

JOINT REGIONAL PLANNING PANEL

Sydney East Region

JRPP No	2014SYE031
DA Number	8.2014.42.1
Local Government Area	Mosman Council
Proposed Development	Demolition of existing commercial building and retention of part of the basement garage; Construction of a five storey mixed use building comprising commercial/retail and residential uses and two levels of basement car parking; Realignment of driveway access from Belmont Road; New two storey townhouses comprising of two dwellings; Refurbishment and conversion of the two storey stables building into two dwellings; and Landscaping works including tree removal
Street Address	339 Military Road, Mosman
Applicant	M Andre Bali C/- Centuria
Owner	BNY Trust Company of Aust Ltd C/- Century Funds Mgmnt Ltd
Number of Submissions	44 submissions and 14 letters of support
Regional Development Criteria (Schedule 4A of the Act)	Capital investment value of more than \$20 million
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • List all of the relevant environmental planning instruments: s79C(1)(a)(i) <ul style="list-style-type: none"> - State Environmental Planning Policy (State and Regional Development) 2011 - State Environmental Planning Policy (Infrastructure) 2007 - Deemed SEPP - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 - State Environmental Planning Policy No. 55 - Remediation of Land - State Environmental Planning Policy No. 65 - Design of Residential Flat Development - State Environmental Planning Policy - Building Sustainability Index: BASIX 2004 - Mosman Local Environmental Plan 2012 • List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii) <p>N/A</p>

	<ul style="list-style-type: none"> List any relevant development control plan: s79C(1)(a)(iii) <ul style="list-style-type: none"> Mosman Business Centres Development Control Plan Mosman Section 94A Development Contributions Plan 2012 List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv) <p>N/A</p> <ul style="list-style-type: none"> List any coastal zone management plan: s79C(1)(a)(v) <ul style="list-style-type: none"> No coastal zone management plan (within the meaning of the <i>Coastal Protection Act 1979</i>) exists. List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 <ul style="list-style-type: none"> As demolition is proposed the provisions of AS 2601 (C.92) Fire protection and structural capacity (C.93)
List all documents submitted with this report for the panel's consideration	<p>Architectural plans</p> <p>Urban Design Study (including shadow diagrams)</p> <p>Landscape Plans</p> <p>Statement of Environmental Effects with the following attachments:</p> <p>A. Statement of Heritage Impact</p> <p>B. Arboriculture Impact Appraisal</p> <p>C. Letter to Owner of Neighbouring Property</p> <p>D. Preliminary Desktop Geotechnical Report</p> <p>E. Stormwater Concept Plan</p> <p>F. Basix Certificate and Report</p> <p>G. Electrical Services Report</p> <p>H. Waste Management Plan</p> <p>I. QS Certificate</p> <p>J. Accessibility Report</p> <p>K. Acoustic Impact Report</p> <p>L. Traffic Impact Assessment</p>
Recommendation	Refusal
Report by	Sarah Winnacott, Executive Town Planner

Assessment Report and Recommendation Cover Sheet
