

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Thursday 9 July 2015 at 11:30 am

Panel Members: John Roseth (Chair), David Furlong, Sue Francis, Tom Sherlock and Paul Stein

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYE043 Mosman 8.2014.162.2 [at 339 Military Road, Mosman] as described in Schedule 1.

Date of determination: 9 July 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

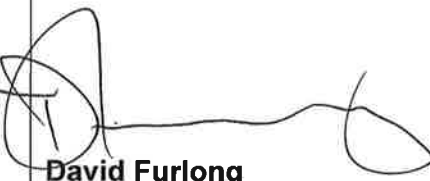
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The modification proposal will not change the perceived bulk of the building, nor its external impact. The main change is a re-allocation of parking spaces from visitor to private residential and the extension of trading hours to Sundays. In view of the site's proximity to public transport, the reduction in visitor spaces is acceptable. The extension of trading to Sundays is consistent with the rest of the Cremorne Junction Business Centre, in which the site is located.

Conditions: The development application was approved subject to the conditions recommended in the planning assessment report except for Condition 119, which is to be amended to permit trading on public holidays as well as on Sundays, on the grounds that, if trading is permitted on Sundays, there is no point in prohibiting it on public holidays.

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 Tom Sherlock	 Paul Stein	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE043 Mosman 8.2014.162.2
2	Proposed development: Modification of consent comprising changes to apartment mix and configuration, access, basement and parking layout, floor height of level 3 and modification to stables and townhouses
3	Street address: 339 Military Road
4	Applicant: Centuria Funds Management Ltd
5	Type of Regional development: Section 96(2) modification of regional development
6	Relevant mandatory considerations • 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 Quality of Residential Flat Development • Draft State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy – Building Sustainability Index: BASIX 2004 • Mosman Local Environmental Plan 2012 • Mosman Business Centres Development Control Plan • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 25 June 2015 Written submissions during public exhibition: ten (10) Verbal submissions at the panel meeting: On behalf of the applicant- Ben Craig, Tim Rogers and Andre Bali
8	Meetings and site inspections by the panel: Briefing meeting on 14 May 2015
9	Council recommendation: approval
10	Draft conditions: Attached to council assessment report