of garage

COUNCIL RESOLUTION

Motion Moline/Wilton

That the Officer's Recommendation be adopted subject to A1 being deleted.

LOST UNANIMOUSLY

For: Nil

Against: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton

Amendment Lopez/Reid

That the Officer's Recommendation be adopted.

LOST

For: Lopez, Reid

Against: Connon, Menzies, Halloran, Sherlock, Moline, Wilton

It was thereupon moved:

Motion Wilton/Halloran

That the application be refused to accord with earlier decisions of Council and the Land and Environment Court dealing with views, bulk and scale.

Amendment Moline/Lopez

That the matter be deferred for one in good faith negotiation between the Director of Environment and Planning, applicant and neighbours.

For: Connon, Lopez, Sherlock, Moline, Reid, Wilton

Against: Halloran, Menzies

and on being put as the Motion CARRIED

For: Connon, Halloran, Lopez, Sherlock, Moline, Reid, Wilton

Against: Menzies

6. EP/141 53 Middle Head Road

DA NUMBER: 8.2009.403.1

PROPOSAL: Alterations and additions to an existing dwelling house including first floor addition, new roof, boundary retaining wall, car space and driveway

COUNCIL RESOLUTION

Motion Menzies/Lopez

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

7. EP/142 28 Shadforth Street

DA NUMBER: 8.2010.101.1

PROPOSAL: Alterations and addition to a semi-detached dwelling including a new first floor balcony, new carport and landscaping.

COUNCIL RESOLUTION

Motion Reid/Lopez

That the Officer's Recommendation be adopted subject to the amendment of Condition 2 (ii) such that the reference DB 04B is amended to DO 04B.

And the following additional condition:

2A. To improve amenity for the adjoining property to the west, first floor bedroom 2 shall be set back 1.5 metres from the side boundary.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

8. EP/143 Shop 15, 1-3 Brady Street (Bridgepoint - Nandos)

DA NUMBER: 8.2010.139.1

PROPOSAL: Change of use and fitout of an existing retail shop to a restaurant with signage and outdoor seating

COUNCIL RESOLUTION

Motion Menzies/Yates

That the Officer's Recommendation be adopted and when the application for outdoor dining under Section 125 of the Roads Act 1993 is made, consideration be given to location of the outdoor dining area on the kerb side of Brady Street, that it be appropriately fenced, and that a minimum unobstructed path width of 2 metres be provided adjacent to the building line.

Amendment Halloran/Lopez

That the Officer's Recommendation be adopted.

For: Connon, Halloran, Lopez, Sherlock, Moline, Reid, Wilton

Against: Menzies, Yates
and on being put as the Motion CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

9. EP/144 24 Ruby Street

DA NUMBER: 8.2010.148.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising garage extension, internal alterations, part rear extension, changes to openings, changes to balconies, including changes to roof and first floor deck

COUNCIL RESOLUTION

Motion Menzies/Sherlock
That the Officer's Recommendation be adopted.
CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Reid, Wilton, Yates

Against: Nil

10. EP/145 9 Milton Avenue

DA NUMBER: 8.2010.108.1

PROPOSAL: Alterations and additions to an existing dwelling house including internal reconfiguration, rear two storey addition, new garages, swimming pool and landscaping

COUNCIL RESOLUTION

Motion Moline/Menzies
That the Officer's Recommendation be adopted and further the roof be lowered by 200mm.

Amendment Halloran/Lopez
That the Officer's Recommendation be adopted with the roof material changed to unglazed terracotta tiles.

LOST

For: Halloran, Lopez, Sherlock, Reid

Against: Connon, Menzies, Moline, Wilton, Yates

Foreshadowed Amendment Wilton/Yates
That the Officer's Recommendation be adopted.

For: Connon, Menzies, Sherlock, Moline, Wilton, Yates

Against: Halloran, Lopez, Reid

and on being put as the Motion CARRIED

For: Connon, Menzies, Sherlock, Moline, Wilton, Yates

Against: Halloran, Lopez, Reid

11. EP/146 4/18a-20 Parriwi Road

DA NUMBER: 8.2010.81.1

PROPOSAL: Alterations and additions to a multiple dwelling comprising internal re-configuration and upper floor extension of unit 4

COUNCIL RESOLUTION

Motion Menzies/Lopez

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

12. EP/147 5/70-72 Muston Street

DA NUMBER: 8.2010.183.1

PROPOSAL: Alterations and additions to an existing multiple dwelling development comprising internal remodelling, window alterations and extension of living area to Unit No 5

COUNCIL RESOLUTION

Motion Menzies/Lopez

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton, Yates

Against: Nil

13. EP/148 13 Ourimbah Road

DA NUMBER: 8.2010.88.1

PROPOSAL: Alterations and additions to an existing semi-detached dwelling including new first floor addition, balcony and changes to openings.

COUNCIL RESOLUTION

Motion Menzies/Lopez

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

14. EP/149 8 Illawarra Street

DA NUMBER: 8.2010.95.1

PROPOSAL: Completion of a part constructed dwelling house

COUNCIL RESOLUTION

Motion Menzies/Reid

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Menzies, Halloran, Lopez, Sherlock, Moline, Reid, Wilton,
Yates

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 7 SEPTEMBER COMMENCING AT 7:05 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, B L Halloran, D J Lopez OAM, P S Menzies, J T Reid and D M Wilton together with the General Manager, Director Corporate Services, Director Environment and Planning, Director Community Development, Manager Assets and Services, Manager Development Services, Manager Finance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies were received from Councillors Moline, Sherlock and Yates.

3. EP/163 21A Redan Street

DA NUMBER: 8.2010.196.1

**PROPOSAL: Use of the basement of a dwelling house for
residential purposes**

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Menzies, Halloran, Lopez, Reid, Wilton

Against: Nil

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

5. **EP/166** **15A Clanalpine Street**
DA NUMBER: **8.2010.123.1**
PROPOSAL: **Demolition of the existing dwelling house and erection of a new 2 part 3 storey dwelling house with swimming pool. The proposal also includes a secondary dwelling under SEPP (Affordable Rental Housing) 2009**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

6. **EP/167** **59 Muston Street**
DA NUMBER: **8.2010.70.1**
PROPOSAL: **Demolition of existing structures, erection of a multiple dwelling comprising two (2) dwellings with basement car parking and Strata subdivision**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

7. **EP/168** **9A Ryan Avenue**
DA NUMBER: **8.2009.411.1**
PROPOSAL: **Demolition of existing dwelling house and erection of a new dwelling house constructed over three levels, swimming pool and landscape works**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

8. EP/169 4A Sirius Cove Road

DA NUMBER: 8.2010.87.1

PROPOSAL: Alterations and additions to the front of an existing dwelling house including a new double garage, lift and terraces.

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

9. EP/170 8 Julian Street

DA NUMBER: 8.2010.222.1

PROPOSAL: Demolition of existing structures and construction of a new dwelling house, swimming pool and landscaping

COUNCIL RESOLUTION

Motion Wilton/Menzies

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

10. EP/171 27 Bond Street

DA NUMBER: 8.2009.146.1

PROPOSAL: Section 82a Review – New carport in front of the existing dwelling house

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

11. EP/172 Pedestrian Bridge Military Road and Bridgepoint Shopping Centre

DA NUMBER: 8.2009.343.1

PROPOSAL: Supersite Signage and associated Façade Upgrade to Pedestrian Bridge

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the application be refused because erection of signage would cause visual pollution in the vicinity and would not comply with Council's Development Control Plan. Further in the absence of a response from the RTA on the advisability of having a major distraction in such close proximity to the very hazardous pedestrian intersection at Spit Junction.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Moline

Against: Halloran, Lopez

Amendment Halloran/Lopez

That the proposal for new advertising on the pedestrian bridge be put to the community, including details of potential safety works that could be done by using income from the rental.

LOST

For: Yates, Halloran, Lopez

Against: Connon, Reid, Wilton, Menzies, Moline

12. EP/173 24 & 24A Hopetoun Avenue

DA NUMBER: 8.2007.118.3

PROPOSAL: Section 96(2) modification application for changes to openings, relocation of driveway gate, bin store, external stair, and changes to landscaping including replacement of an existing tree

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

13. EP/174 4 Moran Street

DA NUMBER: 8.2009.402.1

PROPOSAL: Demolition of an existing dwelling house and construction of a new dwelling house with double garage, lift, swimming pool and associated site and landscaping works

COUNCIL RESOLUTION

Motion Menzies/Wilton

That the Officer's Recommendation be adopted and condition 4 be amended to read:

4. In order to comply with planning guidelines of section 7.4 of the Mosman Residential Control Plan, the swimming pool shall be set back 2m from the eastern boundary. Details to be shown on the plans submitted with the Construction Certificate plans.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Moline

Against: Lopez

Amendment Lopez/Halloran

That the Officer's Recommendation be adopted and condition 4 be amended to read:

4. In order to comply with planning guidelines of section 7.4 of the Mosman Residential Control Plan, the swimming pool shall be set back 2m from the eastern boundary. Details to be shown on the plans submitted with the Construction Certificate plans.

Further that Condition 2 be deleted.

LOST

For: Halloran, Lopez

Against: Connon, Reid, Wilton, Yates, Menzies, Moline

14. EP/175 23 Boyle Street

DA NUMBER: 8.2008.160.3

PROPOSAL: Modification of consent application for alterations and additions to a dwelling house

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 5 OCTOBER COMMENCING AT 7:03 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Director Community Development, Manager Assets and Services, Manager Finance and Minutes Secretary.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/181 - Mosman Police Station - Planning Proposal

SUMMARY

Report on a Planning Proposal for the proposed re-zoning of the Mosman Police Station site to R3 Medium Density Residential and RE1 Public Recreation.

OFFICER'S RECOMMENDATION

The Manager Urban Planning recommends:

That:

- A. Council prepare a Planning Proposal as detailed in this report for the rezoning of the Mosman Police Station site (96A Bradleys Head Road) to R3 Medium Density Residential and RE1 Public Recreation.
- B. Following receipt of an updated contamination report to confirm that the site is suitable for residential purposes, the Planning Proposal be referred to the NSW Department of Planning for approval to undertake community consultation.
- C. A further report be submitted to Council on the results of the community consultation process.

COUNCIL RESOLUTION

Motion Sherlock/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 19 OCTOBER 2010 COMMENCING AT 7:02 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Development Services, Manager Finance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/182 58 Belmont Road

DA NUMBER: 8.2010.206.1

PROPOSAL: Alterations and additions to an existing semi-detached dwelling house comprising new carport, fencing to street and side boundaries, internal refurbishment and changes to openings

Prof Jennifer Hill (60 Belmont Road), Ms Jan Simmons (56 Belmont Road), Mr R Shoebridge (Owner) and Mr Jaya Param (Architect for Applicant) addressed the Committee on this item.

COUNCIL RESOLUTION

Motion Sherlock/Yates

That the Officer's Recommendation be adopted and further that the boundary fence between No 58 and No 60 be retained at a maximum of 1.8 metres including deletion of the proposed privacy screen.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Halloran

Amendment Halloran/Menzies

That the Officer's Recommendation be adopted.

LOST

For: Menzies, Halloran

Against: Connon, Reid, Wilton, Yates, Lopez, Sherlock, Moline

4. EP/183 27 Reginald Street

DA NUMBER: 8.2010.48.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising new double garage, ground floor internal reconfiguration and extension, new first floor level, new swimming pool and landscaping

COUNCIL RESOLUTION

Ms Pamela Young (29 Reginald Street), Ms Carolyn McKay (25 Reginald Street), Mr Robert Martin (Applicant) and Mrs Maria Martin (Applicant) addressed the Committee on this item.

Motion Moline/Sherlock

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canonon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Nil

5. **EP/184** Shop 2, 645 Military Road (Marcs)

DA NUMBER: 8.2010.242.1

PROPOSAL: Change of use to café, fit-out and relocation of signage

COUNCIL RESOLUTION

Having declared a Non-Pecuniary Interest in Item EP/184, Councillor Lopez retired from the Chambers between 8.39pm and 9.14pm and took no part in the discussion or voting thereon.

Ms Kay Brooks (1/25 The Crescent), Mrs Rana Wood (23 The Crescent), Mr Chris Dale (Applicant) and Mr Peter Spoall (Applicant) addressed the Committee on this item.

Motion Menzies/Moline

That the Officer's Recommendation be adopted and further the matter of the Outdoor Dining application be referred to Council for determination.

CARRIED

For: Canonon, Reid, Wilton, Yates, Menzies, Sherlock, Moline

Against: Halloran

6. **EP/185** 1 - 3 and 5 Mandolong Road (Mosman Village Plaza)

DA NUMBER: 8.2009.408.1

PROPOSAL: Section 82A Review – demolition of existing structures and construction of a mixed use retail and residential development containing 22 residential units, 6 retail units and basement carparking over two levels for 49 car parking spaces

COUNCIL RESOLUTION

Mr Warren Long (Consultant Town Planner) and Mr Jack Taylor (Architect) addressed the Committee on this item.

Motion Lopez/Menzies

That the Officer's Recommendation be adopted and further the applicant provide substantial additional street trees where the opportunity presents in consultation with the Director Environment and Planning.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Lopez, Moline

Against: Halloran, Sherlock

Amendment Sherlock/Halloran

That the application be deferred to allow for re-design.

LOST

For: Halloran, Sherlock, Moline

Against: Connon, Reid, Wilton, Yates, Menzies, Lopez

7. **EP/186** **10 Burton Street**
DA NUMBER: **8.2008.5.2**
PROPOSAL: **Modification of a consent comprising deletion of bedroom and family room and replacement with a terrace and an open conservatory**

COUNCIL RESOLUTION

Motion Reid/Menzies

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Nil

8. **EP/187** **6 Fairfax Road**
DA NUMBER: **8.2010.215.1**
PROPOSAL: **Alterations and additions to an existing dwelling house comprising excavation for a new basement level with internal access from garage, internal re-configuration, fenestration changes and a new timber sliding garage door**

COUNCIL RESOLUTION

Motion Reid/Menzies

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

9. EP/188 2/9 Mosman Street

DA NUMBER: 8.2010.145.1

**PROPOSAL: Part excavation and extension of existing garage
within the sub-floor area of a dwelling within a
multiple dwelling development.**

COUNCIL RESOLUTION

Motion Reid/Menzies

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 2 NOVEMBER 2010 COMMENCING AT 7:04 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Corporate Services, Director Environment and Planning, Director Community Development, Manager Assets and Services, Manager Development Services, Manager Finance, Manager Governance, Manager Cultural Services and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

3. EP/198 - Planning Proposal - 5 Mandolong Road (EP)

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

4. EP/199 49B The Esplanade

DA NUMBER: 8.2010.277.1

**PROPOSAL: Use of temporary demountable building for Term 4
of the 2010 school year for years K - 2 of
Queenwood Junior School**

COUNCIL RESOLUTION

Motion Sherlock/Moline

That the Officer's Recommendation be adopted subject to condition 5 being amended as follows:

5. The use is to cease on 7 December 2010 and the demountable building shall be removed within two (2) weeks of 7 December 2010, OR within ten (10) weeks of obtaining an Occupation Certificate for the works the subject of development application 8.2008.152.1 at 44 Mandalong Road, and the site be made good to Council's satisfaction prior to the commencement of term 1 in 2011.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 16 NOVEMBER 2010 COMMENCING AT 7:05 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Corporate Services, Director Environment and Planning, Manager Assets and Services, Manager Development Services, Manager Governance and Minutes Secretary.

2. APOLOGIES AND LEAVE OF ABSENCE

An apology was received from Councillor B L Halloran.

3. EP/202 507 Military Road (former KFC site)

DA NUMBER: 8.2010.178.1

PROPOSAL: Demolition of the existing structures, new mixed use development including basement car parking, commercial, offices, multiple dwelling and landscaping

COUNCIL RESOLUTION

Motion Menzies/Moline
That the Officer's Recommendation be adopted.
CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Nil

4. EP/203 13 and 15 Bradleys Head Road

DA NUMBER: 8.2010.223.1

PROPOSAL: Demolition of garage and swimming pool, alterations and additions to dwelling house at 15 Bradleys Head Road. Demolition of existing structures at 13 Bradleys Head Road, construction of a pavilion, swimming pool and landscaping, and lot consolidation

COUNCIL RESOLUTION

Motion Menzies/Moline
That the Officer's Recommendation be adopted.
CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Nil

5. EP/204 22 Delecta Avenue

DA NUMBER: 8.2007.53.6

PROPOSAL: Modification of consent comprising alterations to swimming pool, retaining walls, parapet wall, pergola, columns, stud wall, privacy screen, fencing and landscaping, deletion of planters and elevated walkway, a new acoustic panel and gates

COUNCIL RESOLUTION

Motion Reid/Sherlock

That the matter be deferred to allow the applicant to make correction to plans.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Nil

6. EP/205 167 Avenue Road

DA NUMBER: 8.2010.137.1

PROPOSAL: Alterations and additions to an existing mixed use retail/residential development resulting in 5 x 2 bedroom units, 2 retail units, parking for 12 cars and strata subdivision

COUNCIL RESOLUTION

Motion Reid/Yates

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Lopez, Sherlock, Moline

Against: Nil

7. EP/206 31 Fairfax Road

DA NUMBER: 8.2008.16.3

PROPOSAL: s.96AA(1) Modification of a consent granted by the Land and Environment Court comprising changes to floor levels, new plant room, new store room, increase in pool depth, addition of new skylights, increase in height of main skylight, new window openings and changes to height and materials of boundary fencing.

COUNCIL RESOLUTION

Motion Moline/Menzies

That the Officer's Recommendation be adopted.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Sherlock, Moline

Against: Lopez

8. EP/207 116 Prince Albert Street

DA NUMBER: 8.2010.129.1

PROPOSAL: Alterations and additions to the rear of an existing mixed commercial residential development comprising of covered parking, balcony additions and new third level

COUNCIL RESOLUTION

Motion Menzies/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Nil

9. EP/208 17 Awaba Street

DA NUMBER: 8.2010.156.1

PROPOSAL: Alterations and additions to an existing dwelling house comprising extension and reconfiguration at each floor level, new ground floor deck, changes to openings, changes to the roof form and external building appearance

COUNCIL RESOLUTION

Motion Menzies/Moline

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Canon, Reid, Wilton, Yates, Menzies, Lopez, Sherlock, Moline

Against: Nil

**PUBLIC REGISTER OF PLANNING DECISIONS MADE BY
MOSMAN MUNICIPAL COUNCIL
HELD IN THE COUNCIL CHAMBERS, MOSMAN SQUARE,
ON TUESDAY, 7 DECEMBER 2010 COMMENCING AT 7:03 p.m.**

1. PRESENT

The Mayor (Councillor A S Connon) in the Chair, Councillors B L Halloran, D J Lopez OAM, P S Menzies, E A Moline, J T Reid, T Sherlock, D M Wilton and K W Yates together with the General Manager, Director Environment and Planning, Manager Assets and Services, Manager Development Services, Manager Finance and Team Leader CS Admin.

2. APOLOGIES AND LEAVE OF ABSENCE

There were no apologies.

- 3. EP/220 26 Plunkett Road**
DA NUMBER: 8.2010.177.1
**PROPOSAL: Demolition of the existing structures and erection of
a new dwelling house, swimming pool, front fence
and landscaping**

COUNCIL RESOLUTION

Motion Wilton/Lopez

That the Officer's Recommendation be adopted, further the line of Mangosteen trees that are replacing the Leighton Greens be extended as far as possible for the length of the courtyard to 28 Plunkett Road.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

- 4. EP/221 24 Plunkett Road**
DA NUMBER: 8.2010.257.1
**PROPOSAL: Demolition of the existing dwelling house and
erection of a new three storey dwelling house,
associated landscaping and retention of existing
swimming pool.**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

5. **EP/222** **361 Military Road (The Mosman Gardener)**
DA NUMBER: **8.2010.152.1**
PROPOSAL: **Demolition of existing structures, erection of a mixed use building containing 2 commercial units, 25 residential units, basement parking over 2 levels for 38 vehicles and strata subdivision**

COUNCIL RESOLUTION

Motion Halloran/Lopez

That the General Manager be delegated authority to deal with this matter subject to:

1. The Manager Development Services recommendation.
2. An adaptable unit being provided at ground floor level unless the Director Environment & Planning is satisfied that the condition cannot be achieved.
3. Additional opportunities for street planting within Military Road be investigated with a view to provide canopy trees.

CARRIED

For: Connon, Yates, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Reid, Wilton

6. **EP/223** **31 Almora Street**
DA NUMBER: **8.2009.246.1**
PROPOSAL: **Section 82A Review of determination of an application for alterations and additions to an existing dwelling house comprising new ground floor living room, internal refurbishment, lower ground floor pool storeroom and swimming pool**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Nil

7. **EP/224** **6 Thompson Street**
DA NUMBER: **8.2010.286.1**
PROPOSAL: **Alterations and additions to an existing dwelling house including construction of a second storey above the garage and modifications to the lounge room and adjacent balcony**

COUNCIL RESOLUTION

Motion Sherlock/Menzies

That the Officer's Recommendation be adopted, further that the existing Leighton Greens on the western boundary be maintained to a maximum height of 2 metres above ground level and further that the applicant be invited to plant a more appropriate hedge in consultation with the Council's staff.

CARRIED

For: Connon, Wilton, Yates, Menzies, Sherlock, Moline

Against: Reid, Halloran, Lopez

8. **EP/225** **39 Raglan Street**
DA NUMBER: **8.2010.154.1**
PROPOSAL: **Alterations and additions to an existing dwelling house comprising construction of a tandem carport, installation of an inclinor, family room extension with deck and storage area below**

COUNCIL RESOLUTION

Motion Wilton/Lopez

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Nil

9. **EP/226** **22A Musgrave Street**
DA NUMBER: **8.2010.221.1**
PROPOSAL: **Alterations and additions to an existing dwelling house comprising new garage, refurbished driveway and landscaping**

COUNCIL RESOLUTION

Motion Wilton/Sherlock

That the matter be deferred to liaise with Council officers to explore the possibility of reducing the bulk and height of the proposed garage, particularly in relation to the loss of light from the north facing window of the neighbouring property.

CARRIED

For: Connon, Reid, Wilton, Menzies, Lopez, Sherlock, Moline

Against: Yates, Halloran

Amendment Halloran/Menzies

That the Officer's Recommendation be adopted.

LOST

For: Yates, Menzies, Halloran
Against: Connon, Reid, Wilton, Lopez, Sherlock, Moline

10. **EP/227** **25 Whiting Beach Road**
DA NUMBER: **8.2010.294.1**
PROPOSAL: **Demolition of existing dwelling house and construction of a new dwelling house with basement parking, alterations to existing swimming pool and associated landscaping**

COUNCIL RESOLUTION

Motion Menzies/Halloran
That the Officer's Recommendation be adopted.
CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock, Moline
Against: Nil

11. **EP/228** **6 Elfrida Street**
DA NUMBER: **8.2010.284.1**
PROPOSAL: **New two, part three storey dwelling house including part retention of existing walls and new garage with attic room above**

COUNCIL RESOLUTION

Motion Halloran/Yates
That the Officer's Recommendation be adopted.
CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline
Against: Sherlock

Amendment Sherlock/Lopez
That the matter be deferred to allow negotiation between the neighbours to get a better solution regarding the 4th bedroom.
LOST

For: Sherlock
Against: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Moline

12. **EP/229** **22 Delecta Avenue**
DA NUMBER: **8.2007.53.6**

PROPOSAL: **Modification of consent comprising alterations to swimming pool, retaining walls, parapet wall, pergola, columns, stud wall, privacy screen, fencing and landscaping, deletion of planters and elevated walkway, a new acoustic panel and gates**

COUNCIL RESOLUTION

Motion Wilton/Menzies

That the Officer's Recommendation be adopted subject to Condition 17J being amended to require a setback of 1.65 metres in replacement of the referenced 1.65mm and deletion of Conditions 17M and 17N.

CARRIED

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Sherlock, Moline

Against: Lopez

Amendment Lopez/Halloran

That the Officer's Recommendation be adopted, subject to deletion of Conditions 17J, 17M, 17N and 68A.

LOST

For: Halloran, Lopez

Against: Connon, Reid, Wilton, Yates, Menzies, Sherlock, Moline

13. EP/230 12 Wolger Road

DA NUMBER: **8.2009.315.1 (S82A Review)**

PROPOSAL: **Section 82A Review of Determination for erection of two carports on a nil setback at the Wolger Road frontage of the site together with access stairs to a multiple dwelling**

COUNCIL RESOLUTION

Motion Lopez/Sherlock

That the Officer's Recommendation be adopted subject to amendment of Condition 43 to reduce the number of bollards required to the garage of unit 2 to 1 bollard.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock, Moline

Against: Nil

14. EP/231 26 Queen Street

DA NUMBER: **8.2010.127.1**

PROPOSAL: **Alterations and additions to an existing single dwelling house comprising new basement to the rear**

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

15. EP/232 1 Shadforth Street

DA NUMBER: 8.2010.162.1

PROPOSAL: Alterations and additions to an existing semi-detached dwelling house comprising first floor extension to the rear

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil

16. EP/233 63-65 Parriwi Road (The Igloo House)

DA NUMBER: 8.2003.167.4

PROPOSAL: S.96(2) Modification of consent to allow construction over two stages including changes to the dwelling house at 65 Parriwi Road to allow occupation on completion of the first stage works and relocation of the pool to become an indoor pool with deck over

COUNCIL RESOLUTION

Motion Menzies/Halloran

That the Officer's Recommendation be adopted.

CARRIED UNANIMOUSLY

For: Connon, Reid, Wilton, Yates, Menzies, Halloran, Lopez, Sherlock,
Moline

Against: Nil