

30 September 2025

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

Dear Amy,

ISEARS Scoping Request: 11 – 23 Rangers Avenue, Mosman 2088

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 11 – 23 Rangers Avenue, Mosman (**the site**). This request is submitted on behalf of Grand Noble Project 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 9 September 2025.

1.1 Applicant Details

The applicant details for the proposed development are as follows:

- Applicant: Grand Noble Project 1 Pty Ltd
- ACN: 669 232 802

2 Site Description

The site is located at 11 – 23 Rangers Avenue, Mosman and has a total area of 3,594 sqm. The site has an approximate width of 28m-64m and length of 77m-87m. The site consists of seven regular shaped allotments with an angled edge across each land parcel to the southern Rangers Avenue frontage, resulting in varying side boundaries for individual allotment areas. The prevailing topography is characterised by a sloping hillside that slopes from high points at Bloxsome Avenue to low points at Rangers Avenue and slopes more gently west to east.

The site has a primary frontage to Rangers Avenue to the south and a rear frontage to Bloxsome Lane to the north. The site currently accommodates seven residential dwellings fronting Rangers Avenue with rear lane access from Bloxsome Lane (single dwellings with the exception of No's 15-17 Rangers Avenue which contain semi-detached dwellings).

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 Avenue Road, Military Road and at Cremorne Junction, and access to recreational areas including Reid Park and Mosman Bay to the north. Cremorne Junction is a recognised town centre under the LMR policy. The site is also close to regular bus and ferry services in the immediate vicinity.

The site is not a listed heritage item or located within a heritage conservation area, however the site adjoins a heritage conservation area to the north. On the southern Rangers Avenue boundary, the divided road and sandstone wall are listed local heritage item No. 438. The steps at Bloxsome Lane road reserve, further east and adjacent to 9A -11 Rangers Avenue, are also a listed heritage item No. 331 in the Mosman LEP.



Figure 1: Site Aerial

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 outer area in R3 Zone. The application will seek to utilise the LMR and IAH provisions and will provide a general 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 purple ink, appearing to read "Sophy Purton", written over a light blue horizontal line.

Sophy Purton
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