

6 May 2021

Director Social and Infrastructure Assessments  
NSW Department of Planning, Industry and Environment  
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Dear Sir/Madam;

**Submission – Mosman High School redevelopment (SSD – 10465)**

I am writing in response to the Department's exhibition of the State Significant Development Application Number – 10465, for the redevelopment of Mosman High School located at 745 Military Road, Mosman.

Council supports the redevelopment of Mosman High School as this provides positive public benefits including improved teaching and sporting facilities for the school community. However, there are some issues of concerns and recommendations that Council would like to make and these are discussed below:

**Height**

While the site is not subject to height controls under Mosman LEP 2012, the surrounding commercial area has a height limit of 11m. For many years Council has tried to maintain the heritage character and human scale of the Mosman Junction village by restricting the overall height of new development to 11m. Further, Council has sought to have the design of new development maintain the appearance of a two storey street wall along Military Road with any 3<sup>rd</sup> or 4<sup>th</sup> level component setback from the street so as to not be highly visible.

Having a new 4/5 level building with a rooftop play court and an overall height of 24m is a concern as this would be visible from Military Road/Belmont Road and the height and form of the upper levels of the proposed building are not consistent with the existing streetscape pattern in the Military Road Heritage Conservation Area. Further, the proposed building may be seen as setting an undesirable precedent for future development in this area.

As mentioned at the briefing provided to Councillors, consideration should be given to providing some underground facilities to reduce the bulk and scale of the development or distribute it around the site. For instance this could include provision for underground parking. This could result in increased parking, reduce the impact of the grade car park and take pressure off local streets.

## Heritage

It is not clear how comfortably the brightly coloured projecting bay windows of the building will sit within the Heritage Conservation Area. In this regard, Council's Heritage Advisor has reviewed the plans and raises no objection on heritage grounds but makes the following comments:

1. An archival recording should be made of the buildings proposed to be demolished and lodged with Council's Local History Library;
2. In terms of the colours facing the Military Road Heritage Conservation Area, it is recommended that the window surrounds facing Military Road be more muted. Brighter colours facing away from Military Road may be acceptable.

## Parking and Traffic

Council's Traffic Engineer has reviewed the proposal and makes the following comments:

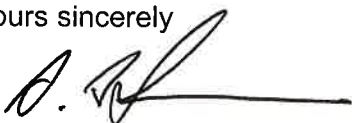
1. Parking - Council receives regular feedback from the local community regarding the high demand of parking in the area, generally attributed to staff and students of Mosman High. Council recommends that provision should be made for on-site basement level car parking to cater for the existing and increased demand for parking associated with the use of the site.
2. Disabled car parking - The proposal to rely on-street disabled parking is not supported and a disabled car parking space should be provided off street.
3. The provision of bicycle parking facilities is noted and supported. Notwithstanding, the provision of only a single shower and change room for a large co-ed school is considered counterintuitive to the stated objectives, not meeting Austroads guidance and Council DCP requirements. A lack of end-of-trip facilities will certainly constrain the School's ability to promote and enable cycling for staff and students.
4. Pedestrian facilities - Council notes that School Infrastructure NSW (SINSW) is investigating the installation of a pedestrian crossing facility across Gladstone Avenue at the intersection with Avenue Road. Council supports this upgrade in principle, and would be open to discussions with SINSW in regards to this matter.
5. The Construction Traffic Management Plan should be referred to Council's Traffic Committee for approval prior to any works commencing. In this regard, Council would prefer that construction vehicles are kept on arterial roads.

## Tree Protection

To ensure that the trees identified as being retained are protected, it is recommended that conditions be imposed to ensure effective tree protection measures are provided prior to any works commencing.

Thank you for the opportunity to comment on the proposed changes. Please do not hesitate to contact Council's Senior Development Advisor – Joe Vertel on 9978 4214 or at [j.vertel@mosman.nsw.gov.au](mailto:j.vertel@mosman.nsw.gov.au) if you would like to discuss these issues further.

Yours sincerely



Dominic Johnson  
GENERAL MANAGER