



New South Wales

Mosman Local Environmental Plan 1998 (Amendment No 18)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S03/01782/PC)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 161

Clause 1 Mosman Local Environmental Plan 1998 (Amendment No 18)

Mosman Local Environmental Plan 1998 (Amendment No 18)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Mosman Local Environmental Plan 1998 (Amendment No 18)*.

2 Aims of plan

This plan aims:

- (a) to conserve the facade and landscaped setting of the building on part of the land to which this plan applies (being No 653 Military Road, Mosman), and
- (b) to allow, with the consent of Mosman Municipal Council, the carrying out of certain non-residential development on part of the land (being the ground floor), and
- (c) to set a maximum floorspace ratio of 1:1 for the site, and
- (d) to set a maximum commercial floorspace ratio of 0.3:1 for the site.

3 Land to which plan applies

This plan applies to Lot 15, DP 663532 and Lot 16, Section 1, DP 3513, known as Nos 647 and 653 Military Road, Mosman, being land zoned 2 (e) Residential under *Mosman Local Environmental Plan 1998*.

4 Amendment of Mosman Local Environmental Plan 1998

Mosman Local Environmental Plan 1998 is amended as set out in Schedule 1.

Schedule 1 Amendment

(Clause 4)

Schedule 6 Exceptions

Insert at the end of the Schedule:

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| 647 and 653 Military Road (Lot 15, DP 663532 and Lot 16, Section 1, DP 3513) | Development for the purposes of commercial premises or a shop (other than a shop used principally for the preparation and sale of food by retail), if: <ul style="list-style-type: none">(a) development for such a purpose is carried out on the ground floor only, and(b) the maximum floorspace ratio for that part of the development as is development for such a purpose does not exceed 0.3:1, and(c) the maximum floorspace ratio of all development on the site does not exceed 1:1, and(d) the facade elements and landscaped setting of the building at No 653 Military Road are maintained and integrated into the development, and(e) the residential and commercial development of Nos 647 and 653 Military Road is undertaken concurrently, and(f) any existing use rights enjoyed by No 653 Military Road are surrendered pursuant to a condition of the Council's consent to the development. |
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Despite paragraph (c) of this item, additional floorspace may be created in the roof space of a building with a pitched roof, but not so as to increase the floorspace ratio of the building beyond 1.3:1 or to add to the height or bulk of the building.