Tzannes

Urban Design Report

40-48 Redan Street

Mosman, NSW

25 February 2026

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Part 1 / Urban Analysis

1 / Open Space Networks

Observations

- Redan Street runs along a contour of Mosman's steep terrain and lies on the rim of Balmoral Basin.
- Military Road follows the ridgeline.
- Residential streets step down into the basin, following topography.
- Extensive views out towards Middle Head and North Head.

Key

- Topography Ridgeline

Context Plan

Open Space / Topography

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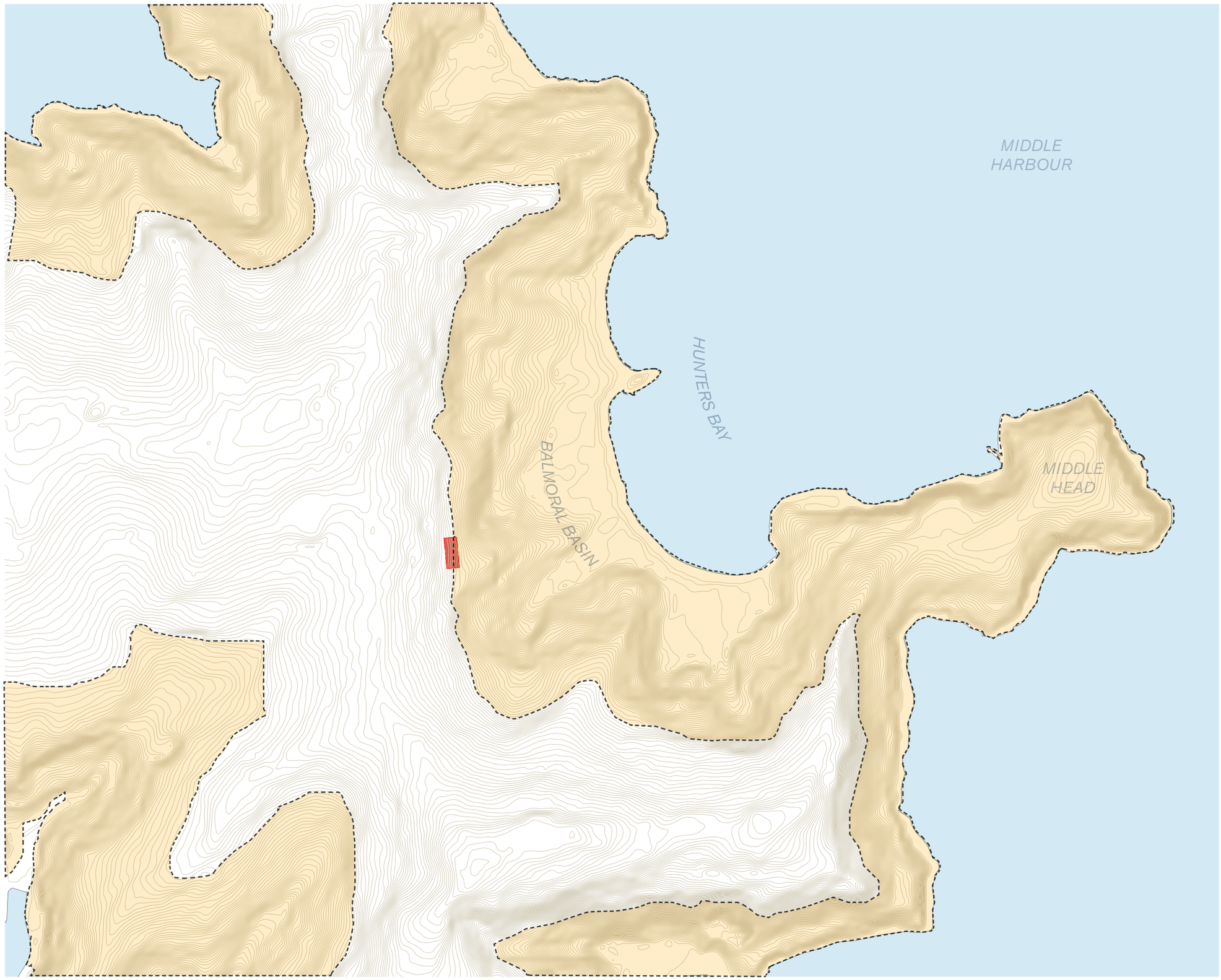

Observations

- Site lies on the boarder of Mosman's Scenic Protection Area on the RL60 contour.
- Mosman's Scenic Protection Area aims to protect the visual significance and landscape quality of Mosman's foreshore.
- To be consistent with the planning framework in defining the edge of Medium Density Residential zone, the natural boundary to Mosman Scenic Protection Area is more realistically proposed as the centre of Redan Street.

Key

Scenic Protection Area (Mosman DCP)

Context Plan

Open Space / Mosman Scenic Protection Area

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Observations

- Public open spaces of varying scale, character and amenity are accessible from the site.
- Public open spaces are concentrated towards the Mosman foreshore and Middle Head.

Key

Public Open Space

Context Plan

Open Space / Public Amenity

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Observations

- Tree canopy cover along the landscaped verge adjacent the site is more dense than other parts of the verge along Redan Street.
- Tree canopy cover along the landscaped verge adjacent the site reduces at the northern end.
- Tree canopy cover surrounding the site reduces the impacts of heat island effects.

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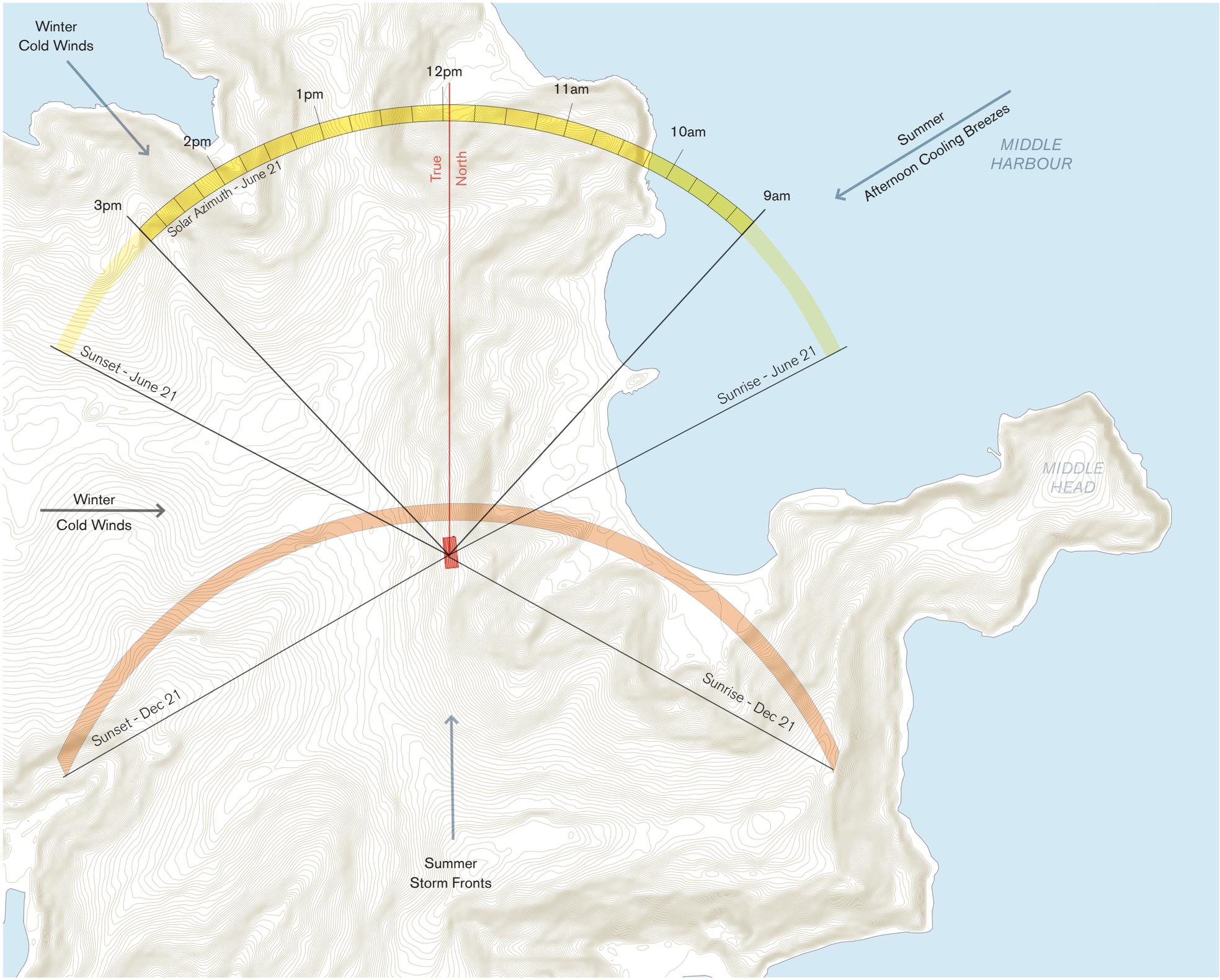

Observations

- Coastal, east-west orientation provides opportunities for passive design including solar access and natural ventilation.
- Dual aspect apartments are ideal for solar access and natural ventilation for this site orientation.

Key

- Winter Solstice Sun Angle
- Summer Solstice Sun Angle

Context Plan

Observations

- Redan Street is part of Mosman's heritage street network.
- Redan Street is characteristic of landscaped streets on steep topography with rock retaining zones found throughout Mosman.

Key

Open Space Heritage

Context Plan

2 / Movement Systems

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Observations

- Road networks form a boundary surrounding the immediate neighbourhood.
- Military Road provides connection to the City and the Northern Beaches as well as recreational areas including Middle Head and Taronga Zoo.

Key

- State Road
- Regional Road
- Main Local Streets

Context Plan

Movement / Road Network

Observations

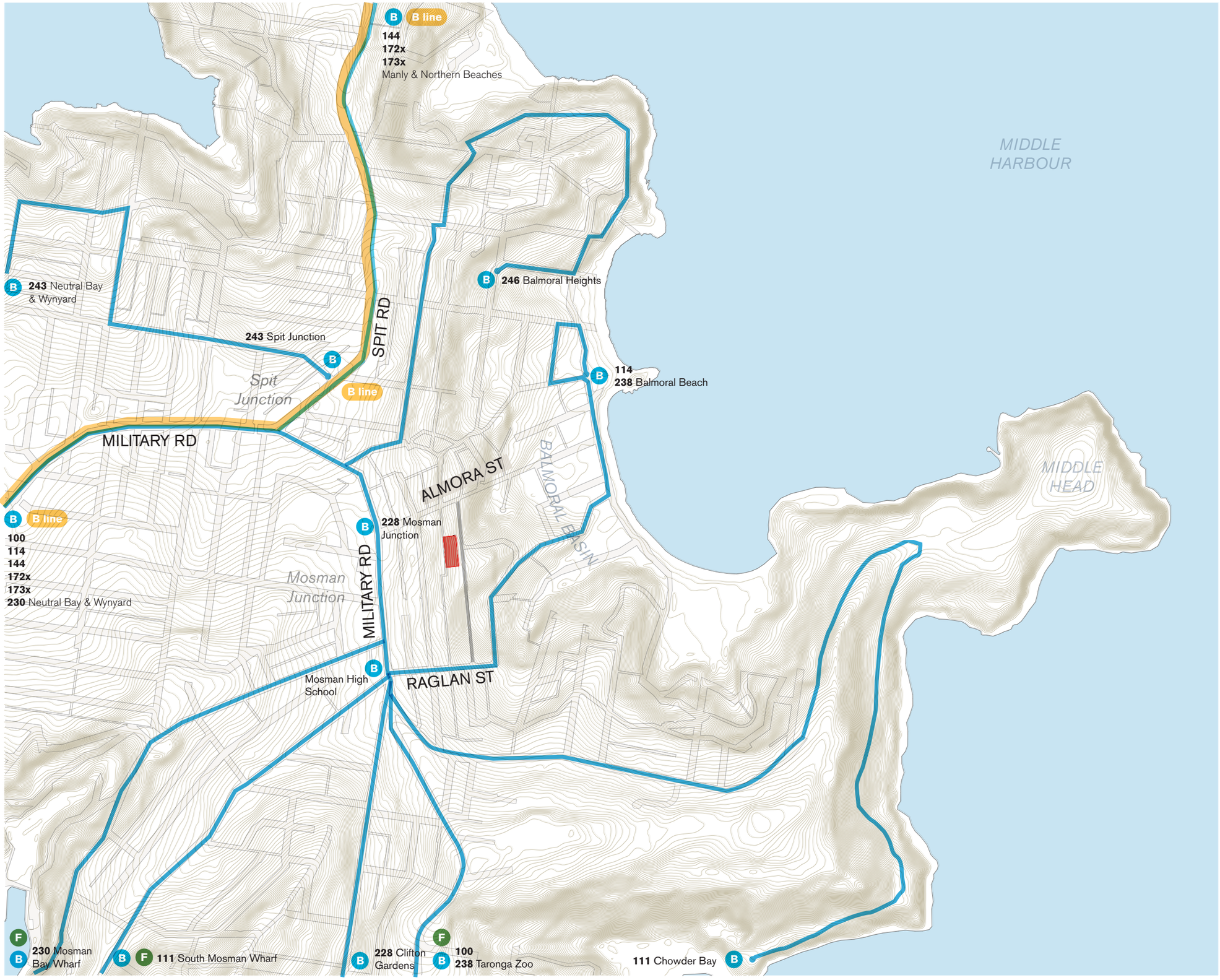
- Public open space, retail shopping, services, schools and public transport hubs are located within walking distance from site providing a high level of amenity for residents.

Key

Pedestrian Routes

Context Plan

Movement / Pedestrian Pathways



Observations

- Redan Street is well connected to public transport including buses and ferries.

Key

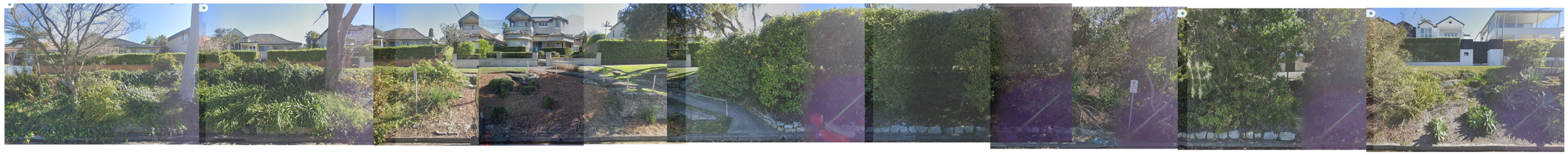
- Bus Routes
- B-Line Route
- B Major Bus Stop or Terminus
- F Ferry Wharf

Context Plan

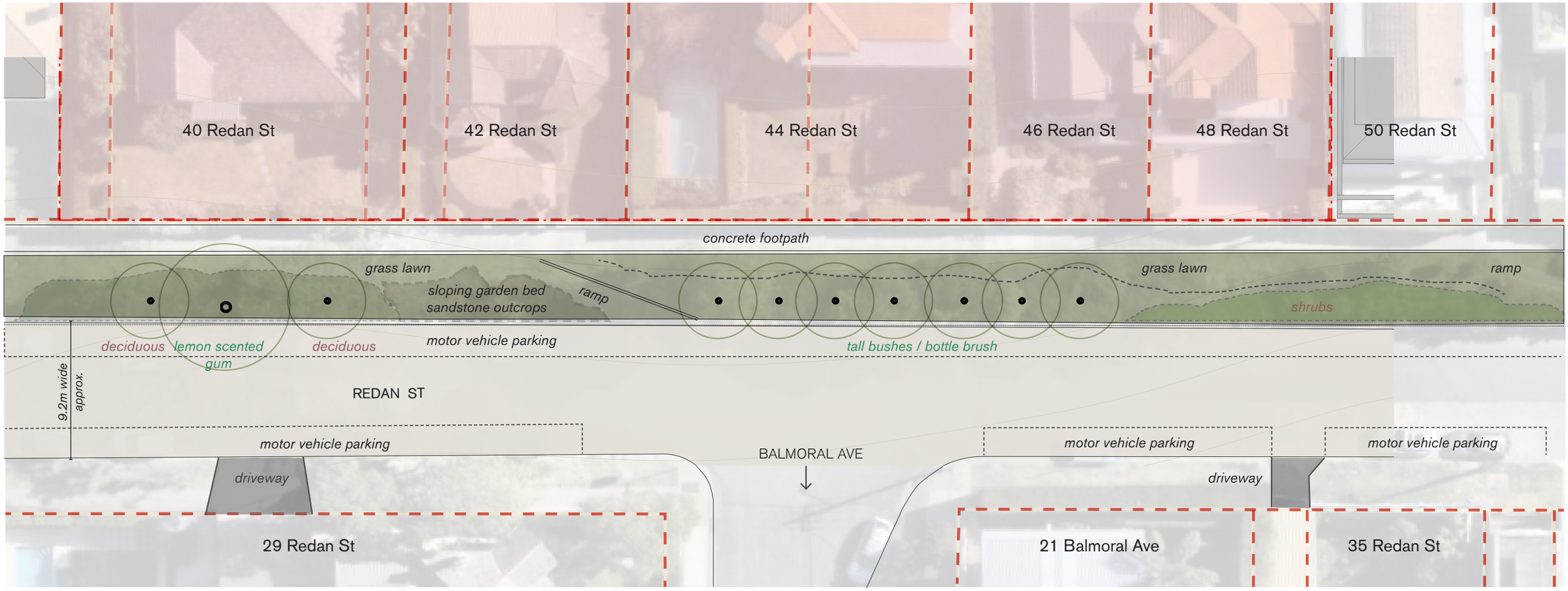
50 Redan St | 52 Redan St | 54/56 Redan St | 46 Almora St

50 Redan St
52 Redan St
54/56 Redan St
46 Almora St
concrete footpath
pedestrian ramp
shrubs
driveway
grass lawn
pedestrian ramp
grass lawn
ALMORA ST
motor vehicle parking
bottle brush
tall bushes
deciduous
deciduous
9.2m wide approx.
REDAN ST
motor vehicle parking
motor vehicle parking
driveway
dual driveway
driveway
driveway
heritage substation
37 Redan St
39 Redan St
41 Redan St
43 Redan St
45 Redan St

Movement / Redan Street Vehicle Access (West)



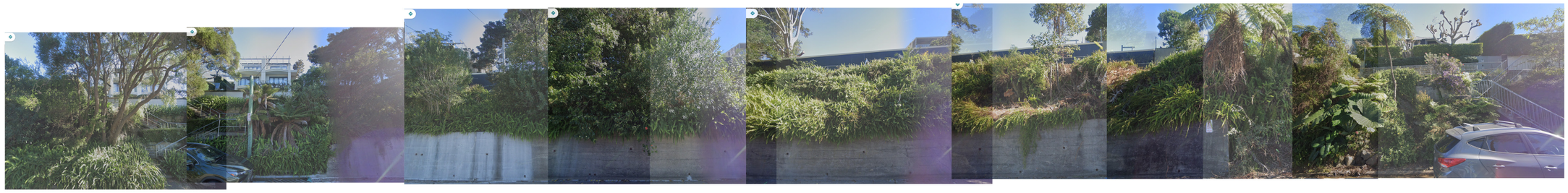
40 Redan St | 42 Redan St | 44 Redan St | 46 Redan St | 48 Redan St



Movement / Redan Street Vehicle Access (West)

30 Redan St | 32 Redan St | 32A Redan | 34 Redan St | 36 Redan St | 38 Redan St | 40 Redan St

Movement / Redan Street Vehicle Access (West)



20B/C Redan St | 22 Redan St | 24 Redan St | 26 Redan St | 30 Redan St

20A Redan St | 20B/C Redan St | 22 Redan St | 24 Redan St | 26 Redan St | 30 Redan St

handrail | concrete footpath | handrail | handrail

native ferns | stairs | native ferns | native ferns | native ferns | stairs | native ferns

oleander | melaleuca | motor vehicle parking | oleander & eucalyptus | concrete retaining wall | eucalyptus | oleander | grevillea

REDAN ST

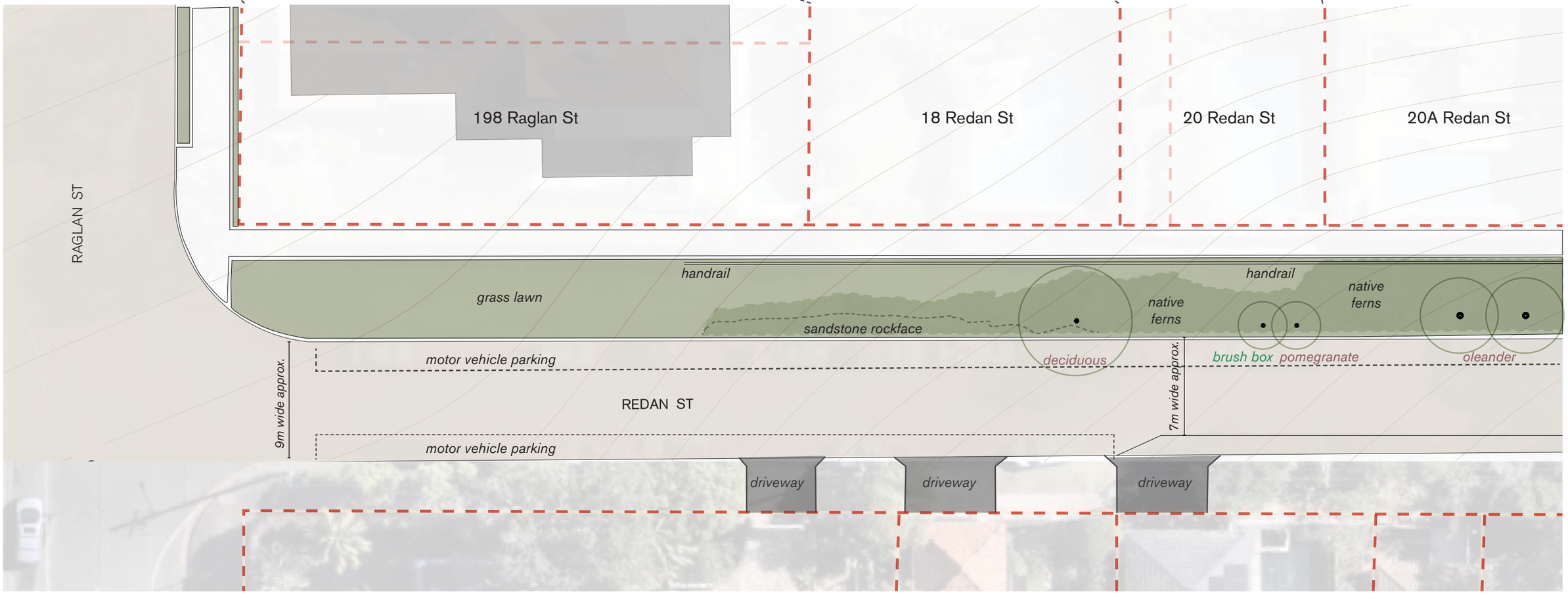
7m wide approx.

concrete retaining wall

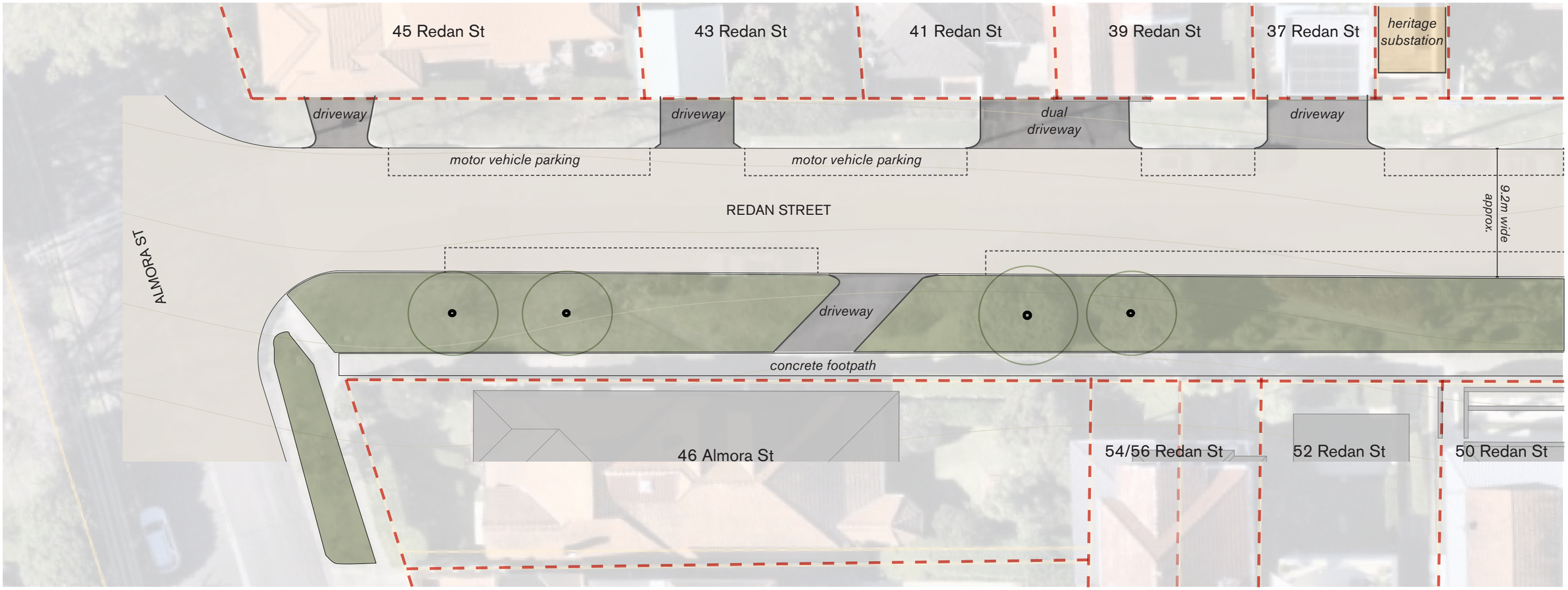
concrete footpath - approx 3m below Redan St. road surface

Movement / Redan Street Vehicle Access (West)

198 Raglan St | 18 Redan St | 20 Redan St | 20A Redan St



Movement / Redan Street Vehicle Access (West)



Movement / Redan Street Vehicle Access (East)

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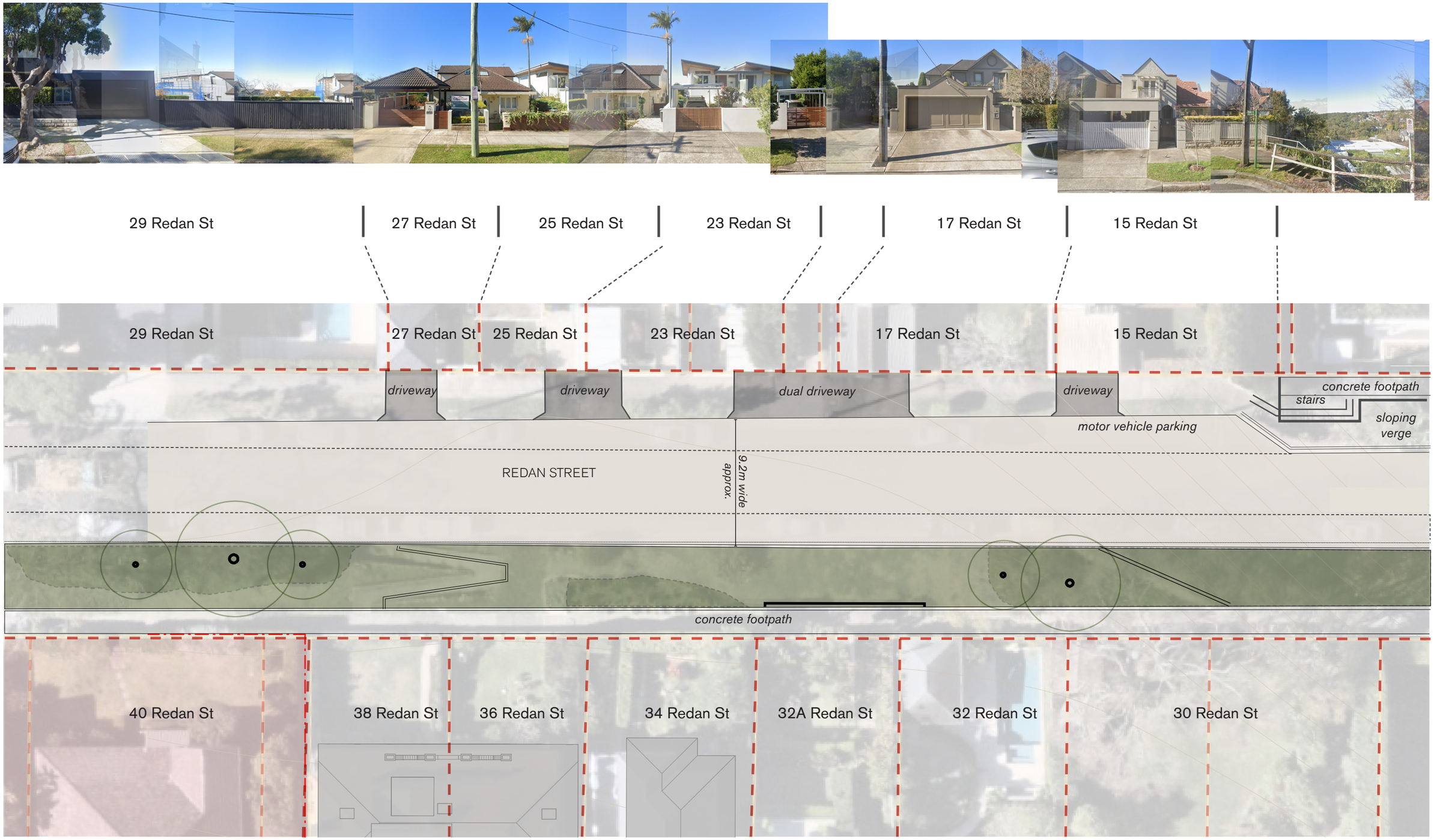
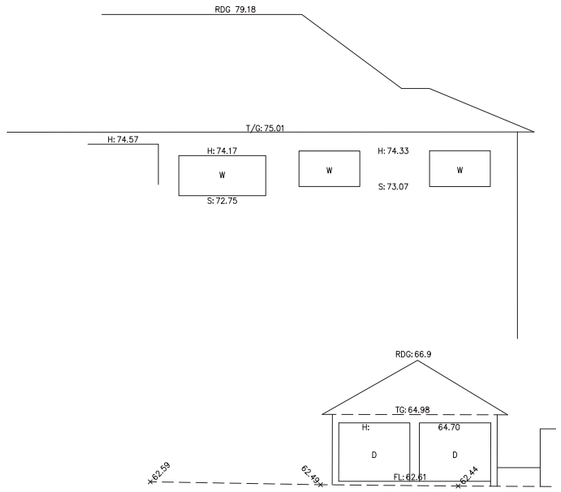
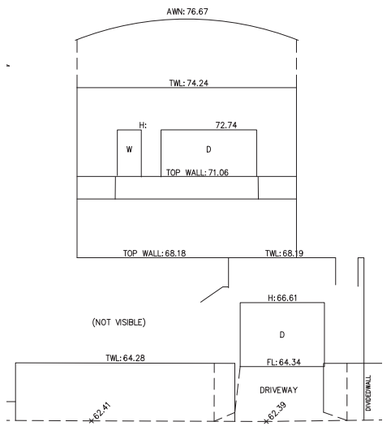
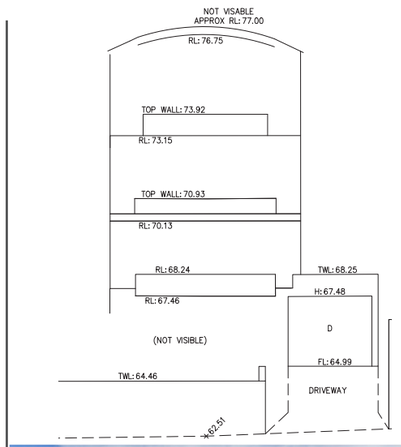
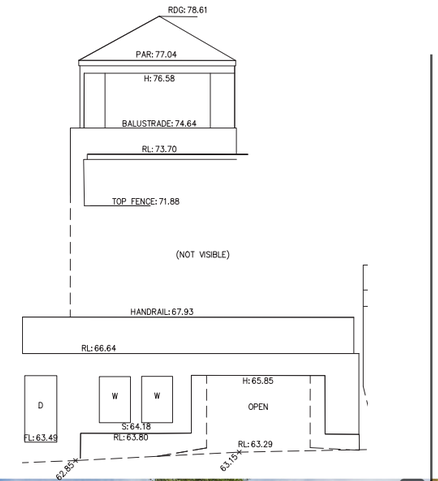


Movement / Redan Street Vehicle Access (East)

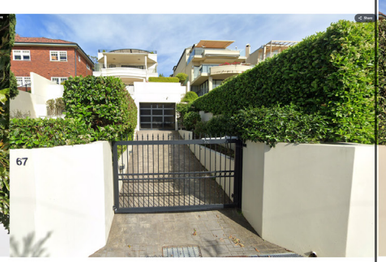








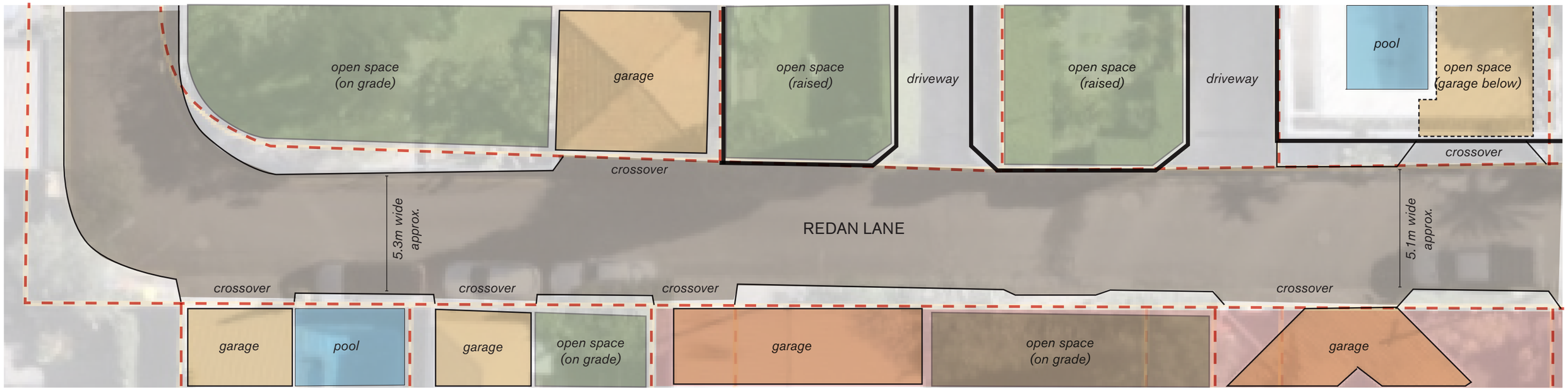
65 Muston St



67 Muston St

69 Muston St

71 Muston St



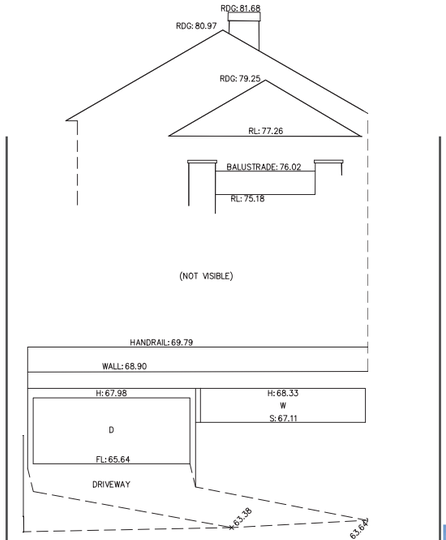
36 Redan St

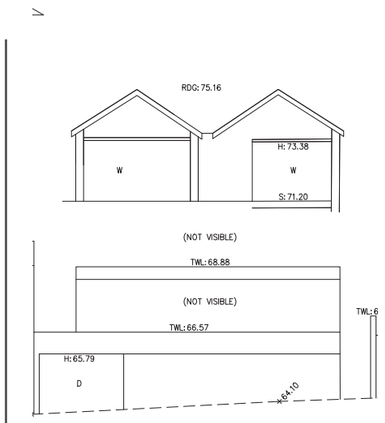
38 Redan St

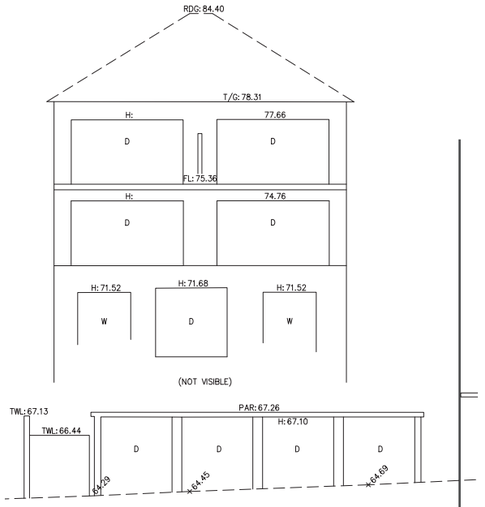
40 Redan St

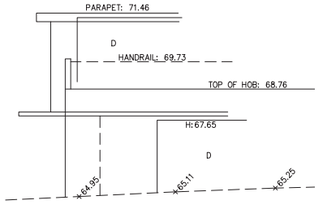
42 Redan St

Movement / Redan Lane Vehicle Access (West)

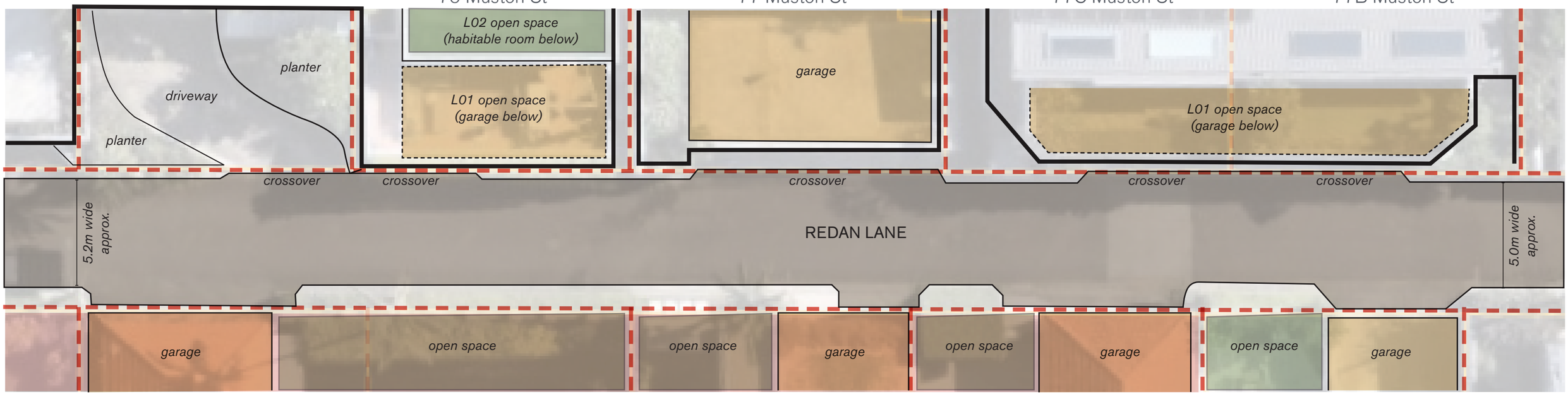








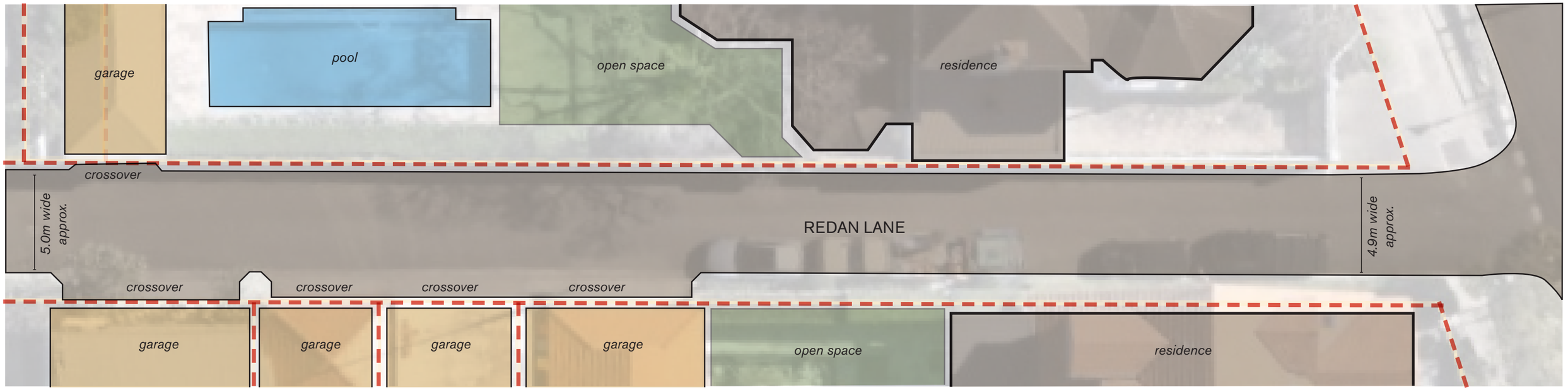
73 Muston St | 75 Muston St | 77 Muston St | 77C Muston St | 77B Muston St



44 Redan St | 46 Redan St | 48 Redan St | 50 Redan St

Movement / Redan Lane Vehicle Access (West)

52 Almora St



52 Redan St 54 Redan St 56 Redan St 50 Almora St

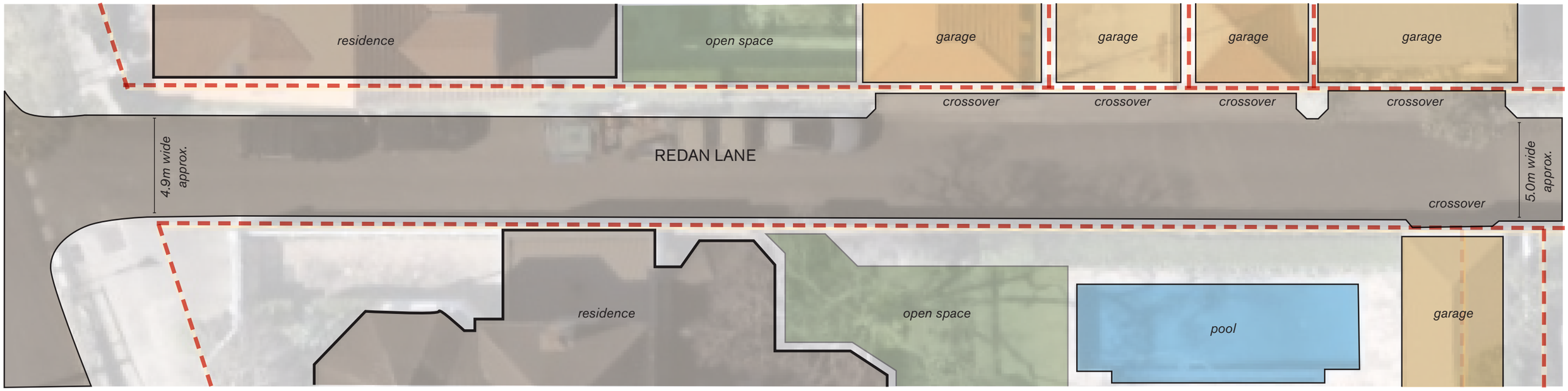
Movement / Redan Lane Vehicle Access (West)

50 Almora St

56 Redan St

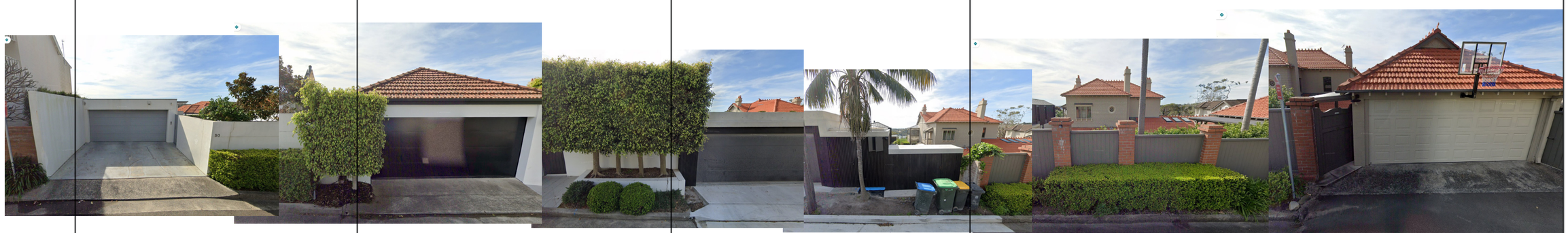
54 Redan St

52 Redan St

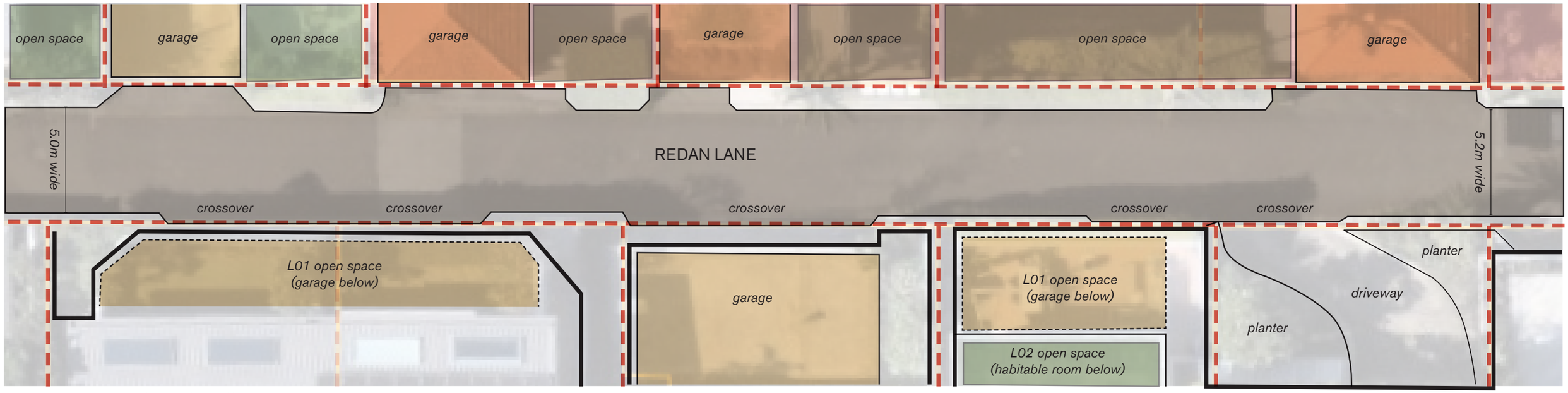


52 Almora St

Movement / Redan Lane Vehicle Access (East)



50 Redan St | 48 Redan St | 46 Redan St | 44 Redan St



77B Muston St | 77C Muston St | 77 Muston St | 75 Muston St | 73 Muston St

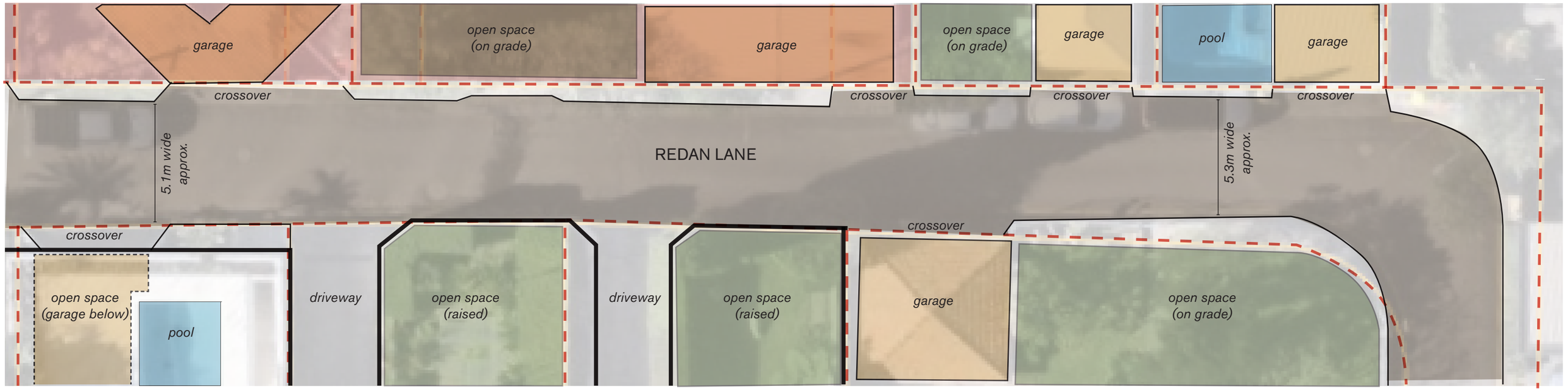
Movement / Redan Lane Vehicle Access (East)

42 Redan St

40 Redan St

38 Redan St

36 Redan St



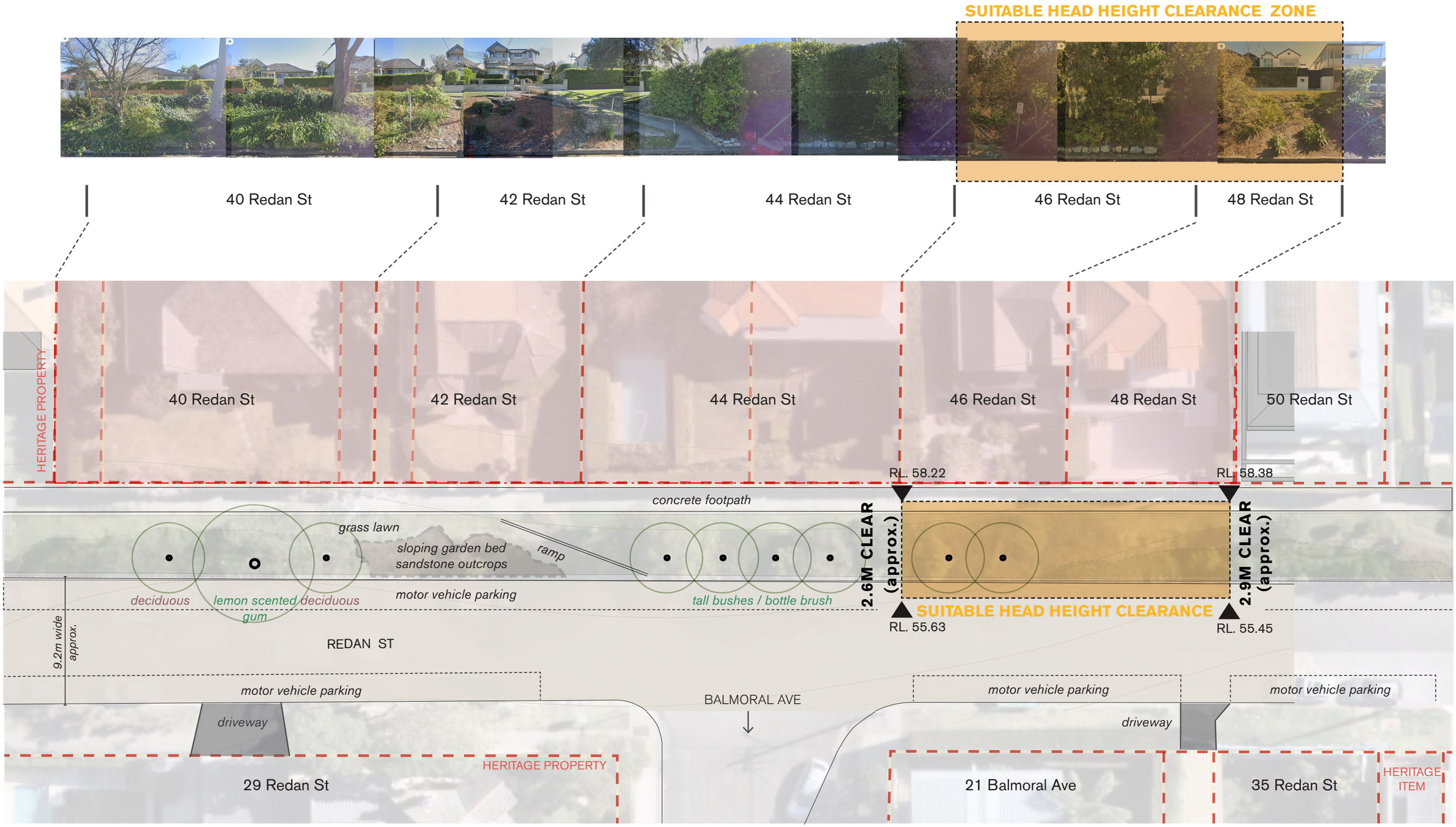
71 Muston St

69 Muston St

67 Muston St

65 Muston St

Movement / Redan Lane Vehicle Access (East)



Observations

- Garage entry to have least landscape, heritage item and Balmoral Avenue vista impact.
- Garage entry to maximise topography opportunites for basement access and maintain pedestrian pathway adjacent landscaped verge.
- Garage entry to reduce congestion on Redan Lane.
- Existing garage entry along western side of Redan Street located at the Northern end.

Built Form / Redan Street - Potential Site Garage Entry Location

3 / Built Form

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Observations

- Site faces east and is located on axis with the largest open space vista down Balmoral Avenue to Middle Head.
- Redan Street opens up to the south as street setbacks increase.
- Setbacks on Redan Street closer to boundary towards northern end.
- Redan Lane is narrow and has a dog leg with safety concerns for vehicular movement.

Figure Ground Plan

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Observations

- Site surrounded by residential buildings with larger footprints.
- Building footprints tend to reduce in scale from Redan Street to the waterfront.

Coverage Plan

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Observations

- From Military Road, building height decreases as topography slopes down to Balmoral Basin.
- Taller building clusters located between Military Road and Redan Lane.

Key

- 10 Storeys
- 9 Storeys
- 8 Storeys
- 4 Storeys
- 3 Storeys
- 2 Storeys
- 1 Storeys

Neighbourhood Plan

Built Form / Existing Building Heights

Observations

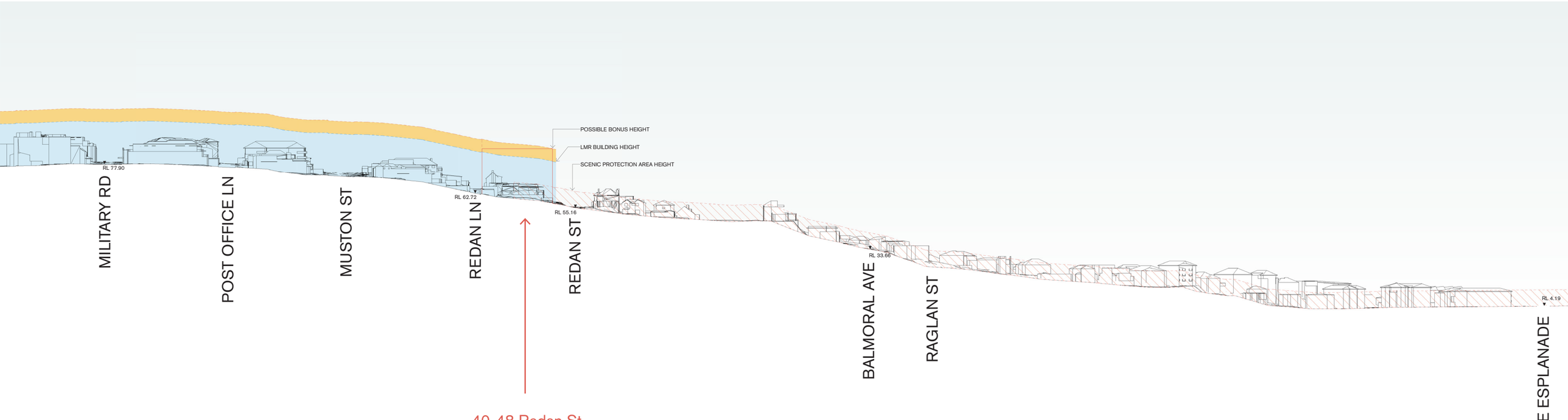
- Proposed apartment buildings located to the north and west of the site are under assessment.

Key

- 10 Storeys
- 9 Storeys
- 8 Storeys
- 4 Storeys
- 3 Storeys
- 2 Storeys
- 1 Storeys
- Under Assessment
- Current property amalgamations LMR provisions expected

Neighbourhood Plan

Built Form / Anticipated Future Development



Observations

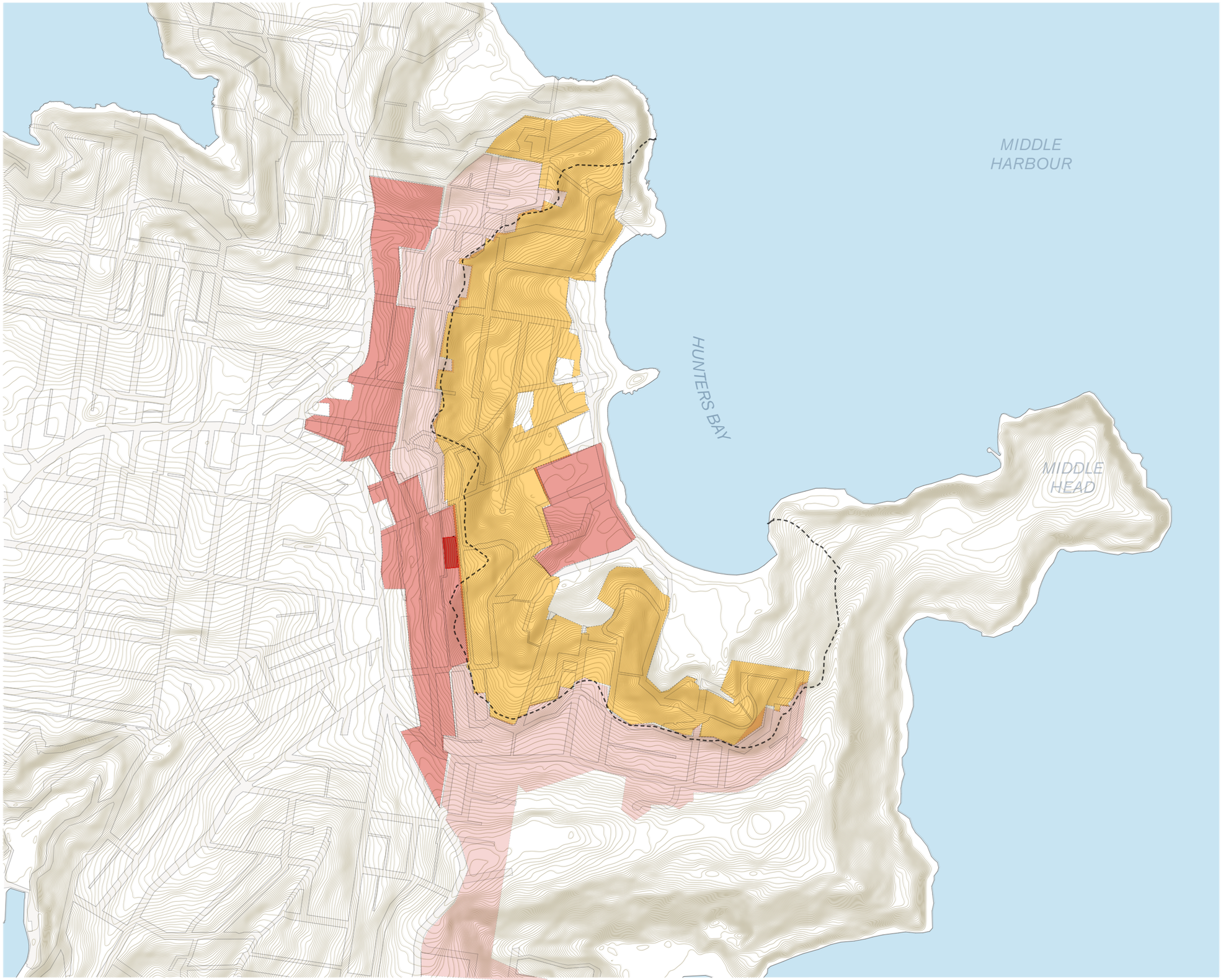
- To be consistent with the planning framework in defining the edge of Medium Density Residential zone, the natural boundary to Mosman Scenic Protection Area is more realistically proposed as the centre of Redan Street.

Key

- LMR Building Height
- Possible Bonus Height (Affordable)
- Scenic Protection Area

Precinct Section

Built Form / Existing Building Typologies



Observations

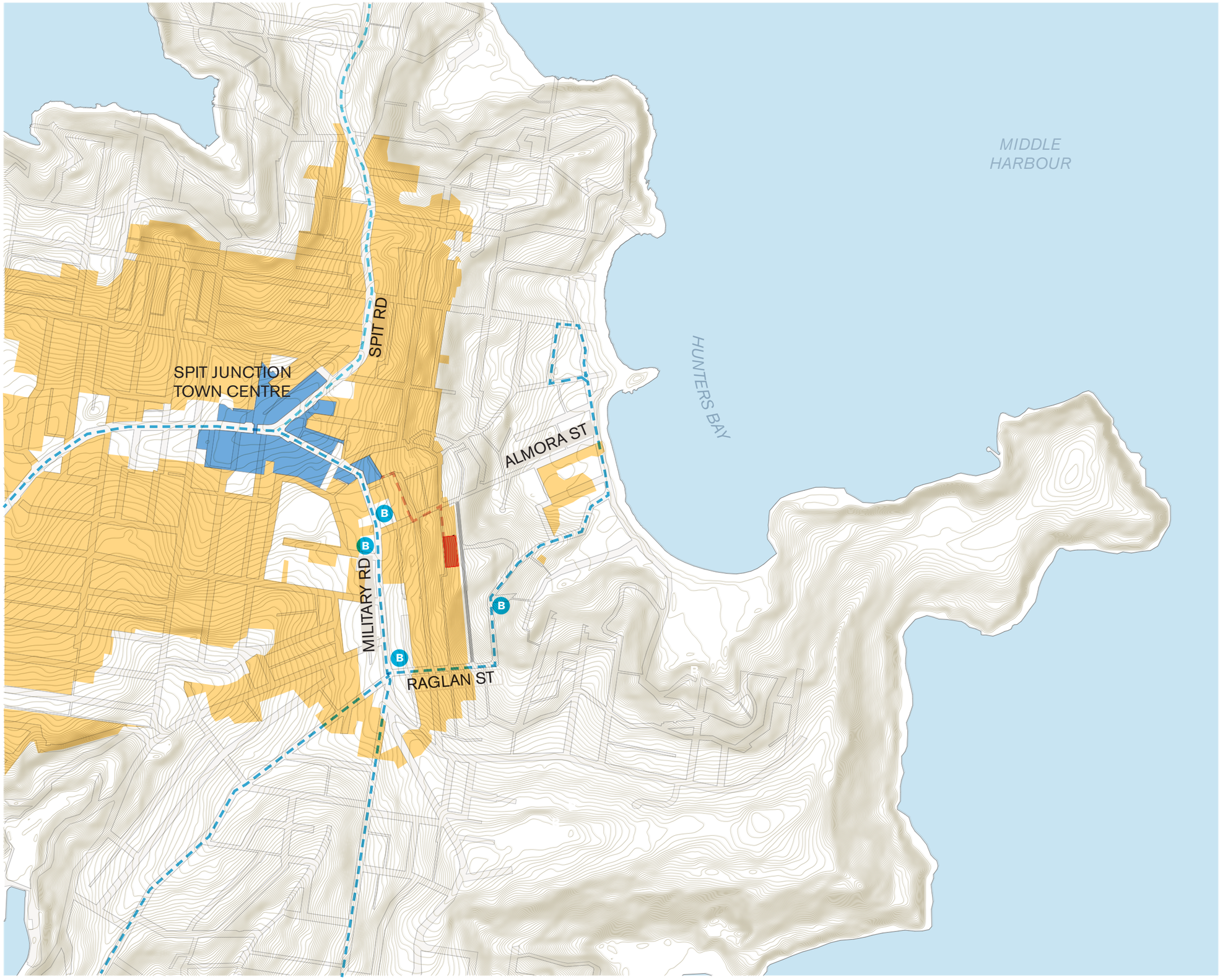
- Redan Street, zoned R3 - Medium Density, lies at the fringe of C4 - Envronmental Living (Low Density) in the Balmoral Basin.
- Zoning border defined by streets running along the RL 60 contour line.

Key

- R3 Medium Density Residential
- R2 Low Density Residential
- C4 Environmental Living
- Balmoral Basin

Context Plan

Built Form / Balmoral Basin Zoning (Mosman LEP)



Observations

- Redan Street falls within the LMR zone for medium density.
- Defined by 400m walking distance to Spit Junction Town Centre and proximity to high frequency bus stops.

Key

- Spit Junction Town Centre
- Indicative LMR Housing Area
- B — Bus Stop (within 400m of site)
- Primary Bus Routes
- Walking Route to Town Centre (within 400m of site)

Precinct Plan

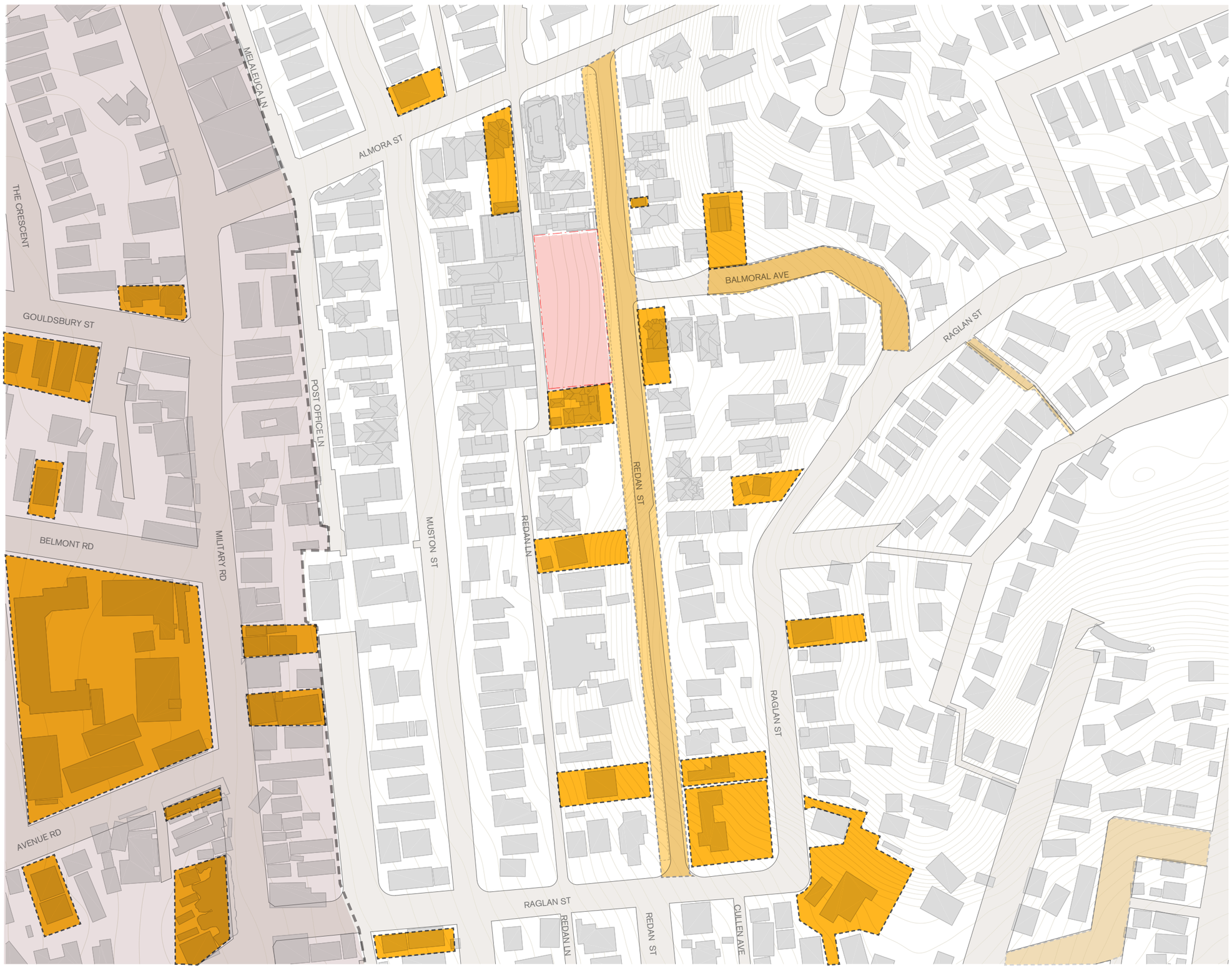
Observations

- Redan Street and site lie outside heritage conservation areas defined by the Mosman LEP.

Key

Heritage Conservation Area

Context Plan



Observations

- Site lies in close proximity to several heritage properties and roads defined by the Mosman LEP.
- Site is adjacent No. 36-38 Redan Street Heritage house and opposite No. 29 Redan Street Heritage house.
- Site is adjacent a landscape verge with rockface/retaining wall segments which form part of the heritage Redan Street reserve.

Key

- Heritage Properties
- Heritage Roads
- Heritage Conservation Area

Neighbourhood Plan

Built Form / Heritage Properties

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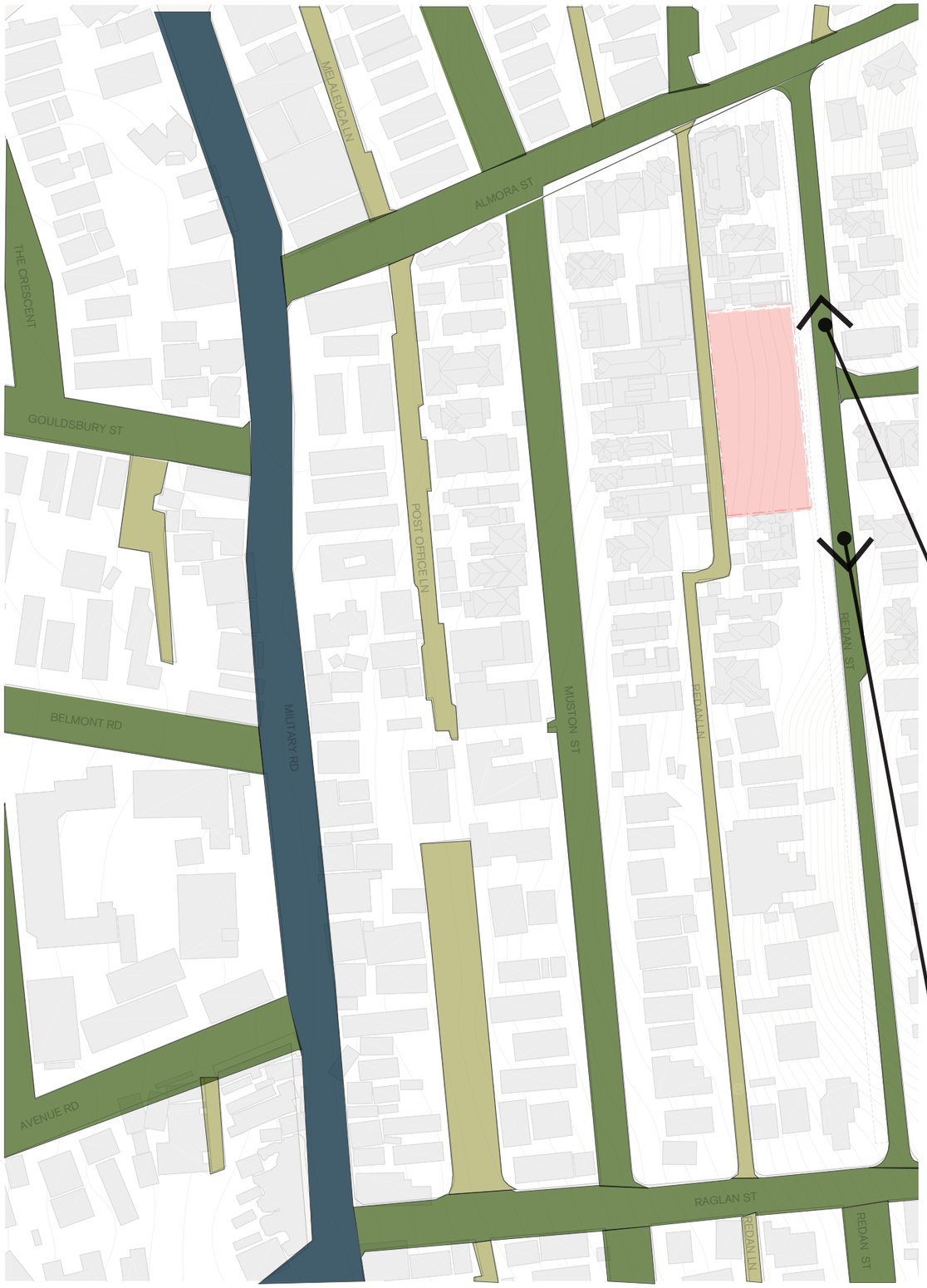
Observations

- Neighbourhood surrounding Redan Street characterised by a rhythm of address streets and service laneways.

Key

- Mixed Use Road
- Primarily Address Streets
- Primarily Service Laneways

Neighbourhood Plan

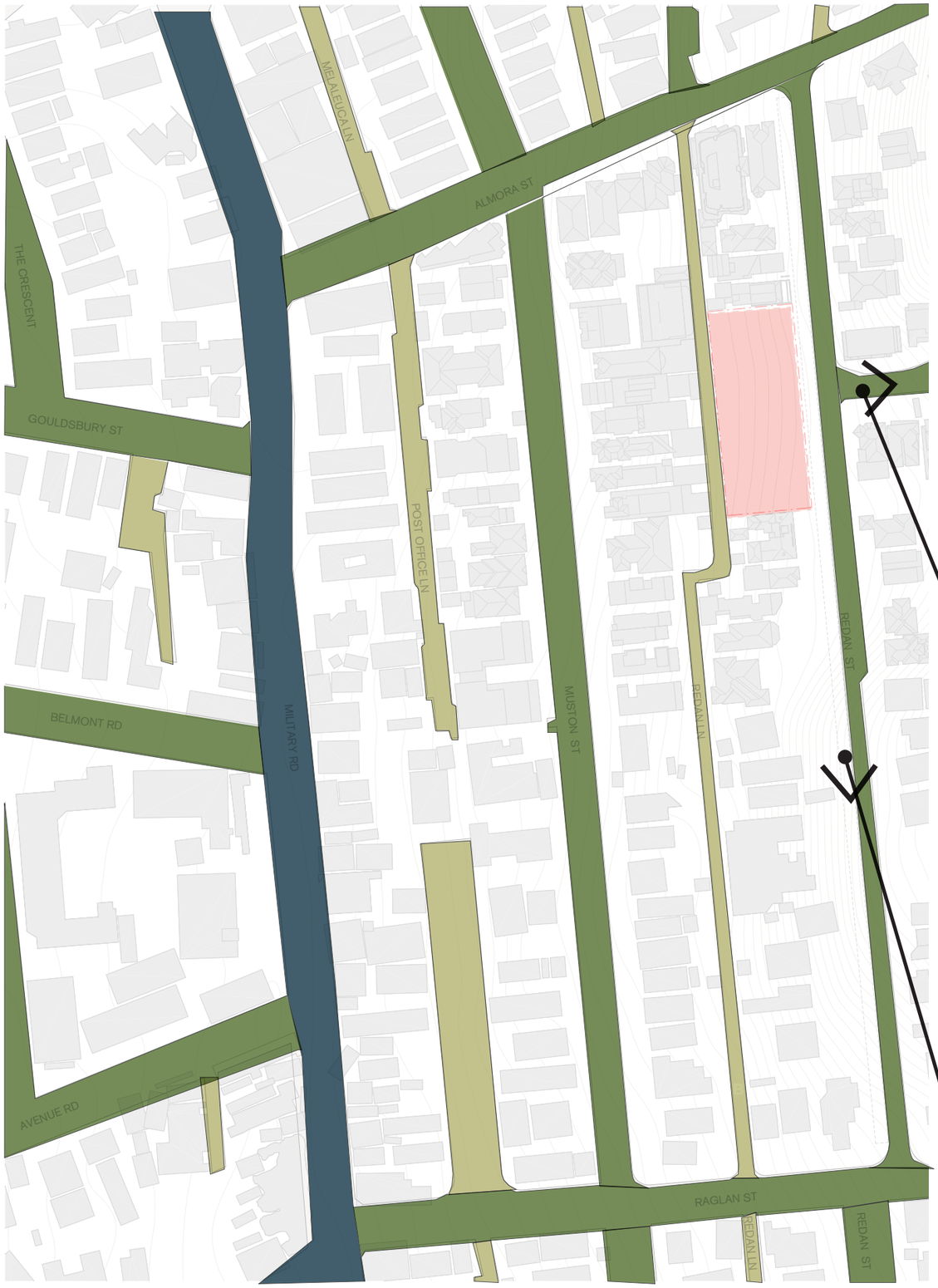


Redan Street (view North)

Redan Street (View South)

Observations

- Landscape in the public domain prominent.



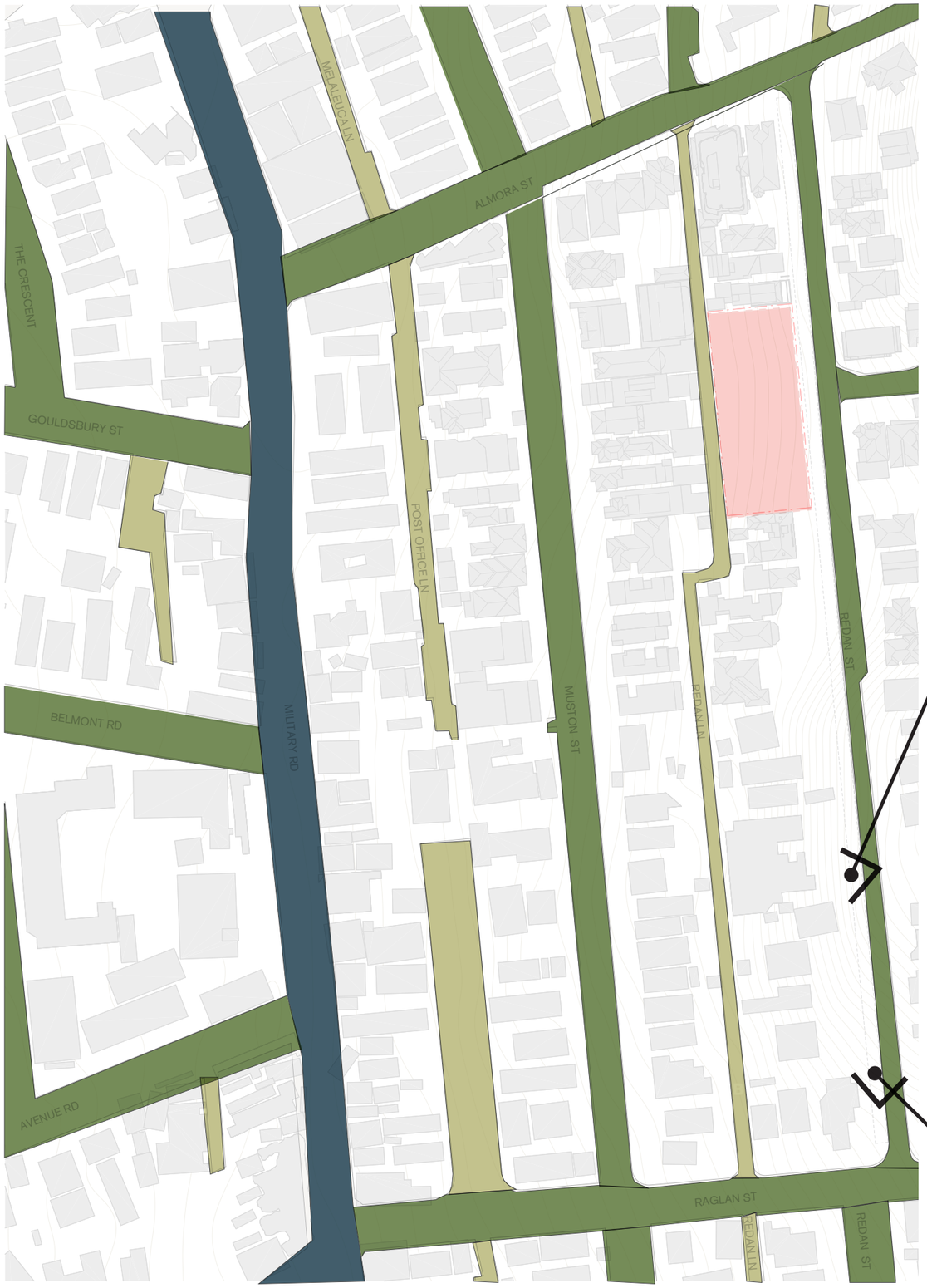
Redan Street (view East)

Redan Street Footpath (View South)

Observations

- Important vista to and from site to the East.
- Landscape in the public domain of increased significance to south of site on Redan Street.

Neighbourhood Plan



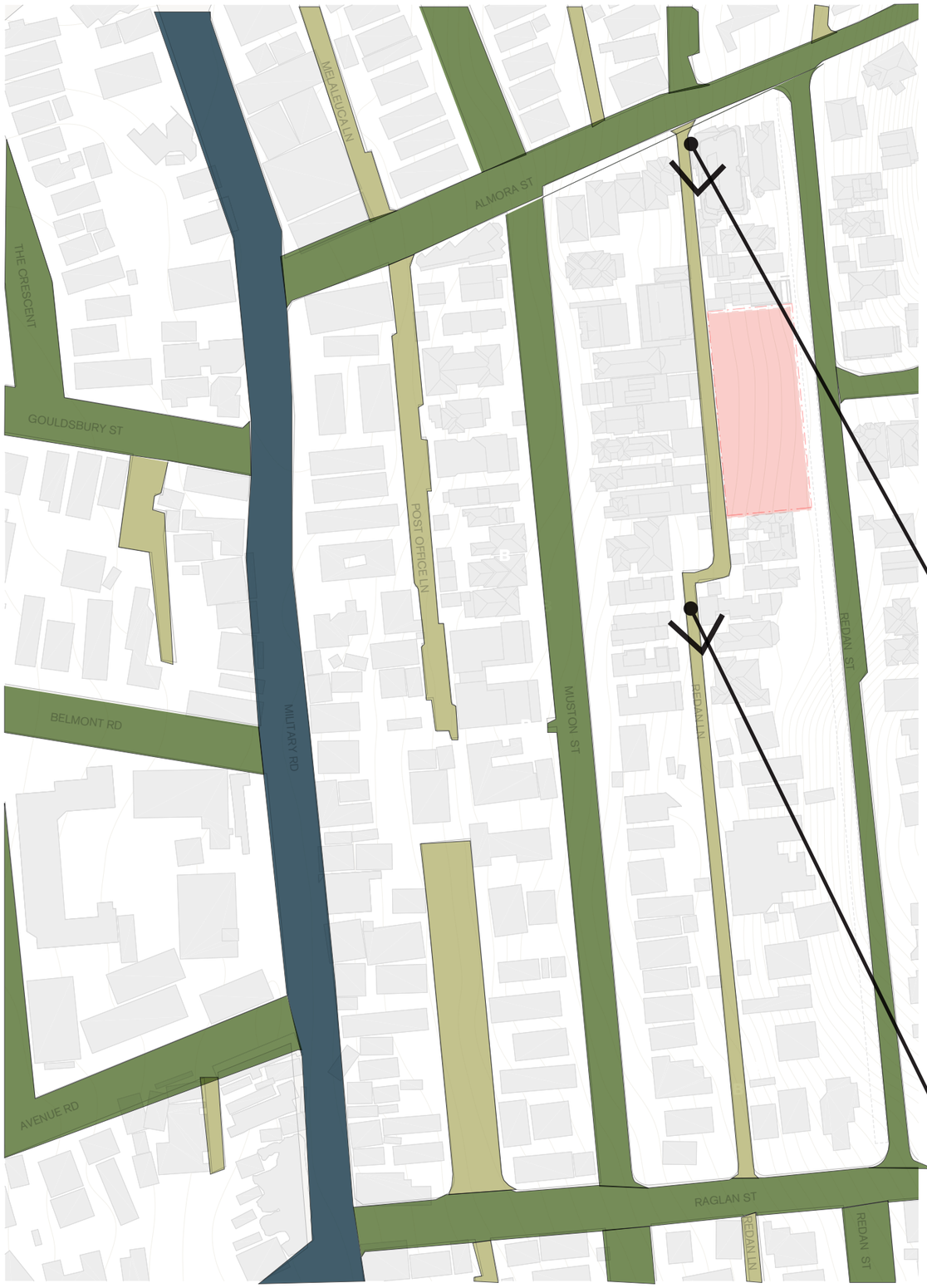
Redan Street (view East)

Redan Street Footpath (View South)

Observations

- Vista to Middle Head available towards the south of Redan Street established by gully.
- Landscape in public and private domain contributes to the distinctive and heritage listed character of Redan Street.

Neighbourhood Plan

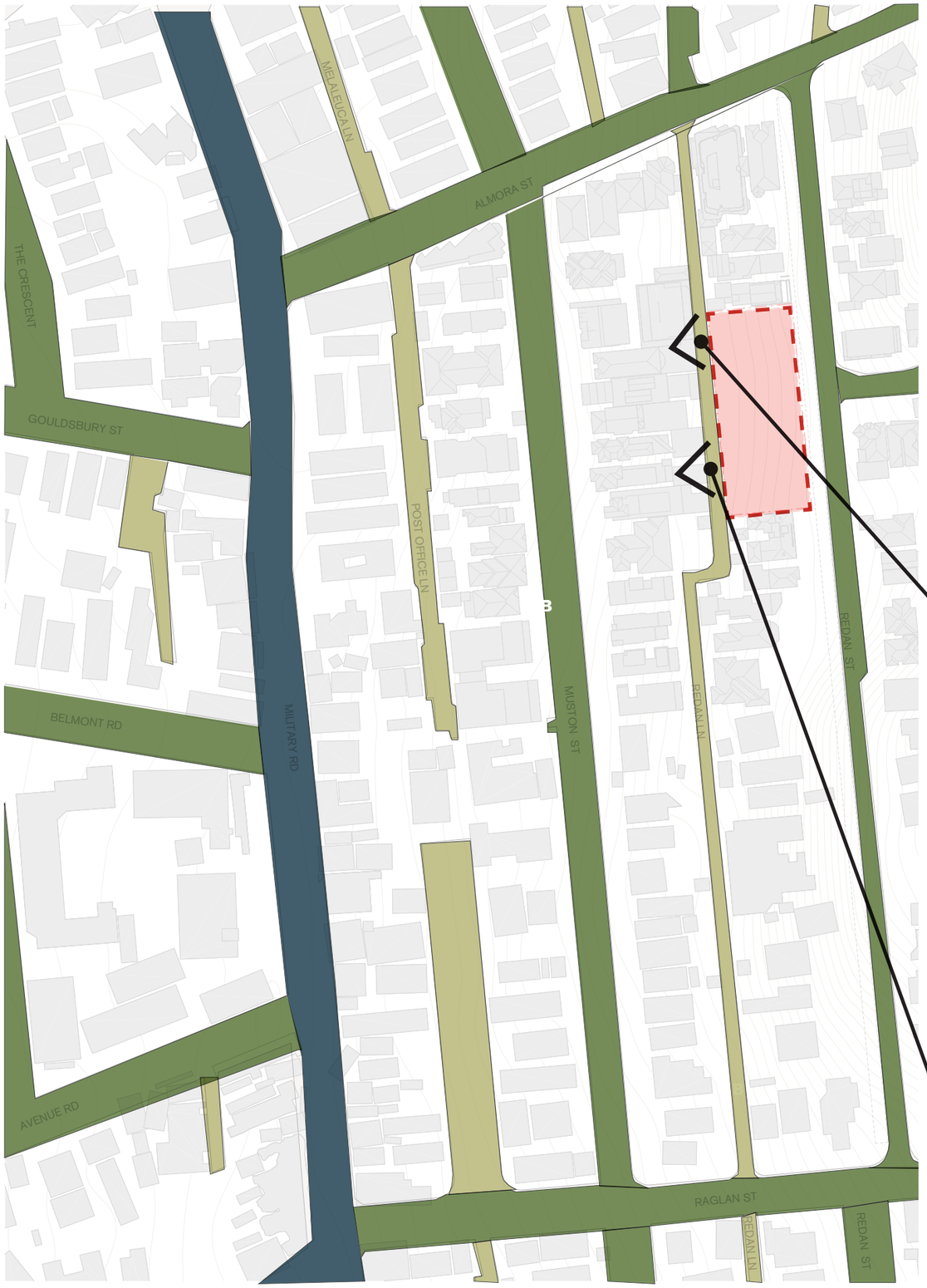


Redan Lane (View South)

Redan Lane (View South)

Observations

- Redan Lane is characterised by a consistent narrow width.

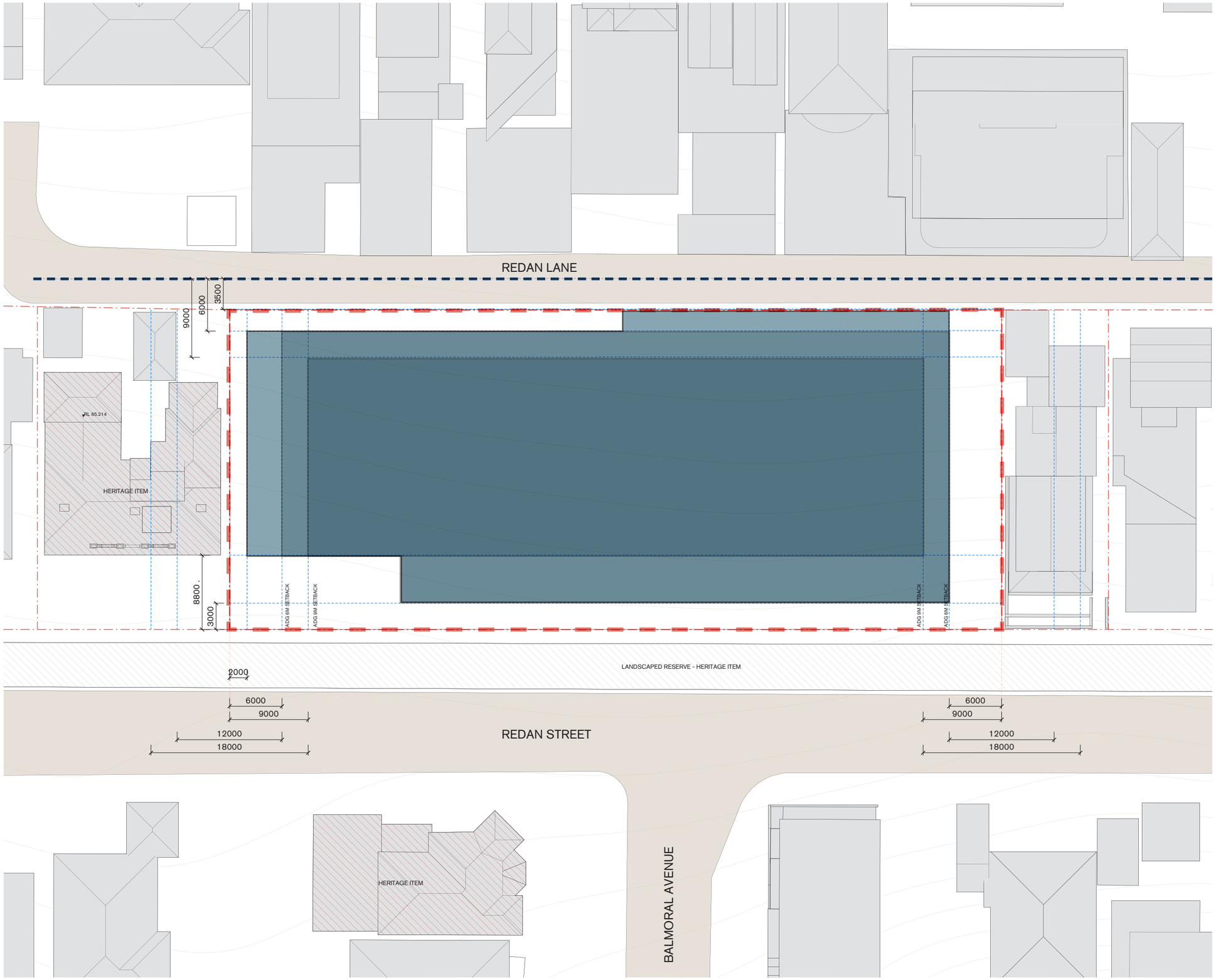


Redan Lane (View West)

Redan Lane (View West)

Observations

- Redan Lane character dominated by built form.



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Observations

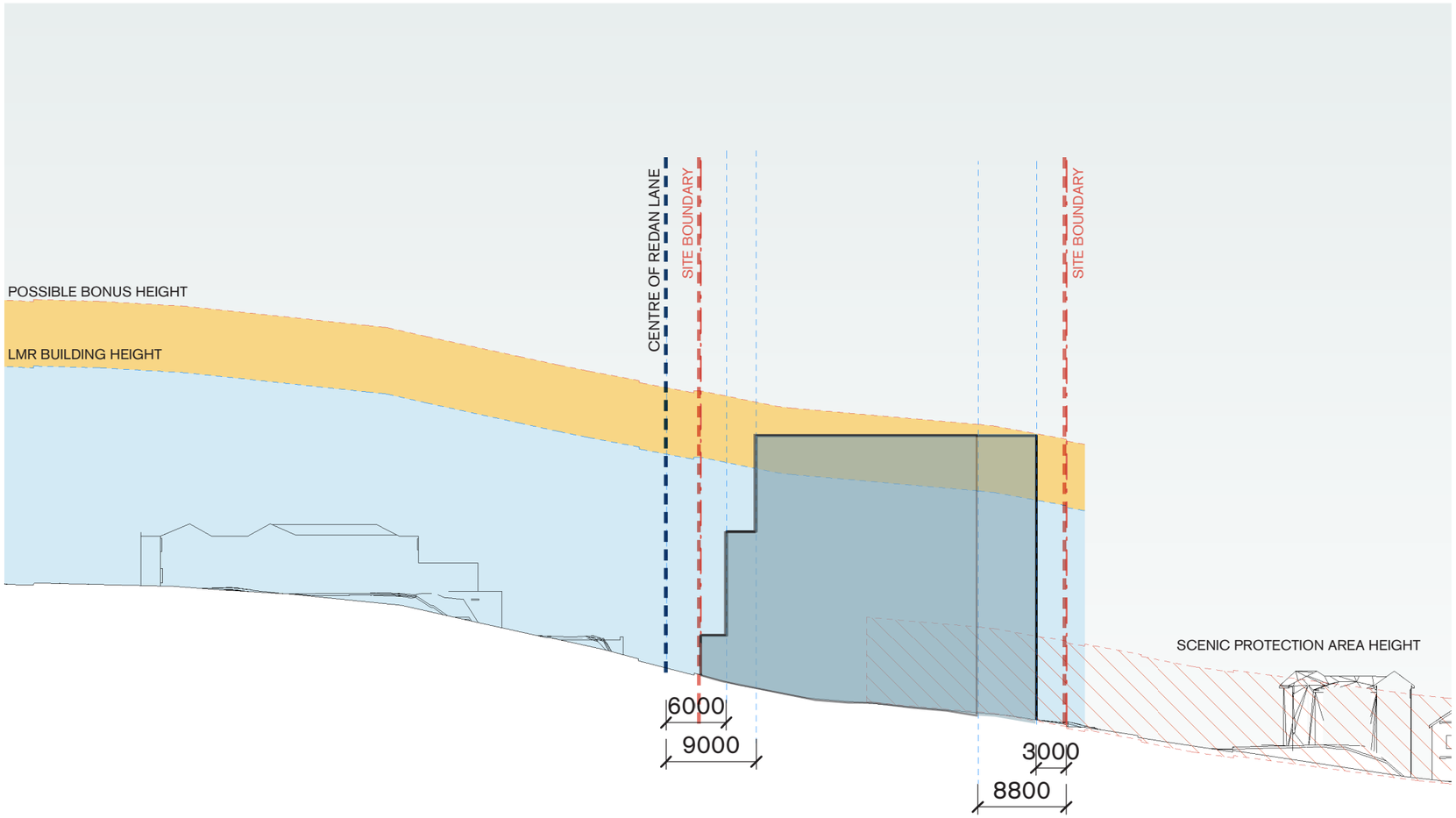
- Front setback to be variable between 3m and 8.8m to enable deep soil planting to compliment public landscaping and to align with adjacent building setbacks.
- On Redan Street, 8.8m front setback to be not less than 10m and up to 20m from the southern boundary to enable view from public domain to Heritage house.
- Rear setback at ground level to be 0m for maximum 50% of the site boundary to allow for non-habitable use, similar to neighbouring properties.
- South setback at ground level to be 2m minimum, similar to the adjacent Heritage house side setback to a maximum height of 2 storeys adjacent original Heritage house fabric and 6m minimum setback for levels above 3 storeys.
- North setback at ground level to be 6m minimum for deep soil areas adjacent the neighbouring property.
- Upper level side + rear setbacks to comply with ADG for building separation of potential future development.

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- Envelope

Summary of Setbacks Plan

Built Form / Envelope Study



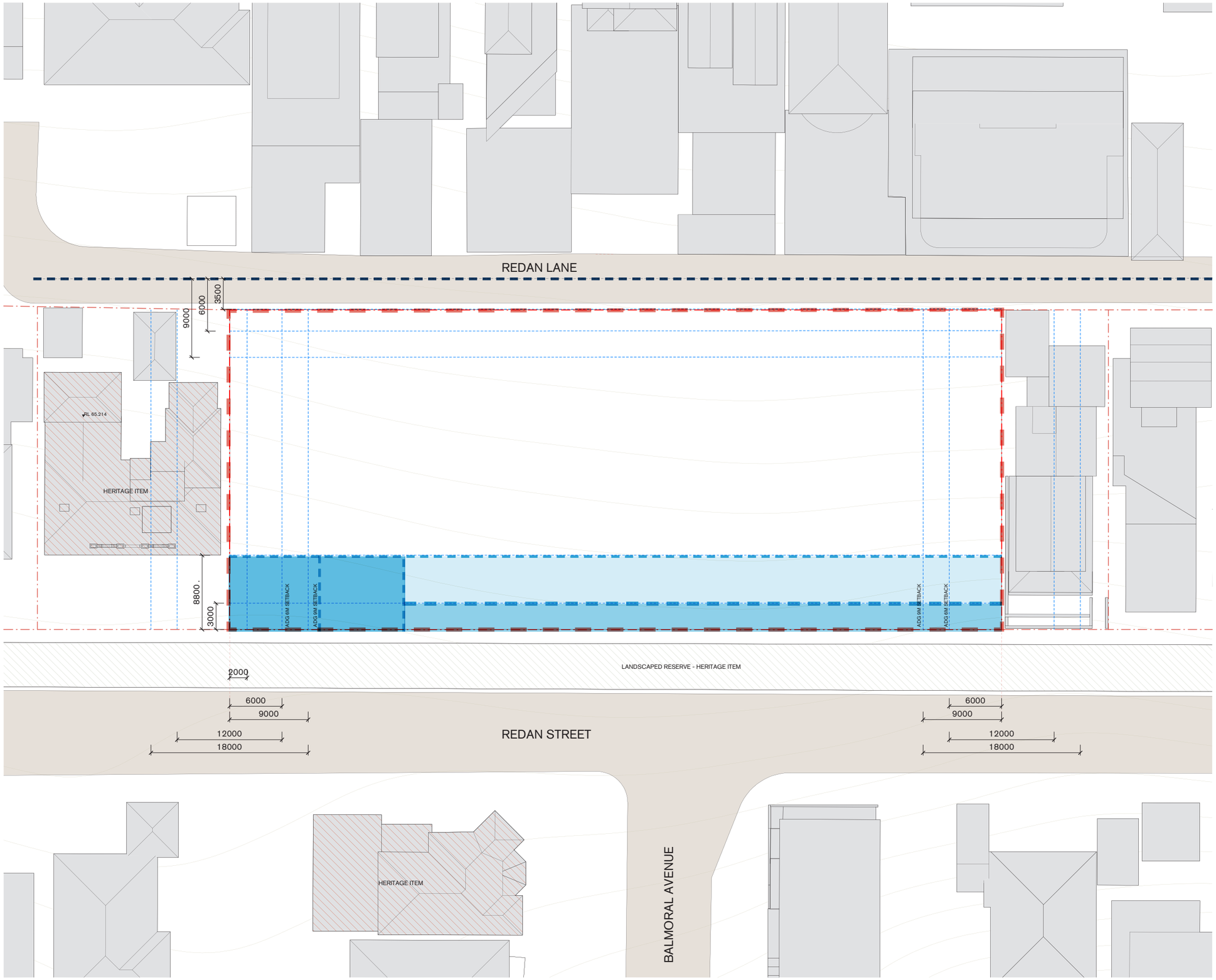
Observations

- Front setback to be variable between 3m and 8.8m to enable deep soil planting to compliment public landscaping and to align with adjacent building setbacks.
- Rear setback at ground level to be 0m for maximum 50% of the site boundary to allow for non-habitable use, similar to neighbouring properties
- Upper level rear setbacks to comply with the Apartment Design Guide (ADG) for building separation of potential future development.

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- Envelope

Summary of Setbacks Section



Observations

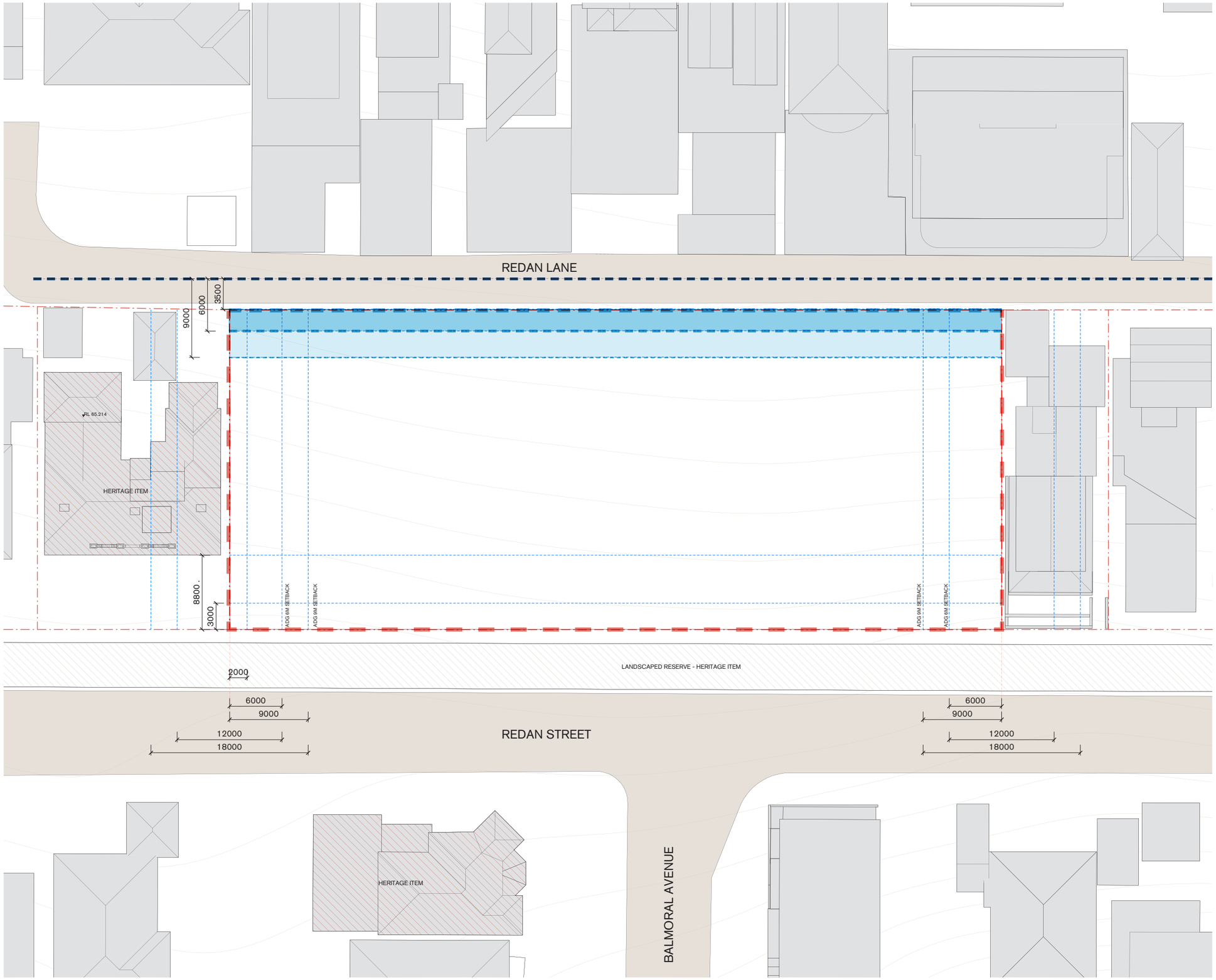
- Front setback to be variable between 3m and 8.8m to enable deep soil planting to compliment public landscaping and to align with adjacent building setbacks.
- On Redan Street, 8.8m front setback to be not less than 10m and up to 20m from the southern boundary to enable view from public domain to Heritage house.

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- 3m Setback Zone
- 8.8m Setback Zone
- Variable Setback Zone between 3m and 8.8m

Setbacks Plan

Built Form / Front Street Setback



Tzannes

Observations

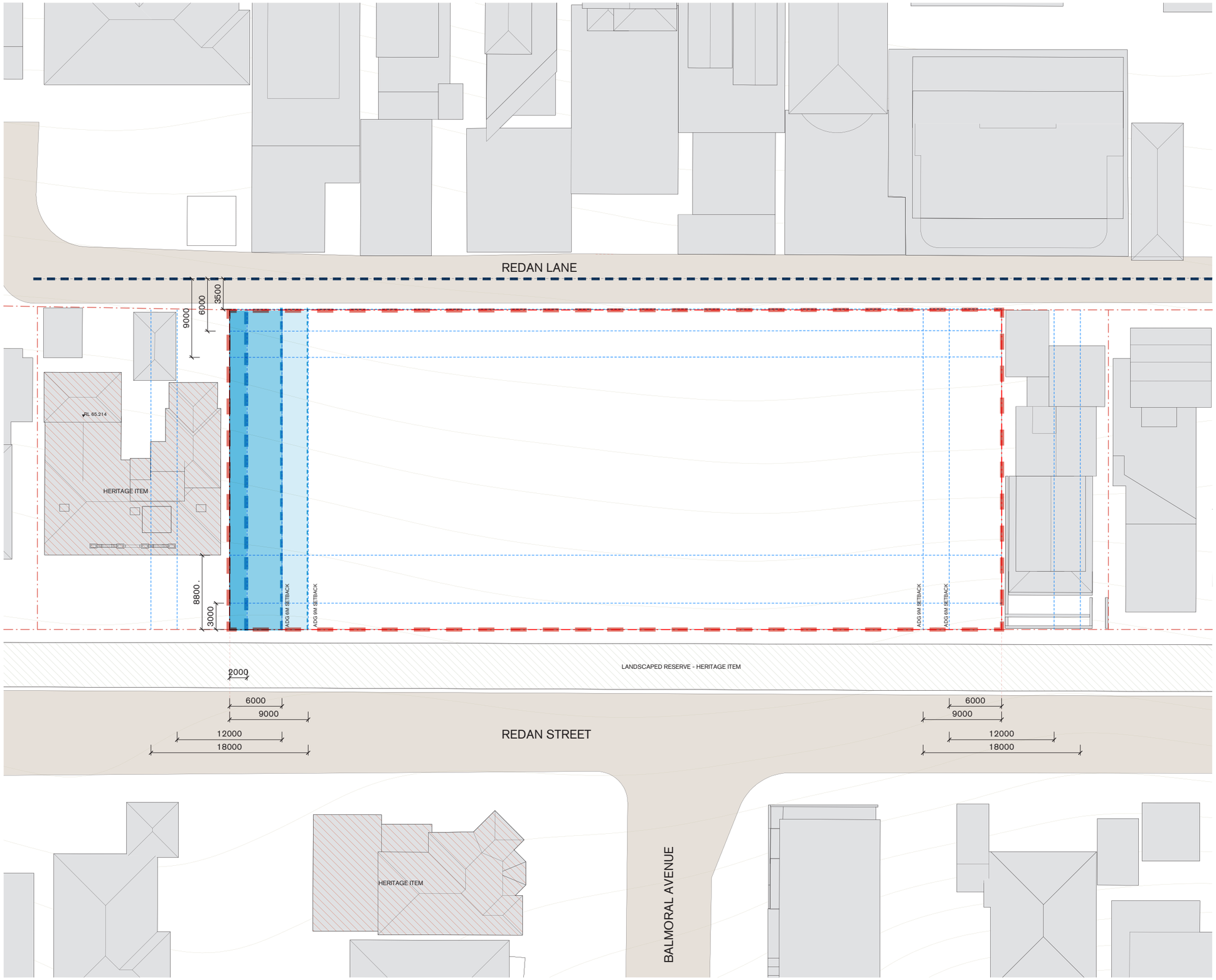
- Rear setback at ground level to be 0m for maximum 50% of the site boundary to allow for non-habitable use, similar to neighbouring properties
- Upper level setbacks to comply with Apartment Design Guide (ADG).

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- 6m Setback from L01 - L04
- 9m Setback from L05 - L08

Setbacks Plan

Built Form / Rear Lane Setback



Observations

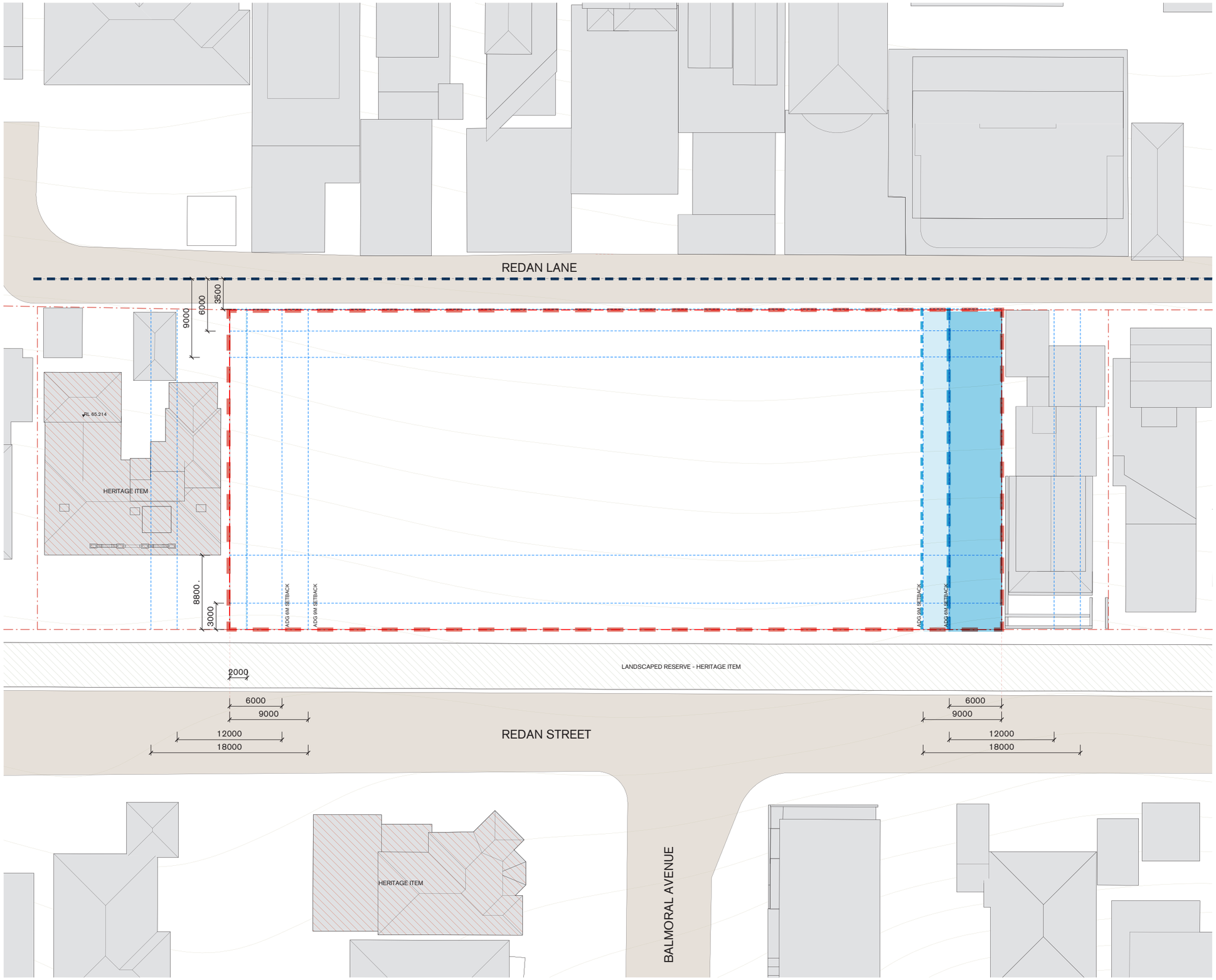
- South setback at ground level to be 2m minimum, similar to the adjacent Heritage house side setback to a maximum height of 2 storeys adjacent original Heritage house fabric and 6m minimum setback for levels above 3 storeys.
- Upper level setbacks to comply with Apartment Design Guide (ADG).

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- 2m Setback at G - L01/L02
- 6m Setback from L03 - L04
- 9m Setback from L05 - L08

Setbacks Plan

Built Form / Southern Side Setback



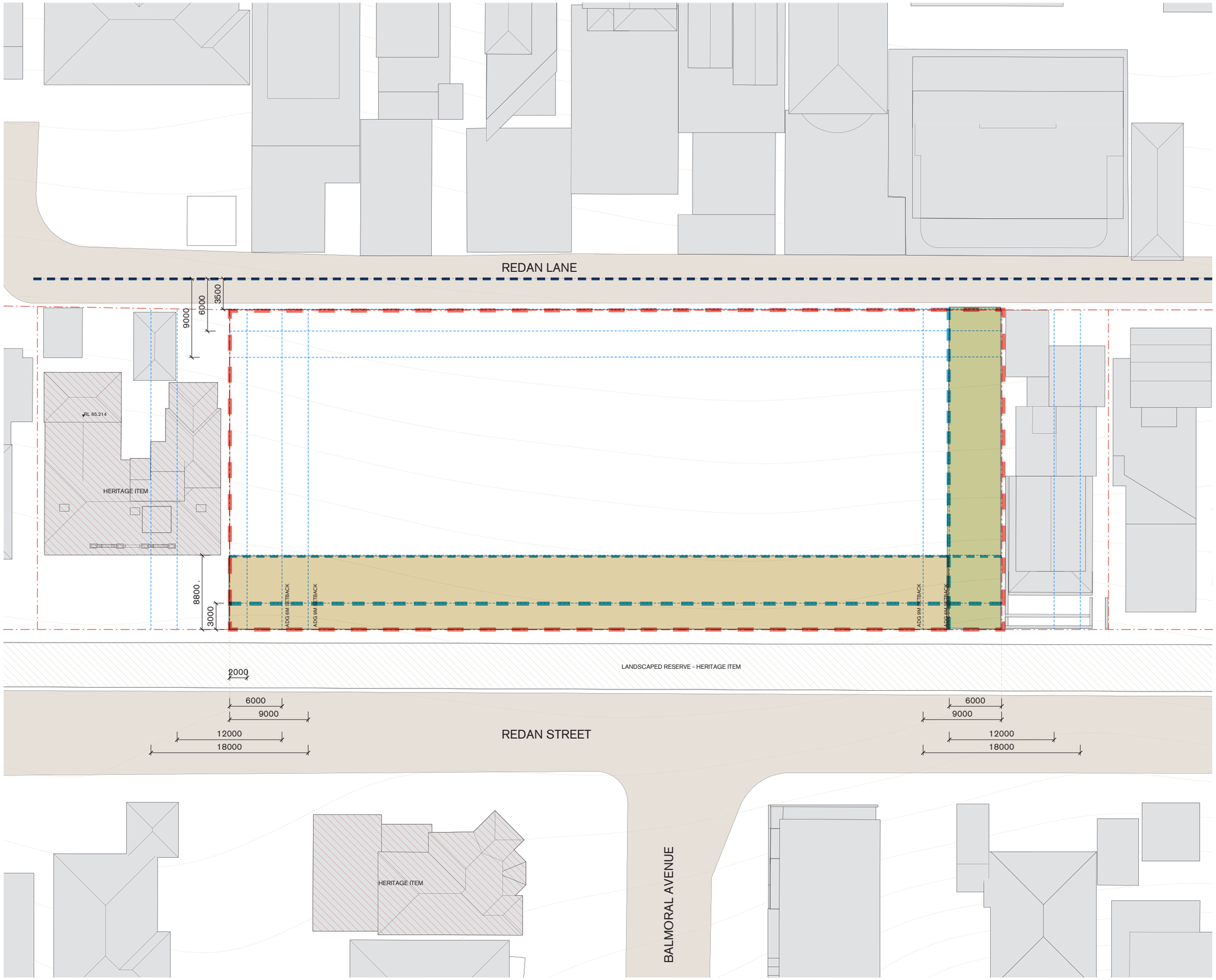
Observations

- North setback at ground level to be 6m minimum for deep soil areas adjacent the neighbouring property.
- Upper level setbacks to comply with Apartment Design Guide (ADG).

Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- 6m Setback from G - L04
- 9m Setback from L05 - L08

Setbacks Plan



Tzannes

Observations - Deep Soil

- Site Area: 3233m ²
- ADG minimum 7% of site area
- ADG minimum 6m wide zone for sites greater than 1500m ²
- Tree Canopy Guideline for LMR sites minimum 7% and guideline 15% of site area
- Deep Soil Zone (15% of Site Area) = 484.95m ²
- Deep soil zones along Redan Street and North boundaries are optimal for achieving deep soil requirements and enhancing public domain landscaping.

Observations - Tree Canopy

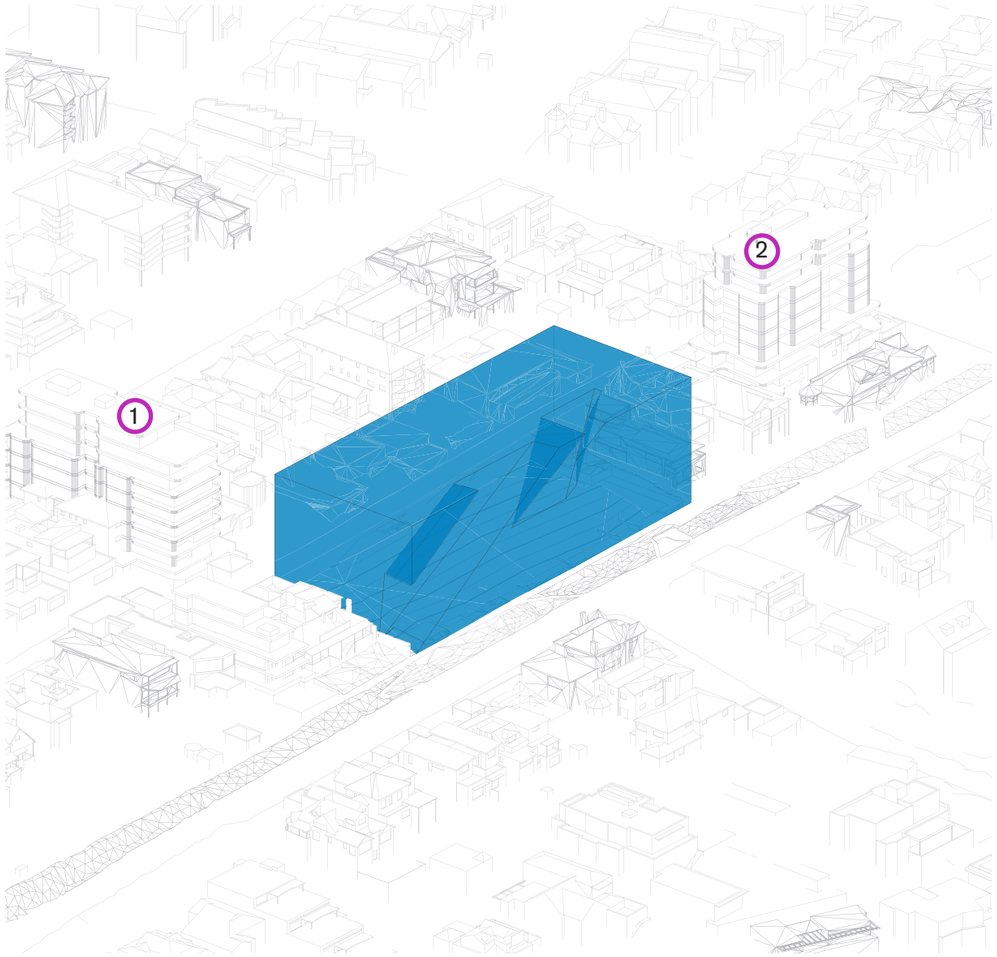
- Tree Canopy Guideline for LMR sites minimum 15% and guideline 20% of site area
- Meeting tree canopy requirements likely to be challenging for this site.
- Redan Street's topography, existing landscape and canopy has reduced the impacts of heat island effects.
- Redan Lane's narrow cross section is shaded by existing development.

Key

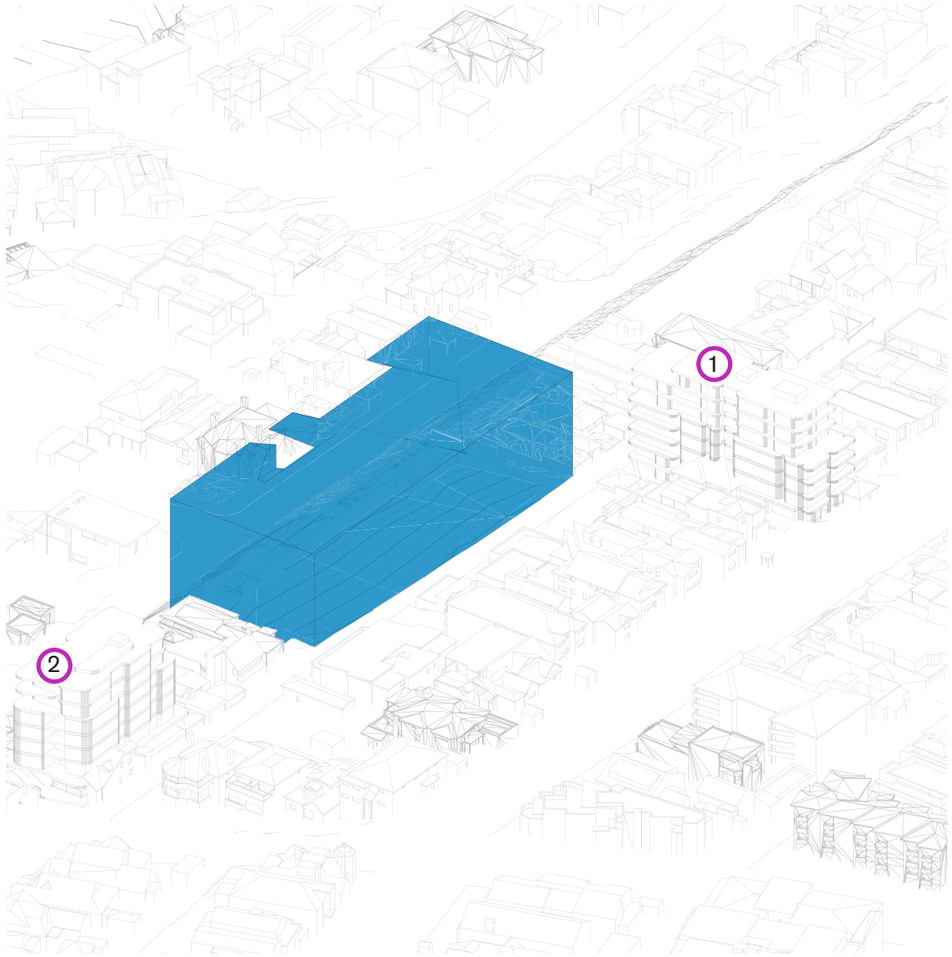
- Zone for Deep Soil & Landscaping
- Variable Zone for Deep Soil & Landscaping

Deep Soil Plan

Built Form / Deep Soil & Landscape Constraints



Reverse Solar Envelope - South East View



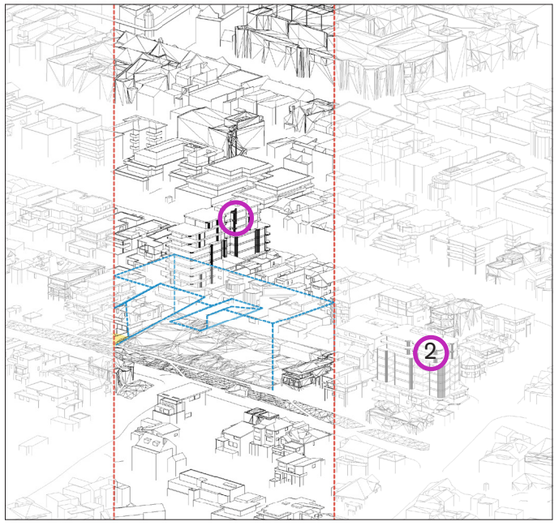
Reverse Solar Envelope - North West View

Observations

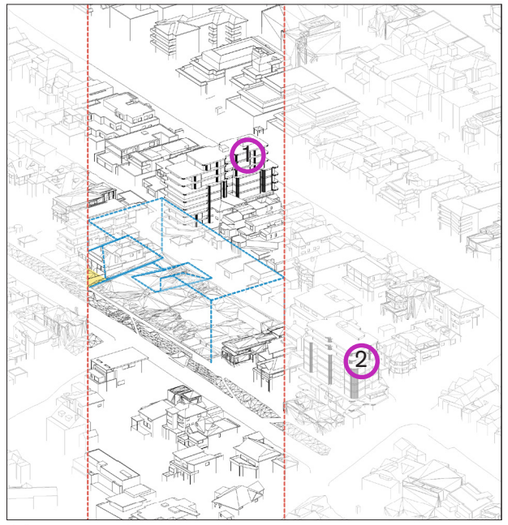
- No. 36-38 Redan Street front yard primary private open space to be protected from additional overshadowing between 9am - 12pm on 21st June.
- No. 29 Redan Street rear yard primary private open space to be protected from additional overshadowing between 11am - 2pm on 21st June.

Key

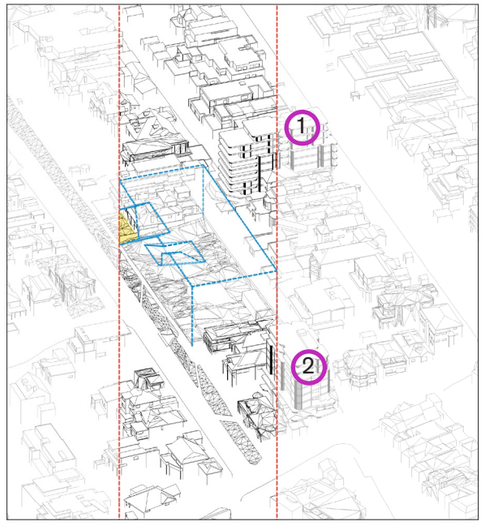
- Reverse Solar Envelope
  LMR + Bonus Height
  No Setbacks
- (1) Under Assessment
  65 Muston Street Mosman
- (2) Under Assessment
  48-50 Almora Street Mosman



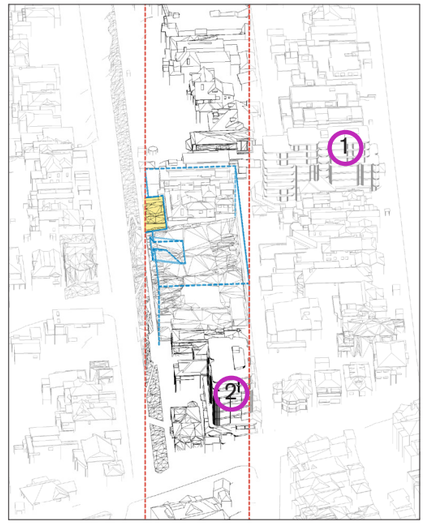
9am View from the Sun



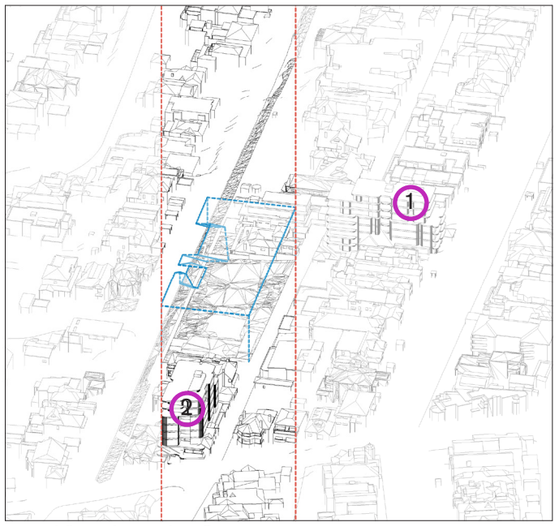
10am View from the Sun



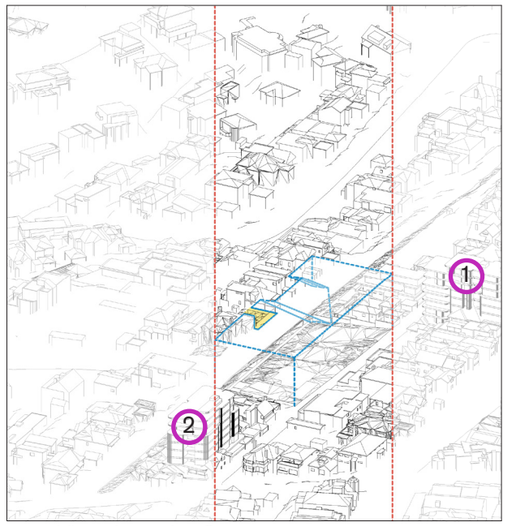
11am View from the Sun



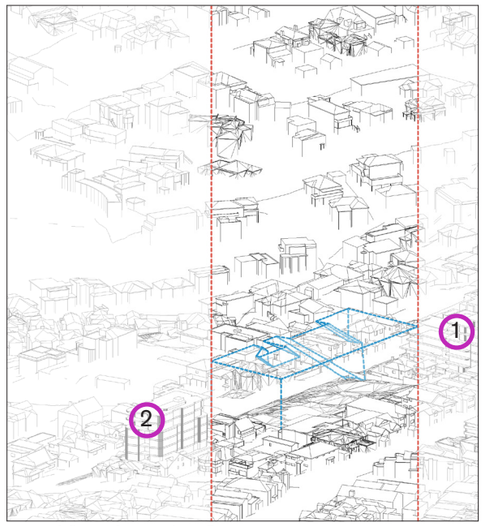
12pm View from the Sun



1pm View from the Sun



2pm View from the Sun



3pm View from the Sun

Observations

- No. 36-38 Redan Street front yard primary private open space to be protected from additional overshadowing between 9am - 12pm on 21st June.
- No. 29 Redan Street rear yard primary private open space to be protected from additional overshadowing between 11am - 2pm on 21st June.

Key

- Reverse Solar Envelope
  LMR + Bonus Height
  No Setbacks
- Heritage House
  Primary Private Open Space
  Solar Access Protection
- (1) Under Assessment
  65 Muston Street Mosman
- (2) Under Assessment
  48-50 Almora Street Mosman

4 / Summary of Key Observations

Open Space Networks

- Redan Street runs along the RL 60 contour of Mosman's steep terrain, which also defines the boundary of the Scenic Protection Area.
- Typically good views and vistas from Redan Street and the site, out to Middle Head and North Head.
- Views through trees/vegetation at lower levels and relatively uninterrupted views at higher levels.
- Site development potential to share scenic views with greater number of residents.
- From Redan Street, density decreases as topography slopes down to Balmoral Basin.
- Site located within close proximity to public open space including parks, nature reserves and the beach.
- Redan Street, a leafy green landscaped street typical of Mosman character is part of Mosman's landscape heritage street reserves.
- Tree canopy cover objective is met by tree canopy coverage in the Mosman public domain.
- Tree canopy cover visual appeal is met by the existing landscaped verge adjacent the site.
- Achieving tree canopy cover targets across the site may be challenging. Optimising tree canopy cover along the Redan Street frontage and north side setback is desirable to extend the existing landscaped verge tree canopy coverage onto the site.
- Redan Street's topography, existing landscape and canopy has reduced the impacts of heat island effects.

Movement Systems

- Road networks form a natural boundary surrounding the immediate site neighbourhood and define the location for medium density residential development.
- Site is within walking distance to Mosman Junction, Spit Junction, public transport and recreational areas.
- Accessible public transport provides connection to the City, Harbour and neighbouring suburbs.
- Redan Street is a primary address street that has minimal vehicle access along the upper side, with vehicle access predominantly off Redan Lane for these properties.
- Redan Lane is a service lane for Redan Street and Muston Street with garages typically fronting the laneway.
- Redan Lane is characterised by a consistant narrow width.
- Redan Lane has a dog leg with safety concerns for vehicular movement.
- Redan Street vehicle access to the site could be located towards the north of the site beyond the Balmoral Avenue street entry point.

Built Form

- Site located within the natural medium density zone between Military Road and the Balmoral Basin.
- Site surrounded by larger scale building footprints, which tend to reduce in scale from Redan Street to the waterfront.
- Existing building heights increase from Redan Lane to Miltary Road.
- Proposed development within close proximity to the site likley to significantly increase building heights within the medium density residential zone.
- Redan Street opens up to the south as street setbacks increase.
- Generally site setbacks can comply with ADG requirements.
- Southern side setback a special condition adjacent the heritage house can comply with Council DCP setback requirements.
- Front setback to align with the adjacent heritage house and typical average front setbacks along Redan Street.
- Site located within the R3 Medium Density Residential zone and on the edge of the C4 Environmental Living zone.
- Site located in the LMR Housing Area within close proximity to the Spit Junction Town Centre.
- Site is not located within a heritage conservation area, however heritage items are located nearby.
- No. 36-38 Redan St Heritage house is located adjacent the site and No. 29 Redan St Heritage House is located opposite the site.
- The heritage landscaped verge running along Redan Street is located adjacent the front site boundary.
- Overshadowing of the heritage properties adjacent and opposite the site to be considered.
- Privacy for existing and future residents to be considered.

Opportunities

- Consider additional building height above LMR bonus height if it does not affect the perception of impact that a compliant building would have and it provides more affordable housing and interior amenity to a higher standard of living for all.
- Consider additional building height above LMR bonus height if built form does not create additional overshadowing of neighbouring property primary private open space for 3 hours on 21st June.
- Consider additional building height above LMR bonus height if built form does not have significant impact on views to the site from the public domain, including surrounding streets, parklands, Balmoral foreshore and Sydney Harbour.
- Consider Balmoral Avenue vista axis relationship to site and built form.
- Consider coastal east-west orientation for optimising passive design.
- Consider extending the site landscaping to respond to and connect with the landscaped verge along Redan Street.
- Consider green roofs to contribute to landscaped areas across the site with possible structured planting 'in the sky'.
- Consider private and semi-private spaces for residents that connect with or provide passive surveillance of the public domain.
- Consider No.36-38 Redan Street Heritage house relationship to site and built form.
- Consider how the built form responds to the differing character of Redan Street and Redan Lane.
- Consider re-locating site services including powerlines underground.

Key Observations

Part 2 / Urban Design Principles & Guidelines

1 / Principles

Landscape

- Provide landscaped areas along Redan Street boundary extending vegetation along the Redan Street landscaped verge.
- Provide landscaped areas both private and communal along Redan Lane boundary of similar scale to neighbouring property rear yard gardens to encourage passive surveillance of the laneway.
- Provide multiple landscaped pedestrian entries to site from Redan Street and Redan Lane for site permeability and accessibility.
- Establish landscaped areas between the apartment buildings and neighbouring properties for privacy and acoustic separation.
- Integrate landscaping with built form throughout the development including rooftop gardens and generous planting along building edges to nestle the apartment buildings into the steep topography when viewed from Balmoral foreshore.
- Plant native vegetation throughout landscaped areas.

Deep Soil Provision

- Allocate 15% of the site as deep soil, with 7% deep soil to support substantial planting, providing space for large canopy trees and the remaining 8% for other vegetation.

Deep Soil Location

- Prioritise areas that maximise landscape connectivity.
- Consolidate deep soil zones in continuous and linked soil networks.
- Position deep soil zones along site boundaries or in communal spaces to enhance privacy and contribute to landscape character.

Deep Soil Dimension

- Provide deep soil zones with a minimum width of 6 metres to accommodate tree root development and support the growth of large canopy species.
- Provide deep soil zones with a minimum width of 3 metres to support the growth of medium canopy species.
- Provide deep soil zones with narrower dimensions for stormwater infiltration and low level planting to support biodiversity.

Tree Canopy Cover Target

- Target 15% canopy cover across the site to maintain the high level of canopy coverage throughout Mosman and promote biodiversity.

Tree Placement and Distribution

- Prioritise landscaping along boundaries and pedestrian pathways and in communal spaces to maximise environmental and social benefits.
- Maximise tree canopy cover along the front and north boundaries to ehance existing tree canopy cover on the adjacent landscaped verge and contribute to the existing tree canopy cover throughout Mosman between neighbouring properties.
- Place open canopy trees where views are required to be maintained.

Tree Canopy and Understorey Integration

- Integrate tree canopy planting with a diverse understorey of native shrubs and groundcovers to create a multi-layered landscape.
- If fences are required, soften the edges and blend these elements into the surrounding planting.

Public Domain Connectivity

- Encourage passive surveillance of the public domain from site and from the public domain to pedestrian entries.
- Enhance the visibility of building entrances off Redan Street and Redan Lane, making them safe and welcoming during the day and at night.

Communal Open Space

- Provide communal courtyards connected with the Public Domain for community connection and passive surveillance.
- Implement landscape screening to ensure privacy for lower level residents and extend lower level open space beyond the primary building line to enhance sky views and improve solar access.

Private Open Space

- Provide private courtyards and balconies connected with landscaped areas for resident well being.
- Provide private courtyards and balconies that maximise harbour views and enhance passive surveillance of Redan Street and Redan Lane.

Outlook

- Optimise vistas and views across the scenic protection area to Middle Head, North Head and Balmoral Beach for residential outlook.
- Provide opportunity for surrounding existing and future residential development to share vistas and views across the scenic protection area.

Pedestrian Access

- Provide multiple pedestrian access points to the development from both Redan Street and Redan Lane to encourage pedestrian activity throughout the area and use of public transport.
- Provide accessible pedestrian pathways to apartment lobbies from both Redan Street and Redan Lane for inclusivity and accessibility.
- Connect the existing heritage verge pathway to residential lobby entries and ground floor apartments to encourage use of the pathway.
- Connect residential lobbies and communal open space to Redan Lane to encourage use of the laneway.

Cycle Access

- Provide cycle access from both Redan Street and Redan Lane to encourage more frequent use of bicycles throughout the area.

Vehicle Access

- Provide one access point to basement parking via Redan Street to reduce impact on street network.
- Position vehicular entry to basement parking towards the northern end of the site where adjacent landscaped verge planting is less dense and the rockface/retaining wall segments have gaps and are typically of lower integrity to reduce impact on heritage landscaped verge.
- Position vehicular entry to basement parking away from nearby heritage houses, No. 36-38 Redan Street and No. 29 Redan Street to reduce potential impact on heritage items adjacent and opposite the site.
- Position vehicular entry to basement parking beyond the Balmoral Avenue entry point to reduce impact on Balmoral Avenue vista axis.
- Maintain heritage landscape verge pathway above vehicular entry to basement and mitigate impact to pedestrians.
- Accommodate loading and garbage collection onsite.

Universal Access

- Ensure the development is easy, safe and accessible to all, including the elderly, people with disabilities, young children, and those with prams.
- Provide lifts as an alternative to stairs without creating longer journeys or compromising user safety.

Height

- Built form to step down towards No. 36-38 Redan Street Heritage house to mitigate development bulk and scale adjacent the heritage house.
- Built form to step up towards No. 50 Redan Street without causing additional overshadowing of No. 36-38 Redan Street heritage house front primary private open space between 9am - 12 noon on 21st June and No. 29 Redan Street heritage house rear primary private open space between 11am - 2pm on 21st June.

Setbacks

- Provide 3m minimum front setback to Redan Street boundary for deep soil adjacent the existing landscaped verge.
- Provide front setback at south-east corner of development aligned to No. 36-38 Redan Street Heritage house front setback for not less than 10m and up to 20m from the southern boundary to enable view from public domain to Heritage house.
- Provide front setback at north-east corner of development that references typical average front setbacks along Redan Street.
- Provide 0m rear setback at Ground level for no more than 50% of the rear boundary for non-habitable use.
- Provide 6m minimum rear setback above Basement levels from centre of Redan Lane to building line for habitable use, allowing building separation of potential future apartment development on west side of Redan Lane.
- Provide 6m minimum setback to northern boundary for deep soil areas and building separation of potential future apartment development on north neighbouring property.
- Provide 2m minimum setback at Ground level to southern boundary similar to Heritage House side setback to a maximum height of 2 storeys adjacent original Heritage house fabric.
- Provide 6m minimum setback to southern boundary for levels above 3 storeys increasing upper level setbacks to reduce perceived bulk adjacent the Heritage house.
- Upper level side + rear setbacks to comply with ADG for building separation of potential future development.

Articulation

- Respond to Balmoral Avenue vista axis opposite the site.
- Utilise recesses, setbacks, projections and materials as articulation techniques to create shadow lines and visual breaks to achieve well scaled and composed architecture responding to the surrounding context.
- Incorporate balconies and other elements to add depth and create a more engaging spatial experience.
- Design the facade with a rhythm and scale that is relatable to pedestrians.
- Garden apartments to be articulated from apartments above to reduce bulk and scale.

Circulation

- Prioritise circulation throughout the site which promotes circulation of the neighbourhood.
- Prioritise accessibility by ensuring entries are easily navigatable for all users.

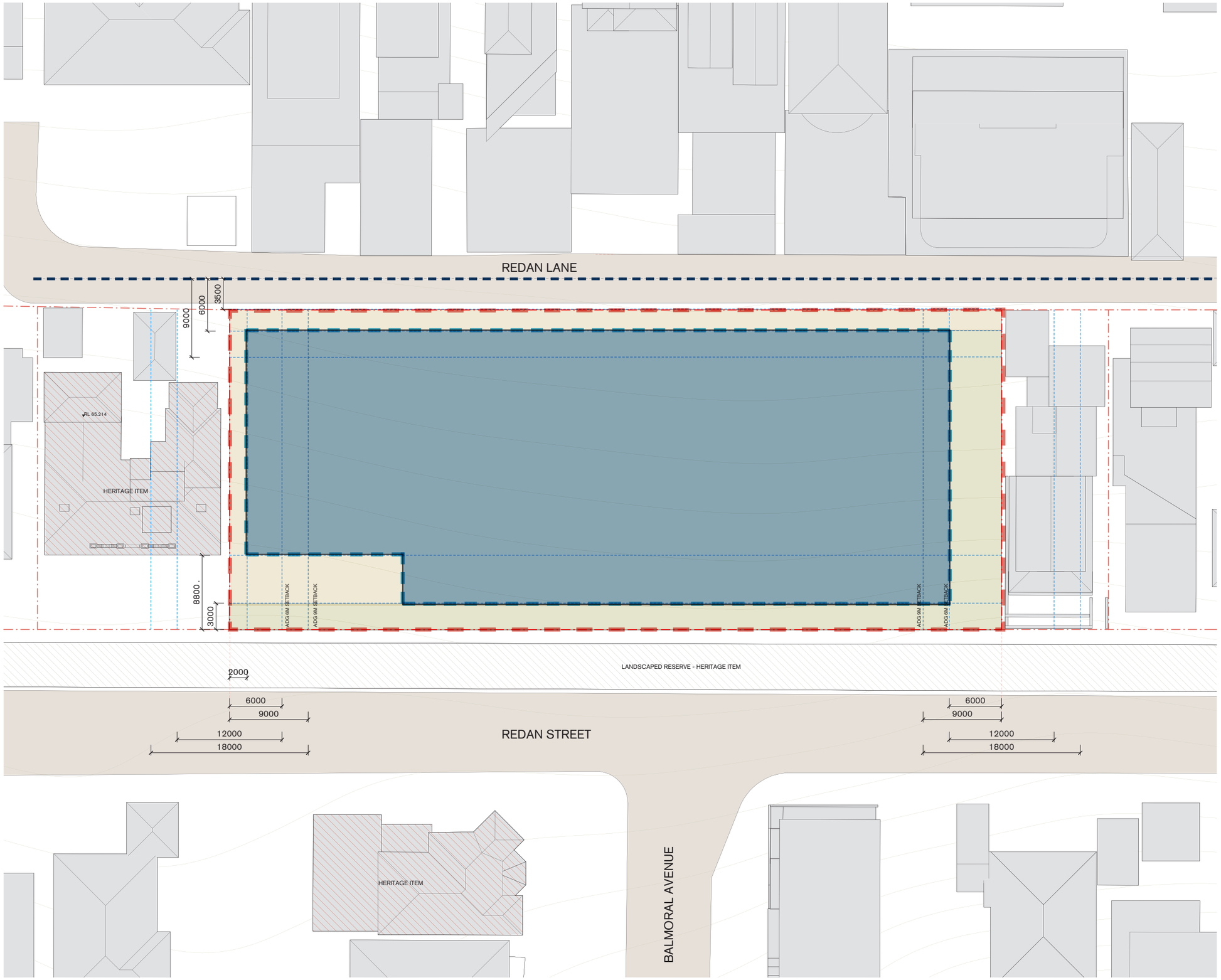
Materials

- Introduce variations in materials and textures to add depth and interest, to address scale, bulk and character.
- Ensure materials complement the surrounding landscape, blending seamlessly with natural elements such as stone and timber.
- Choose high-quality, resilient materials that require minimal maintenance.
- Minimise environmental impact by prioritising sustainably sourced, low carbon footprint and recyclable materials. Use energy-efficient materials and construction techniques to reduce overall environmental impact.

Solar Access

- No additional overshadowing to No. 36-38 Redan Street Heritage houses front primary private open space between 9am -12pm on 21st June.
- No additional overshadowing to No. 29 Redan Street Heritage house rear primary private open space between 11am - 2pm on 21st June.

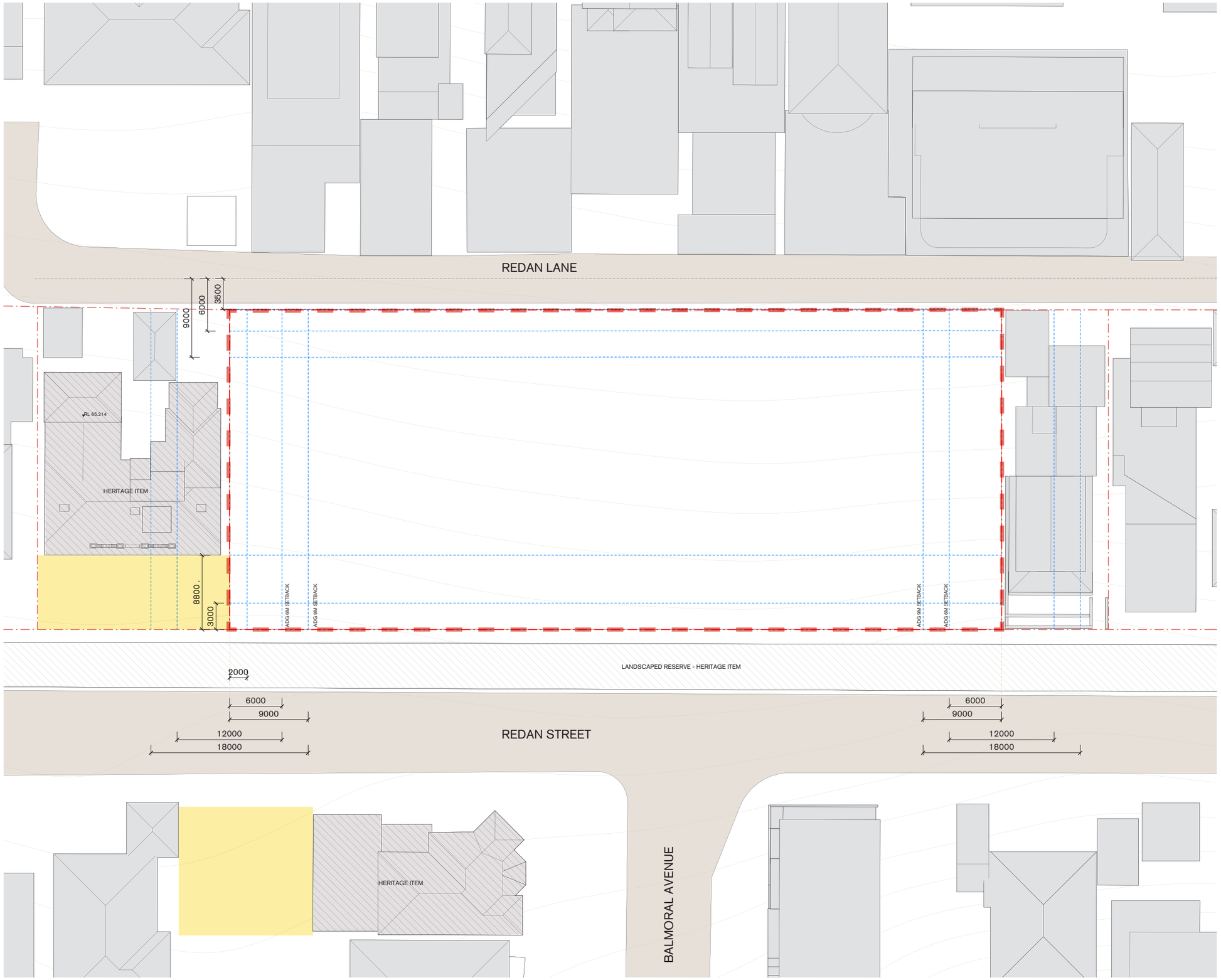
2 / Guidelines



Key

- Property Boundary
- Minimum Setback
- Centre of Redan Lane
- Envelope
- Zone for Deep Soil & Landscaping
- Zone for Landscaping

Building Group Plan



Tzannes

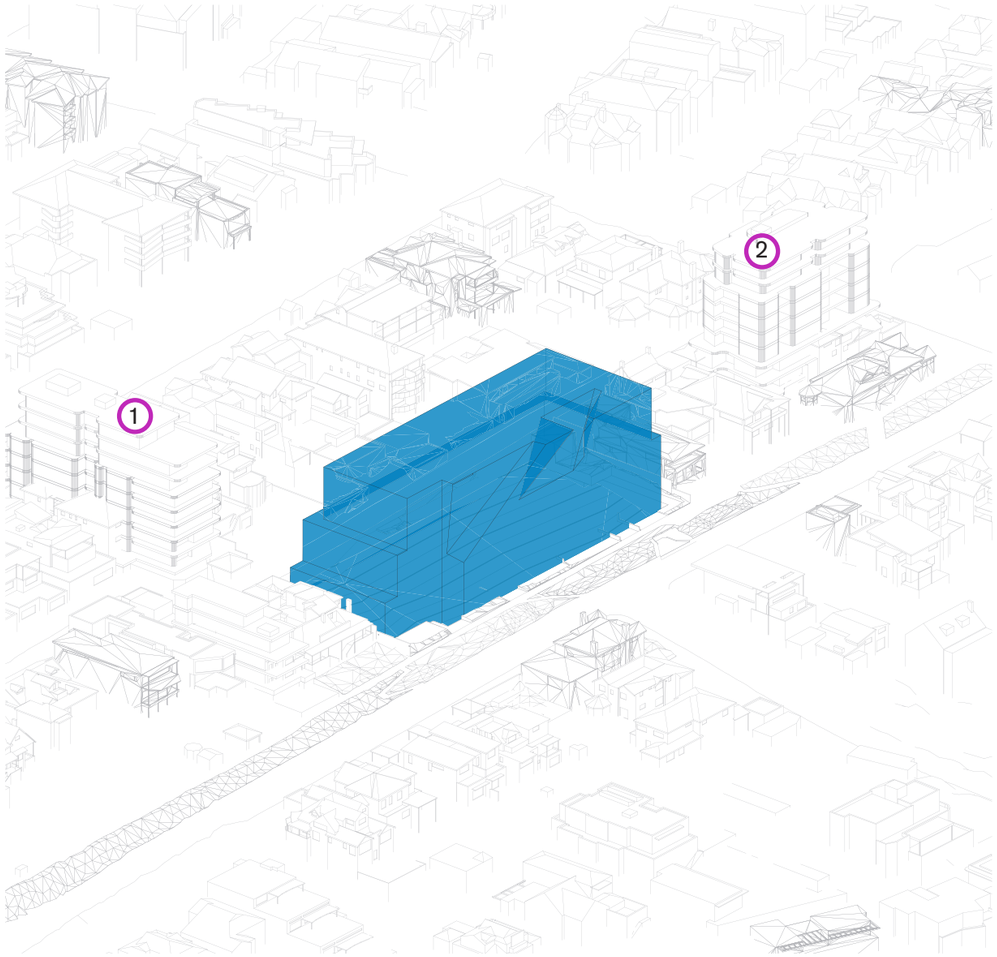
Observations

- No. 36-38 Redan Street front yard primary private open space to be protected from additional overshadowing between 9am - 12pm on 21st June.
- No. 29 Redan Street rear yard primary private open space to be protected from additional overshadowing between 11am - 2pm on 21st June.

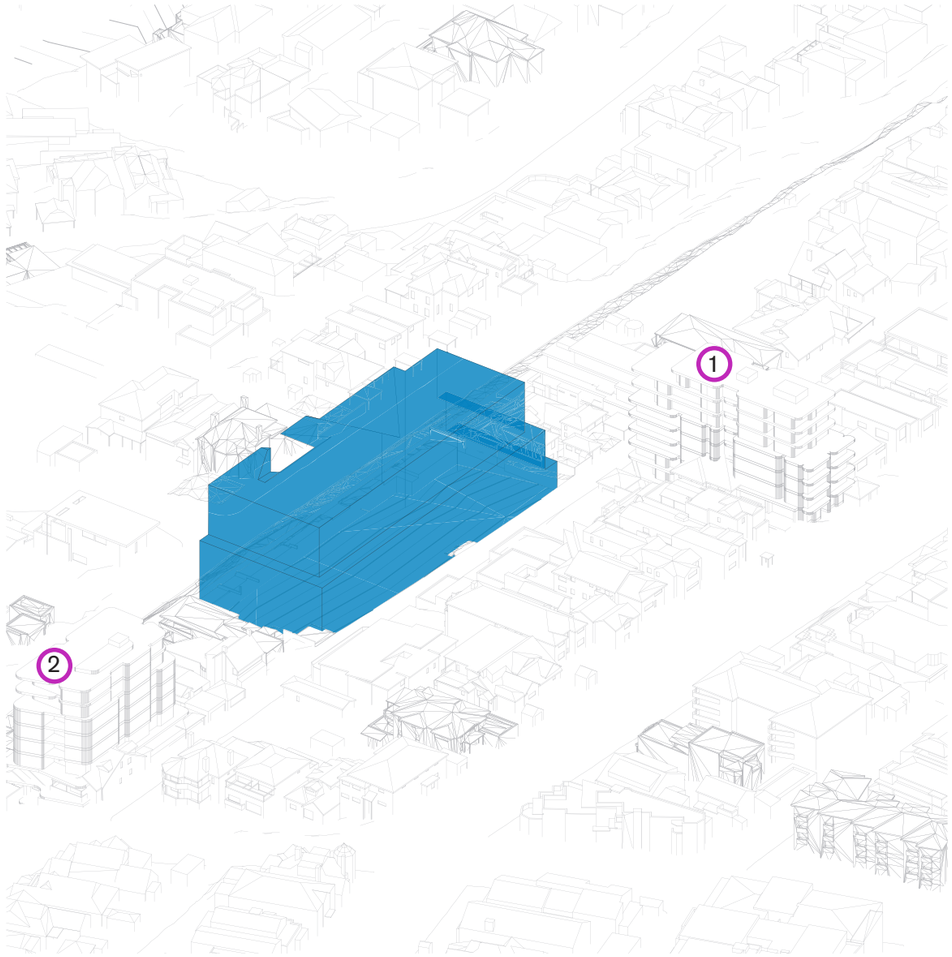
Key

Heritage House
Primary Private Open Space
Solar Access Protection

Building Group Plan



Envelope - South East View



Envelope - North West View

Key

Envelope
Reverse Solar Envelope
LMR + Bonus Height
With Setbacks

Apartment design to take into account ADG.

1 Under Assessment
65 Muston Street Mosman

2 Under Assessment
48-50 Almora Street Mosman

3D External Maximum Envelope