



URBIS

SCOPING REPORT

**494 & 516 Military Road,
Mosman**

Prepared for
AURORA PROPERTY
September 2025

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Report Number V1



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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1. INTRODUCTION

This Report has been prepared on behalf of Aurora Property Partnership (**Aurora, the Applicant**), to provide a detailed description of the proposed eight-storey shop-top housing development at 494 & 516 Military Road, Mosman, NSW.

This report has been prepared to respond to a request to the Department of Planning, Housing and Industry (**DPHI**) for Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**). In accordance with the Housing Delivery Authority (**HDA**) program, a separate but concurrent Planning Proposal will be submitted, which seeks to amend the *Mosman Local Environmental Plan 2012* (**Mosman LEP**).

The purpose of this Scoping Report is to:

- Describe the proposed project and concurrent amendment to planning controls;
- Identify key matters requiring assessment in the SSDA and the approach to assessing these matters;
- Identify what engagement will be carried out during the preparation of the EIS and Planning Proposal, and
- Provide a preliminary strategic and site-specific merit assessment of the concurrent planning proposal.

This Scoping Report is accompanied by a concept design package prepared by Architectus.

1.1. HOUSING DELIVERY AUTHORITY

In accordance with the Housing Delivery Authority (**HDA**) program, the SSDA will be accompanied by a concurrent planning proposal to rezone the subject site from E3 Productivity Support to MU1 Mixed Use under the Mosman Local Environmental Plan 2012 (**Mosman LEP**). The planning proposal will also amend the existing maximum height of building development standard ranging to 29 metres and establish a new floor space ratio of 3:1.

The project is declared as State Significant Development (**SSD**) in accordance with the Environmental Planning and Assessment (**Housing Delivery Authority**) Order 2024 (**HDA Order**), following a positive evaluation of the Applicant's Expression of Interest (**EOI**) dated 24 March 2025. Pursuant to Section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), the Minister's State Significant Development Declaration Order 2025 (No 9) (dated 13 June 2025) (**the Order**) declared the project (as specified in EOI application 248763) at the subject site as SSD (Schedule 1 of the Order).

1.2. APPLICANT DETAILS

Aurora Property Partnership (**Aurora**) is a related entity of Ausgrid. Aurora has identified that the site is no longer required for ongoing network purposes and as such, is suitable for repurposing. Aurora is seeking to amend the current controls to implement uses which align with the surrounding context of the site.

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Details
Nominated Contact	David Bulbrook Senior Property Development Manager, Aurora Brigitte Bradley, Associate Director, Urbis
Postal Address	24-28 Campbell Street, Sydney NSW 2000
ABN	13 635 796 526

1.3. SITE DESCRIPTION

Table 2 Site and Project Overview

Matter	Description
Country	Cammeraygal Country
Street Address	494 & 516 Military Road, Mosman
Legal Description	Lot 11 DP3308 Lot 19 DP3547 Lots 1,2,3, & 4 DP4628
Site Area	The site has an approximate area of 3,170 sqm
Development Area	The development area will encompass the totality of the site area
LGA	Mosman Council
Existing development	<p>The site is currently used for commercial and recreational purposes. A Honeysuckle Garden shop and associated open-air client carpark lies on the western portion of the site, while a Midas car workshop operates on the eastern portion. A small section on the north, abutting Mackie Lane is used as a Community Garden.</p> <p>Directly south of the site, across Military Road, is located The Mosman Practice, a 3-storey medical centre.</p> <p>The vast majority of existing land use within a 200-metre radius from the site is residential, with several medium-density residential buildings and a significant number of single-family dwellings.</p>
Land Configuration	<p>The site is an irregular/regular-shaped allotment with an area of approximately 3,170sqm. The site includes multiple allotments.</p> <p>The prevailing topography is characterised by a mostly gentle gradient around Military Road, with the slope being significantly higher near Willoughby and Balmoral Bays. The site itself is generally flat, with a slope of 4% onto Military Road.</p>
Site Access and road network	The site is accessible from Military Road and Hale Road.
Easements and Covenants	There are no easements located on the site.
Acid Sulfate Soils	The site is not mapped as containing potential Acid Sulfate Soils.
Contamination	The site is not listed as a notified site under the <i>Contaminated Land Management Act 1997</i> .
Bushfire Prone Land	The site is not mapped as Bushfire Prone Land
Flooding	The site is not flood-prone land.
Biodiversity	The site does not contain any native Plant Community Types nor it is included in the Biodiversity Values Map under the <i>Biodiversity Conservation Act 2016</i> .
European Heritage	The site is not mapped as a Local, National or World Heritage Site. The site is in close proximity to the Lang Street Heritage Conservation Area, which is located directly north to the site.

Maps of the site in its local setting and land use context are provided in **Figure 1** and **Figure 2**, respectively.

Figure 1 Local setting of the site



Source: Urbis, 2024

Figure 2 Local land use context



Source: Urbis, 2024

2. PROJECT OVERVIEW

The following sections of the report provide a comprehensive description of the proposal, including the proposed concept layout and land use activities, staging and infrastructure delivery.

2.1. PROPOSED WORKS

Development consent is sought for the following works:

- Demolition of existing structures
- Construction of an eight-storey shop-top housing development comprising:
 - Four storey podium incorporating 928sqm of retail on the ground floor along Military Road. Residential dwellings are proposed at ground level on the northern edge away facing Mackie Lane.
 - Four storey residential above podium form
 - Basement parking

A preliminary overview of the proposed development is provided within **Table 3**.

Table 3 Preliminary Numerical Overview of Proposed Works

Descriptor		Proposal
Maximum Building Height		29 metres
Storeys		8 storeys
Dwellings		Approximately 107 apartments (with 3% affordable housing)
GFA (approx.)	Residential	8,151sqm
	Non-residential	928sqm (likely retail premises)
	Total	9,079sqm
Communal open space		710sqm

Indicative plans prepared by Architectus are included in **Appendix B** with extracts provided in **Figure 3**.

The Estimated Development Cost would be approximately \$108,168,252.

2.2. PROPOSED AMENDMENTS TO MOSMAN LEP 2012

As part of the site selection and EOI process for the HDA, a key component of the application is to progress a Planning Proposal concurrently with the SSDA. This is consistent with Section 3.58 of the EP&A Act.

The intended outcome of the planning proposal is to establish a statutory planning framework that applies to the site. Specifically, the intended outcome of the proposal is to amend the Mosman LEP as follows:

- Rezone the site from E3 Productivity Support to MU1 Mixed Use to facilitate mixed-use development incorporating retail and commercial premises and residential accommodation
- Amend the existing maximum height of building development standard ranging from 12 metres to 29 metres
- Amend the existing floor space ratio development standard ranging from 2:1 to 3:1

Figure 3 Indicative Plans

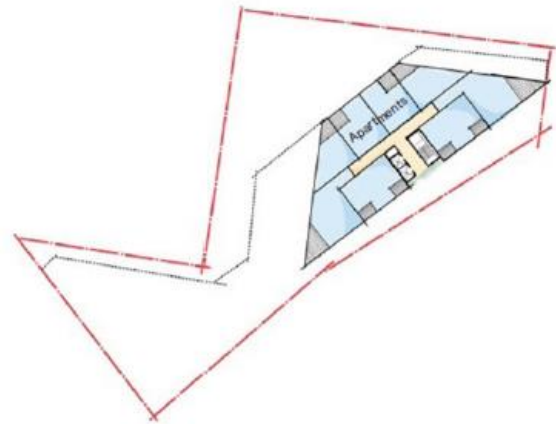


Picture 2 Indicative model viewed from the south

Source: Architectus



Picture 1 Indicative Ground Floor Plan



Picture 3 Indicative Tower Form Plan

3. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (EPBC Act).*
- *NSW Biodiversity Conservation Act 2016 (B&C Act).*
- *Environmental Planning and Assessment Act 1979 (EP&A Act).*
- *Environmental Planning Assessment Regulation 2021 (the Regulations).*
- *Heritage Act 1979 (Heritage Act).*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP).*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP).*
- *State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP).*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP).*
- *Mosman Local Environmental Plan 2012 (Mosman LEP).*
- *Mosman Residential Development Control Plan 2012 (Mosman DCP).*

3.1. STATUTORY REQUIREMENTS

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	The HDA recommended that this project could progress under the newly established HDA approval pathway in June 2025. A recommendation has been made to the Minister for this project to be declared as SSD. The Minister (or Delegate) is the consent authority that will formally determine the SSDA.
Permissibility	<p>A range of activities are permitted with development consent in the E3 – Productivity Support Zone, including, among others:</p> <ul style="list-style-type: none"> ▪ <i>Hotel or motel accommodation</i> ▪ <i>Residential flat buildings</i> ▪ <i>Specialised retail premises</i> <p>The proposed development, however, would be defined as <i>shop-top housing</i>, which is prohibited in the E3 zone under the Mosman LEP. Thus, a concurrent rezoning is being proposed to change the current E3 zone to a MU1 Mixed Use zone.</p> <p>The rezoning will also incorporate a change to the current built form development standards to a height of building to 29 metres and FSR of 3:1.</p>
Other approvals	The following Acts were considered, but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following:

Details	Comment
	<ul style="list-style-type: none"> ▪ Commonwealth Environment Protection and Biodiversity Conservation Act 1999; ▪ NSW National Parks & Wildlife Act 1974; ▪ NSW Heritage Act 1977; ▪ NSW Roads Act 1993; ▪ NSW Water Management Act 2000; ▪ NSW Rural Fires Act 1997; and ▪ NSW Protection of the Environment Operations Act 1997. <p>No requirements for other approvals have been identified at this stage.</p>

3.2. PRE CONDITIONS

Table 5 below outlines the pre-conditions to exercising the power to grant approval which are relevant to the project.

Table 5 Pre-Conditions

Pre-conditions to Granting Consent	Comment
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)</i></p>	<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)</i>. Pursuant s4.6 of the R&H SEPP, a consent authority must not consent to the carrying out of any development on land unless:</p> <ol style="list-style-type: none"> a. it has considered whether the land is contaminated, and b. if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and c. if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose. <p>A Preliminary Site Investigation (PSI) and any further studies required will be submitted to address the applicable provisions of the R&H SEPP. An Unexpected Finds Protocol and Hazardous Materials (HAZMAT) Survey will also be submitted before a Construction Certificate is issued if required.</p>
<p><i>State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)</i></p>	<p>Chapter 3 applies to the proposed development. Under section 3.4, the <i>consent</i> authority must consider whether the development will minimise the use of on-site fossil fuels as part of the goal of achieving net zero emissions.</p> <p>Compliance with the applicable provisions of the Sustainable Buildings SEPP will be demonstrated at lodgement, and a BASIX Certificate will be provided in relation to the residential component of the proposed development.</p>
<p><i>State Environmental Planning Policy Transport and Infrastructure 2021 (Transport and Infrastructure SEPP)</i></p>	<p>Clause 2.122 relates to traffic generating development (as per Schedule 3). The Clause requires that before granting development consent, the consent authority must refer certain development with access to a classified road or to road that connects to classified road to TfNSW. The proposal is traffic generating development in that it comprises more than 75 dwellings and the site has access to a road that connects to Military Road (a classified road). The SSDA will be referred to TfNSW.</p>

3.3. MANDATORY CONSIDERATIONS

Table 6 below outlines the relevant pre-conditions to exercising the power to grant approval and the section where these matters are addressed within the EIS.

Table 6 Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulations	
Section 1.3	The relevant objects of the EP&A Act will be addressed in the EIS.
Section 4.15 (1)(a)(i)	All relevant EPIs will be addressed in the EIS, including:
Relevant Environmental Planning Instruments (EPIs)	Mosman LEP R&H SEPP Housing SEPP Transport and Infrastructure SEPP Planning Systems SEPP Industry and Employment SEPP Sustainable Buildings SEPP
Section 4.15 (1)(a)(iii)	Pursuant to Section 2.10 of the Planning Systems SEPP, the Mosman Residential DCP does not technically apply to an SSD; however, the relevant controls will be considered insofar as relevant within the EIS.
Development Control Plan (DCP)	
Section 4.15 (1)(a)(iiia)	There is no current Planning Agreement or Draft Planning Agreement that applies to the site of the proposed development. Should discussions with Mosman Council start during the SSDA process regarding a Planning Agreement, it will be addressed in the SSDA.
Any Planning Agreement or Draft Planning Agreement.	
Section 4.15 (1)(a)(iv)	The following relevant matters are applicable and will be addressed in the EIS.
Relevant matters prescribed by the Regulations.	<i>CI 61 – Additional matters that consent authority must consider</i> <i>CI 62 - Consideration of fire safety</i> <i>CI 63 – Considerations for the erection of temporary structures</i>
Section 4.15(1)(b)	The likely impacts of the development have been identified in Section 6 of this Scoping Report. These matters will be addressed as they relate to the site and the proposed development within the EIS.
Likely impacts of that development, including environmental impacts on both the natural and built	

environments, and social and economic impacts in the locality.	
Section 4.15(1)(c)	An assessment of the suitability of the site will be undertaken within the EIS, including whether the proposal fits within the locality and whether the site attributes are conducive to the proposed development.
Suitability of the site for the development.	
Section 4.15(1)(d)	Advice from DPHI, State agencies, the SDRP and Council will continue to be considered as the scheme is progressed along with any public submissions that are received while the SSDA is on public exhibition.
Submissions made in accordance with the Act or regulations.	
Section 4.15(1)(2)	The requirement for development to be in the public interest will be addressed within the EIS. Given the alignment of the project with Federal, State and the applicable strategic planning framework (refer to Section 4), the proposed development and associated rezoning are considered to be in the public interest.
Public Interest	

Mandatory Relevant Considerations (EPIs)

<i>Mosman Local Environmental Plan 2012 (Mosman LEP)</i>	The Mosman LEP is the principal environmental planning instrument that sets out land use zones and development controls for the site.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)</i>	Section 2.122 – Traffic-generating development. Section 2.119 – Development with frontage to classified road. A Traffic Impact Assessment will be required as part of the EIS to demonstrate the suitability of the development with regard to its traffic impacts.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP)</i>	Chapter 2 – Vegetation in non-rural areas will be considered within the SSDA.
<i>State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)</i>	Any signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA unless it is confirmed that separate applications for signage will be submitted.
Biodiversity Conservation Act 2016 Part 7 and Part 8 (2) (BCA)	A Biodiversity Development Assessment Report (BDAR) will be prepared as part of the SSDA to address the potential impacts on local ecosystems. This report will evaluate the existing biodiversity, identify any threatened species or habitats, and propose measures to mitigate adverse effects. Should a certified BAM-accredited ecologist verify the impacts from the development to be negligible, a BDAR Waiver will be submitted in lieu of a BDAR report.
<i>Commonwealth Environment Protection and Biodiversity</i>	An Assessment of Significance is not required in accordance with the <i>Significant Impact Guidelines 1.1 – Matters of National Environmental</i>

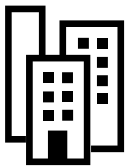
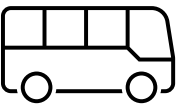

<i>Conservation Act 1999 (EPBC Act)</i>	<i>Significance</i> published by the Commonwealth Department of Agriculture, Water and the Environment (DAWE).
<i>Water Management Act 2000 (WMA)</i>	Section 91 of the WMA regulates two types of activities: Controlled Activity Approvals and Aquifer Interference Approvals. While a water Use Approval, a Water Management Work Approval, or a Controlled Activity Approval (other than an aquifer interference approval) is not required for SSD, an aquifer interference approval can sometimes be necessary for specified aquifer interference activities. This will be considered in the EIS and addressed if required.
<i>Rural Fires Act 1997 (RFA)</i>	The site is not identified as bushfire-prone land, thus authorisation under s100B of the RFA is not required.
<i>Roads Act 1993 (Roads Act)</i>	Approval to undertake works within a public road reserve in accordance with Section 138 of the Roads Act is not deemed required at this stage.
Strategic Land Use Plans	
Strategic Plans	The relevant strategic land use plans will be considered within the EIS and Planning Proposal.
Development Control Plan	
<i>Mosman Residential Development Control Plan 2012 (Mosman Residential DCP)</i>	Pursuant to Section 2.10 of the Planning Systems SEPP, the Mosman Residential DCP does not technically apply to an SSD; however, the relevant controls will be considered insofar as relevant within the EIS.

4. STRATEGIC MERIT

The proposed amendment to the Mosman LEP seeks to amend planning controls to facilitate mixed use development in a highly accessible and desired location. The following table provides an initial assessment against the strategic drivers that support the proposed LEP amendment.

A full assessment against the Strategic Merit Criteria will be undertaken at the Planning Proposal stage.

Table 7 Initial Strategic Merit Assessment

Strategic Theme	Summary of Findings
<p data-bbox="165 528 357 562">Housing Supply</p> 	<p data-bbox="424 528 1374 633">The National Housing Accord has set a target to build 1 million new well-located homes over a five-year period by 2029. The HDA has been introduced to assist NSW in achieving its target of 314,000 new homes by 2029.</p> <p data-bbox="424 663 1398 840">The Greater Sydney Region Plan (Region Plan) and North District Plan (District Plan) highlight the importance of housing choices for quality of life and community engagement. Objectives 10 and 11 of the District Plan project significant local housing demand by 2036, noting a shortfall of 7,800 studio and one-bedroom dwellings as of 2019.</p> <p data-bbox="424 869 919 902">Mosman Local Housing Strategy (LHS)</p> <p data-bbox="424 931 1417 1108">The LHS forecasts housing demand to the year 2041 and identifies a deficit in zoned land capacity under the current planning controls of 713 dwellings across the Mosman LGA by 2041. Thus, facilitating additional zoned land and infill development is fundamental to the delivery of Council's Housing Targets and projections.</p> <p data-bbox="424 1137 1374 1243">The LHS identifies Military Road as the main corridor in which infill development should be proposed in order to build long-term capacity for new dwellings, as it provides sufficient transport access and is located within the Business Centre.</p> <p data-bbox="424 1272 1422 1377">Therefore, the delivery of additional housing at the site, which will be enabled by the proposed amendment to the Mosman LEP, is consistent with strategic planning priorities for housing delivery.</p>
<p data-bbox="165 1413 384 1473">Locating housing at transport nodes</p> 	<p data-bbox="424 1413 1374 1552">The Region Plan recommends aligning new housing with regional and district infrastructure. The District Plan also supports creating walkable and cyclable communities, connecting residents to retail and transport amenities, and offering diverse and affordable housing.</p> <p data-bbox="424 1581 1410 1686">The proposed development leverages its location with immediate access to Military Road, which provides high-frequency bus services through the North Shore to the CBD and the Northern Beaches.</p>
<p data-bbox="165 1727 316 1794">Increasing employment</p> 	<p data-bbox="424 1727 1422 1944">Priority 10 of the District Plan emphasises employment growth in strategic centres and recommends managing residential development in commercial areas by providing housing in suitable locations. This proposal aligns with the objective by increasing the housing supply along the Military Road Business Corridor, whilst also providing future employment opportunities on-site. Overall, the proposal intends to create a genuine mixed-use built mode and increase the liveability of the area.</p>

5. COMMUNITY ENGAGEMENT

A structured and transparent approach to communications and engagement will be undertaken during the preparation of the SSDA and Planning Proposal. This will ensure that key stakeholders and the broader community are informed about the project, provided with opportunities for meaningful input, and supported in understanding the planning process.

Engagement will align with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) and *Community Participation Plan* (April 2024).

5.1. ENGAGEMENT APPROACH

Community engagement activities will be designed to:

- **Provide clarity** including clear and accessible information about the proposal, potential impacts, and benefits.
- **Enable early and ongoing consultation** with stakeholders including government agencies, Mosman Council, local businesses, and residents.
- **Encourage meaningful participation** ensuring feedback is considered in project planning and assessment.

5.2. ENGAGEMENT ACTIVITIES

A Communications and Engagement Strategy for this project is in the process of being prepared. The outcomes of community and stakeholder engagement will be summarised in an Engagement Outcomes Report, which will inform the EIS for the SSDA. Further engagement activities can be undertaken as the project progresses, including during the public exhibition phase when formal submissions can be made.

6. KEY ASSESSMENT ISSUES

6.1. ENVIRONMENTAL IMPACT STATEMENT

The following table outlines the key issues and impacts of the project which will be addressed in detail within the EIS. It also outlines any matters raised by the community and other stakeholders.

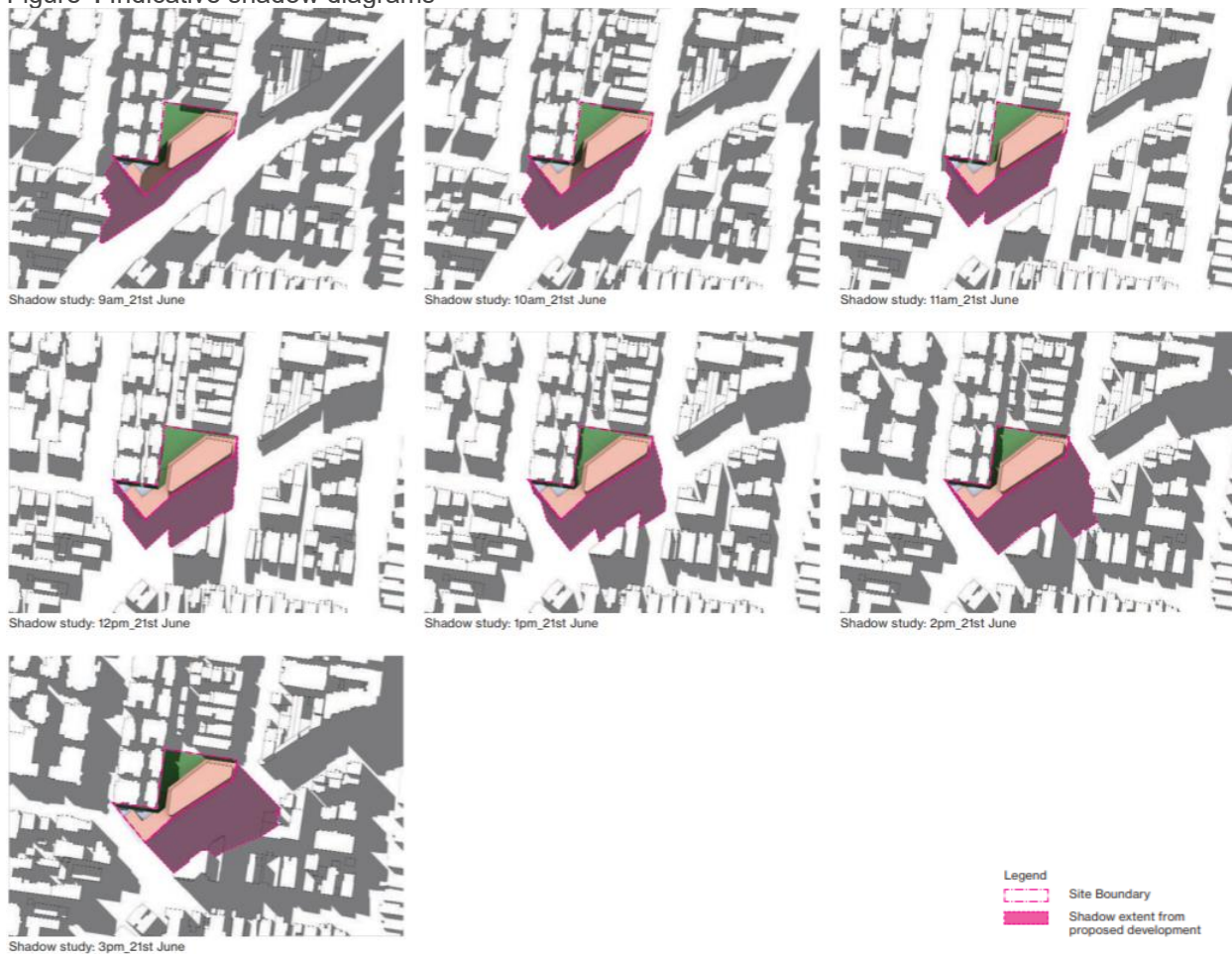
Table 8 Key Assessment Issues

Matter	Consideration
Connection with Country	All future development will consider the Connection to Country Framework prepared by the GANSW. The design will be informed by Country and will clearly demonstrate how the framework has been implemented and reflected in the design.
Urban Design, Public Domain and Landscaping	<p>Architectus has prepared a preliminary design report to support the scoping submission. Due to the southern orientation, exposure to the road, and narrow lot width, the proposal is planned to be designed around a single loaded corridor along the southern elevation, with apartments facing north.</p> <p>It is intended that the northern side of the proposal will transition down sensitively in scale to the adjacent conservation area with 1-2 storey dwellings. The new development has the opportunity to provide individual front doors and to the dwellings facing Mackie Lane, providing a fine grain consistent with the local character.</p> <p>The SSDA documentation will build upon the work to date and will include an urban design and landscape report, demonstrating that the proposal is of a high quality and landscape-led design. The Urban Design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection with Country framework.</p> <p>Detailed Architectural and Landscape Plans will be prepared for detailed works.</p>
ADG Compliance	The Architectural Design Report will include a complete assessment against the applicable provisions of the New South Wales <i>Apartment Design Guide (ADG)</i> and a Design Verification Statement for detailed works.
Amenity	<p>The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and public domain and landscape strategy.</p> <p>The preliminary Design Report prepared by Architectus includes indicative overshadowing of the block model, up to 29 metres. Based on this initial modelling (as illustrated in Figure 4), the proposal will have minimal impact on the surrounding properties with the majority of overshadowing falling on Military Road. Based on the indicative model, all residential properties are still capable of achieving 3 hours of sunlight between 9am and 3pm.</p>

Matter

Consideration

Figure 4 Indicative shadow diagrams



Source: Architectus

Noise & Vibration

A Noise and Vibration Impact Assessment (**NVIA**) will accompany the assessment of noise and vibration matters in the EIS, to satisfy the Environmental Protection Authority's (**EPA**) Noise Policy for Industry, Interim Construction Noise Guideline (**ICNG**) and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.

The NVIA will also take into consideration predicted noise impacts from the Military Road onto the development, to ensure that the amenity of the future residents is not impacted.

Visual Impact

Visual impact will be addressed within the EIS, including impacts on viewpoints and vistas as visual amenity assessment of landscaping, design and supporting works.

Access & Transport

To address the impacts of additional dwellings associated with the new built form controls, a comprehensive Transport Strategy and Transport Impact Assessment for the site will be prepared which addresses the existing constraints, opportunities, and key issues for the site. This report will identify the trip-generating potential for all proposed modes and purposes.

A Green Travel Plan may be prepared in order to reduce the number of single-occupancy car trips, promote alternative options of transport and leverage its location to the public transport system on Military Road.

Matter	Consideration
Land Contamination	A PSI will be submitted to support the assessment of the SSDA. Should potential contamination be encountered at the site, a subsequent Detailed Site Investigation (DSI) will be undertaken and a Remediation Action Plan (RAP) prepared if required.
Geotechnical	A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from a desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.
Water and Flooding	Analysis of the sites water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management Plan (SWMP) will be required alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further analysis of the surrounding catchment capacity on and around the site as well as any irrigation risks.
Waste	The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be attained to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.
Biodiversity	A Biodiversity Development Assessment Report (BDAR) will be prepared as part of the SSDA to address the potential impacts on local ecosystems. This report will evaluate the existing biodiversity, identify any threatened species or habitats, and propose measures to mitigate adverse effects. Should a certified BAM-accredited ecologist verify the impacts from the development to be negligible, a BDAR Waiver will be submitted in lieu of a BDAR report.
Tree Removal	For any tree removal required for detailed works, an Arboricultural Impact assessment will be prepared that assesses the number, location, condition and significance of trees to be removed and retained including any existing canopy coverage to be retained on-site and tree root mapping.
Heritage	<p>It is acknowledged there is an identified Heritage Conservation Area directly north of the site. Given the separation of Mackie Lane and the transition of built form towards Military Road, it is not anticipated the proposed development will impact on the conservation area.</p> <p>It is not anticipated that a Heritage Impact Statement will be required to address the heritage items within proximity of the site, with impacts to be addressed within the EIS.</p>
Aboriginal Cultural Heritage	An Aboriginal Cultural Heritage Assessment (ACHA) will be prepared as part of the EIS to assess the impact of the proposed development on Aboriginal heritage items on the site. This process will require consultation with Registered Aboriginal Parties.
Social Impact & CPTED	A Social Impact Assessment (SIA) will be prepared which assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce

Matter	Consideration
	opportunities for crime by embedding a variety of design and place management principles into the Design.
Stakeholder Engagement	<p>An Engagement Outcomes Report will be provided as required by the SEARs. The report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in the EIS as part of the SSDA. The document will also outline:</p> <ul style="list-style-type: none"> ▪ Issues raised by surrounding landowners & stakeholders. ▪ Project response to issues ▪ Proposed future community and stakeholder engagement based on the results of consultation.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements in accordance with the requirements of the Sustainable Buildings SEPP.
Utilities and Infrastructure Servicing	A Utilities and Infrastructure Servicing Report will be prepared as part of the SSDA assess the existing constraints and opportunities, associated with the concept and detailed works. This report will also assess the capacity of the relevant service infrastructure networks to service the site, impacts on the networks resulting from the proposal and identify any augmentation and servicing options proposed to support the proposal.
Building Code of Australia	A Building Code Compliance Report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to-Satisfy provisions of the Building Code of Australia (BCA). The assessment will also identify whether the development will rely on an alternative solution-based assessment.
Access	An access report will be prepared for the development to ensure that disabled access can be provided in accordance with <i>Disability Discrimination Act 1992</i> . The access report will demonstrate how access for all users is addressed through the development.

6.2. PLANNING PROPOSAL

In accordance with the HDA program, a separate but concurrent Planning Proposal will be submitted to amend the provisions of the Mosman LEP to:

- Rezone the site from E3 Productivity Support to MU1 Mixed Use to facilitate mixed-use development incorporating retail and commercial premises and residential accommodation
- Amend the Height of Buildings map referenced in Clause 4.3 of the Mosman LEP to specify a maximum height of buildings of 29 metres
- Amend the Floor Space Ratio map referenced in Clause 4.4 of the Mosman LEP to specify a maximum floor space ratio of 3:1

A separate Planning Proposal Report will be submitted to support this amendment, which will be classified as a 'Standard' Planning Proposal under the LEP Making Guideline. The Planning Proposal will include a full assessment against the site specific and strategic merit test.

7. CONCLUSION

This Scoping Report has outlined preliminary information regarding the proposed development at 494 & 516 Military Road, Mosman and has been prepared on behalf of Aurora Property Partnership. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

Pursuant to Section 4.36(3) of the EP&A Act, the Minister's State Significant Development Declaration Order 2025 (No 9) (dated 13 June 2025) declared the project at the subject site as SSD. We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the preparation of an Environmental Impact Statement.

In accordance with the HDA program, a separate but concurrent Planning Proposal will be submitted, which seeks to amend the current development provisions for the portion of the site subject to the SSDA. It is expected that the planning proposal will be classified as a 'Standard' Planning Proposal under the LEP Making Guideline.

This proposal aims to transform an underutilised landholding in a prime location, providing high-quality residential accommodation, including affordable housing, and creating employment opportunities. It will invigorate the public domain, fostering a vibrant and lively community. The diverse housing typologies will enhance housing choice and meet local market demand for various household types and tenures.

We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the SSDA and Study Requirements for the Planning Proposal.

DISCLAIMER

This report is dated September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Aurora Property (**Instructing Party**) for the purpose of Request for SEARs (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

