



27 August 2025

Amy Watson  
Director, Affordable Housing Assessments  
Development Assessment & Infrastructure  
Department of Planning, Housing and Infrastructure

Dear Amy,

## ISEARs Scoping Request – 40–48 Redan Street, Mosman

# 1 Introduction

This letter has been prepared to request industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) from the Department of Planning, Housing and Infrastructure (**DPHI**) in relation to a State Significant Development Application (**SSDA**) for in-fill affordable (**IAH**) housing at 40–48 Redan Street, Mosman (**the site**). This request is submitted on behalf of Mosman Land No.1 Pty Ltd (**the Applicant**) to enable preparation of the SSDA and to deliver infill affordable housing on the site.

The proposal seeks to utilise the following height and floor space incentives to inform the density on the site:

- Low and mid-rise (**LMR**) housing provisions
- IAH provisions

This letter provides a background on the site, a summary of the proposed IAH development that the applicant is seeking to develop on this site, an overview of the applicability of the Housing SEPP to the proposed development, and our understanding of the planning pathway as provided by the legislation. The SSDA is eligible for industry-specific SEARs as:

- The proposed land use is wholly permissible.
- The proposal does not meet the threshold for designated development.
- The proposal is not a concept DA and seeks detailed consent for construction and operation on the site.

This industry-specific SEARs request is submitted following a meeting with DPHI on 4 June 2025 and 27 August 2025.

## 1.1 Applicant Details

The applicant details for the proposed development are as follows:

- Applicant: Mosman Land No.1 Pty Ltd
- ACN: 689 909 411

## 2 Site Description

The site is located at 40–48 Redan Street, Mosman and has a total area of 3,233sqm. The site has a width of 36.4m and length of 89.6m.

The site currently accommodates four 2–storey residential dwellings, and one 2–storey attached dwelling in a landscaped setting. The site has a primary frontage to Redan Street to the east and a rear frontage to Redan Lane to the west.

The site is in Mosman, a suburban local government area in Sydney’s north shore. The site has excellent access to public amenities including supermarkets, cafes and destination shops along Military Road and at Spit Junction, and access to recreational areas including Balmoral Beach to the east and Georges Heights headland to the south. Spit Junction is a recognised town centre under the LMR policy. The site is also close to regular bus services in the immediate vicinity.

The site is not a listed heritage item or located within a heritage conservation area, however Redan Street reserve is listed as a local heritage item in the Mosman LEP. The site to the immediate south at 36–38 Redan Street containing a pair of semi-detached houses and to the east at 29 Redan Street containing a house are also a listed local heritage item.

## 3 Planning Framework

### 3.1 Planning Systems SEPP

The planning pathway is outlined in the *State Environmental Planning Policy (Planning Systems) 2021 (PS SEPP)*.

Residential flat buildings are permitted with consent in the R3 Zone in which the site is located. The proposed development has an estimated cost of development of more than \$75 million for the residential component and will provide at least 10% of the residential component as affordable housing for at least 15 years. Accordingly, it categorised as an SSD pursuant to Section 26A of Schedule 1 of the Planning Systems SEPP as follows:

*26A In-fill affordable housing*

*(1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—*

*(a) the part of the development that is residential development has a capital investment value of—*

*(i) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or*

...

*(b) the development does not involve development prohibited under an environmental planning instrument applying to the land.*

As per Chapter 6 of the Housing SEPP, the site is within the LMR inner area in R3 Zone. The application will seek to utilise the LMR and IAH provisions and will provide a compliant envelope under the new planning controls.

## 3.2 Mosman Local Environmental Plan

The principal environmental planning instrument for land in the Mosman LGA is the *Mosman Local Environmental Plan 2012*. An assessment against local controls will be provided in the EIS. The height and FSR will be determined by the maximum controls under the Housing SEPP.

## 3.3 Development Control Plan

The Mosman Development Control Plan applies to land in the Mosman LGA, however, does not apply to SSDAs.

# 4 Proposal

The proposal seeks to demolish all buildings on site and construct a residential flat building with basement car parking. Consistent with the Housing SEPP, the applicant seeks to provide 15% affordable housing to be maintained by a CHP for 15 years.

# 5 Engagement

Early engagement will be undertaken with the community and agencies to ensure that the views are appropriately considered and detailed in the EIS. An engagement specialist will be leading the community engagement with a range of engagement activities to occur prior to the lodgement of the EIS to ensure the community is adequately consulted as part of the SSDA process.

Relevant technical consultants will also engage with agencies as required to prepare the relevant reports.

# 6 Conclusion

The SSDA is eligible for industry-specific SEARs as:

- The proposed land use is wholly permissible.
- The proposal does not meet the threshold for designated development.
- The proposal is not a concept DA and seeks detailed consent for construction and operation on the site.

We request the DPHI issue industry-specific SEARs to guide the project.

Kind regards,

A handwritten signature in blue ink that reads "E. Scobie". The signature is written in a cursive, flowing style.

Eliza Scobie  
Associate Director  
+61 2 8233 7613  
escobie@urbis.com.au

