

40–48 Redan Street, Mosman

Heritage Impact Statement

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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.

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Executive Summary

This Heritage Impact Statement (HIS) has been prepared by Urbis to accompany a detailed State Significant Development Application (SSDA) for a multi-storey residential development at 40–48 Redan Street, Mosman. The site currently consists of 5 dwellings and associated vehicle crossovers. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
40–48 Redan Street, Mosman	<ul style="list-style-type: none">Lot 1 on Deposited Plan 33257Lot 2 on Deposited Plan 33257Lot 1 on Deposited Plan 921113Lot 13 on Deposited Plan 920285Lot 1 on Deposited Plan 455982Lot 9 on Deposited Plan 1350Lot 10 on Deposited Plan 1350Lot 11 on Deposited Plan 1350

This report has been prepared to support a State Significant Development Application (SSDA) SSD- 93020230 for the site at 40–48 Redan Street, Mosman.

The subject site does not include any listed heritage items (under Schedule 5 of the *Mosman Local Environmental Plan 2012* (LEP) or the State Heritage Register).

The proposal involves the redevelopment of the consolidated site of 40–48 Redan Street, Mosman, as a residential accommodation building. Further details of the proposal are provided in Section 5, and an impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the local items of heritage significance located within the vicinity. Key aspects of the proposal assessment are listed below:

- The proposed scale of the new development is consistent with current State planning objectives and responds to a requirements for high-density residential living opportunities within 800 metres of designated town centres as identified by the Low and Mid Rise Zoning Policy introduced under the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. Nearby Spit Junction has been identified as one such town centre.
- The area's future character is expected to evolve significantly due to the subject site's proximity to Spit Junction and the location of the subject site within the indicative LMR Housing area (as shown in Section 6.1.1).
- The extant buildings on the subject site are not heritage listed items nor are they included within the curtilage of a heritage conservation area. The properties have been assessed in this report to not meet the threshold for listing and there is therefore no statutory requirement to retain the buildings from a heritage perspective. The proposed demolition of the existing dwellings at 40–48 Redan Street would not give rise to adverse heritage impact.

Proposed works have been designed to have regard for the proximate heritage items and key design measures have been incorporated within the proposed scheme to mitigate heritage impact including:

- The sandstone wall which forms part of item '*Divided Road*' LEP #1440 features frequent and intermittent openings/gaps at the northern end of Redan Street. The objective of the proposal is to therefore accommodate the entry in between the mapped areas of divided road to avoid or otherwise minimise impacts to the sandstone feature as far as possible. The majority of the sandstone rock wall

along Redan Street will be retained, including where adjacent to the subject site. More intact and larger sections of the wall will remain easily legible within the surrounding Mosman locality, including along Redan Street and Balmoral Avenue.

- The built form volume is balanced by its architectural design, which incorporates strategies to minimise the bulk and scale of development as described below:
 - The proposed development has been designed to respond respectfully to the heritage context. Setbacks to all boundaries of the consolidated site reflect the established pattern in the locality, maintaining a consistent spatial relationship with surrounding development.
 - A podium typology addresses both Redan Street and Redan Lane, responding to the scale of adjoining development. At the south-east corner, adjacent to the heritage-listed semi-detached houses at 36–38 Redan Street (LEP 1262), the building adopts a three-storey podium, with increased setbacks from Level 2 and again from Level 5. The stepped building forms, decreasing to the south, provide a compatible scale and a considered transition to the heritage context.
 - Overall building height and massing are moderated through a podium-based form, articulated building volumes and progressive upper-level setbacks, including to the uppermost storeys. These measures reduce visual dominance and limit the building's prominence when viewed from the public domain.
 - Depth of modelling, including balconies, contributes to a finer grain built form that is compatible with the prevailing character of the area. Highly modelled facades create a series of human-scale spaces that reduce impacts on the surrounding environment while providing an engaging structure that contributes positively to the streetscape character.
 - The proposal adopts a cohesive architectural approach that responds appropriately to its context. Facade articulation, including a hierarchy of materials across the height of the building, breaks down the overall form and reduces its perceived bulk, ensuring that nearby heritage items retain their prominence and streetscape presence.
 - A generous provision of gardens and private outdoor spaces is proposed to assist in integrating the residential apartment building into the locality, reinforcing established residential patterns and moderating its visual presence. Landscaped setbacks provide a clear transition to the street, while private balconies reflect the domestic character of other existing residential apartment buildings in the area.

Collectively, these strategies ensure a respectful integration with the surrounding context. The proposal does not adversely affect the ability of nearby heritage items to remain visually prominent or to continue contributing positively to the locality.

For the reasons stated above, the proposed works have been assessed to have an acceptable heritage impact and are recommended for approval from a heritage perspective.

1 Introduction

1.1 Background & Purpose

Urbis Ltd (Urbis) has been engaged by Mosman Land No 1 Pty Ltd to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development Application (SSDA) for the proposed works located at 40–48 Redan Street, Mosman (hereafter referred to as the subject site).

The Minister for Planning and Public Spaces, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

The SSDA seeks consent for a multi-storey residential development that utilises the Low and Mid-Rise Housing (LMR) and In-fill Affordable Housing (IAH) policies recently introduced under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The design is outlined in the Architectural Plan set prepared by FJC Studio and provided within the SSDA.

The subject site has recently been included in the area subject to gazettal of the NSW State Government Low and Mid Rise (LMR) Housing Policy. Under this policy, the site is located in the 'Inner Area' being land within 400m of an identified Town Centre (Spit Junction). The proposed development includes the removal of the existing 5 dwellings on the subject site and redevelopment the site with 30% infill affordable housing (IAH) uplift controls, which provides an additional 30% in height and floor space where 15% of the total GFA is dedicated to Affordable Housing for 15 years.



Figure 1 Low and Mid Rise Housing Policy Indicative Map, with the subject site indicated in red.

Source: Spatial Portal LMR Viewer

This HIS has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 5 September 2025 and issued SSDA (SSD-93020230). Specifically, this report has been prepared to respond to the SEARs requirement for environmental heritage notably:

Item	SEARs Requirement	Section of Report where response is provided
22. Environmental Heritage	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Section 6 in this report

The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings. Specifically, this application seeks approval for the following:

- Demolition of the existing structures on the site, including 5 dwellings and vehicle crossovers.
- Construction of a multi-storey residential flat building with a provision of 15% of affordable housing units

The subject site is not identified as a heritage item in the Mosman Local Environmental Plan (LEP) 2012 Schedule 5, nor is it located within a Heritage Conservation Area (HCA). However, the subject site is in the vicinity of several heritage items that include:

- 'Divided Road' Redan Street (LEP I440).
- 'Pair of semi-detached houses' 38 and 36 Redan Street (LEP I262).
- 'House', 29 Redan Street (LEP I261).

Additionally, a significant rock face/retaining wall has been identified adjacent to the subject site in the Mosman Residential Development Control Plan (Mosman DCP) 2012 (amended 2024).

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

1.2 Methodology & Limitations

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the Mosman Local Environmental Plan 2012 and the Mosman Residential DCP 2012. This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the site or assess any potential archaeological impacts as a result of the proposal.

1.3 Author Identification

The following report has been prepared by Lisa Flemwell (Heritage Consultant). Karen Urquhart (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2 Site Description

2.1 Site Location

The site is located at 40–48 Redan Street, Mosman and comprises the following landholdings:

- Lot 1 on Deposited Plan 33257
- Lot 2 on Deposited Plan 33257
- Lot 1 on Deposited Plan 921113
- Lot 13 on Deposited Plan 920285
- Lot 1 on Deposited Plan 455982
- Lot 9 on Deposited Plan 1350
- Lot 10 on Deposited Plan 1350
- Lot 11 on Deposited Plan 1350

The site is regular in shape and has an area of approximately 3,233 square metres. 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 (LGA) 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 low and mid-rise (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 Local Environmental Plan 2012 (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.

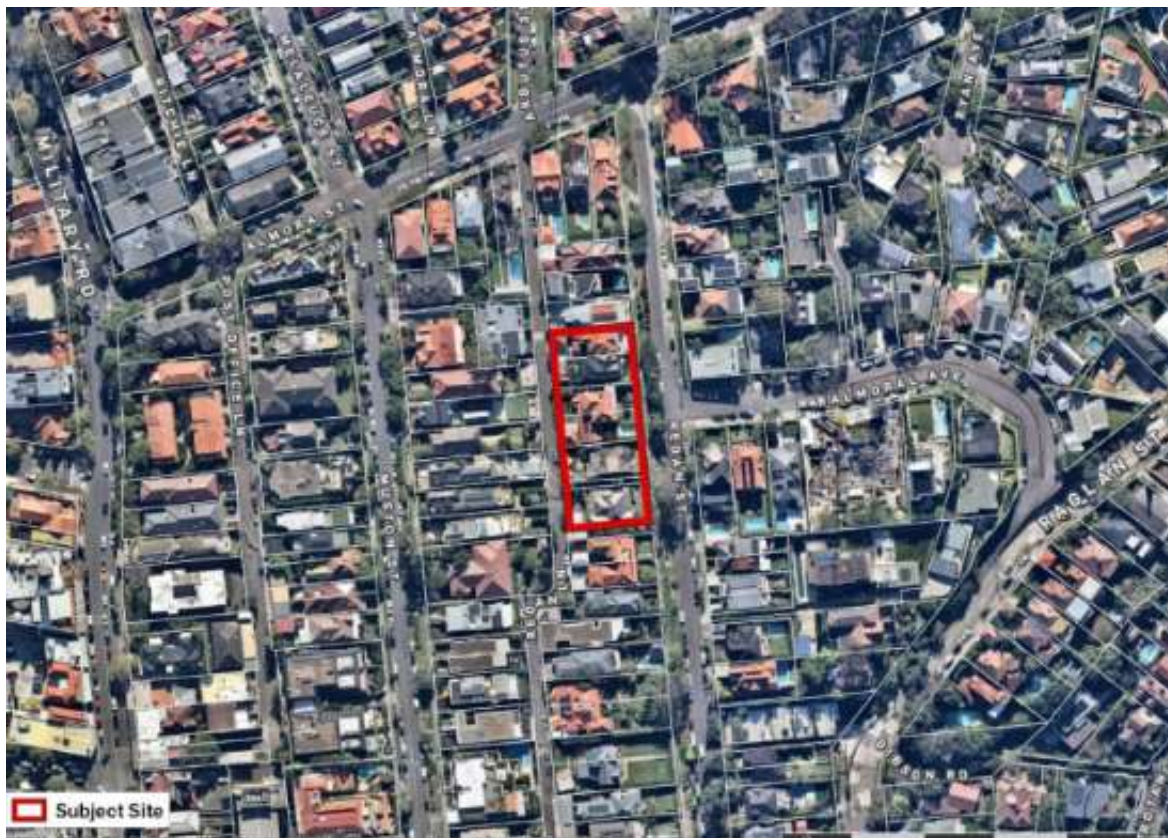


Figure 2 Location of the subject site indicated in red. [Click here to enter text.](#)

2.2 Setting

The subject site is located within a residential area characterised by standalone houses of low to medium density. Higher density dwellings are also becoming increasingly common in the surrounding area. The site is close to public amenities and shops along Military Road and at Spit Junction, and offers convenient access to recreational areas such as Balmoral Beach to the east and Georges Heights headland to the south.

A vegetated retaining wall separates the subject site from Redan Street, where houses are stepped up from the street level. Vehicular access to the existing dwellings on the site is via Redan Lane to the west. The sloping topography to the east provides views towards Balmoral Beach.

The subject site currently accommodates four two-storey residential dwellings, and one two-storey attached dwelling, with its primary frontage to Redan Street to the east. The subject site is located in the vicinity of two heritage items located at 36 & 38 Redan Street and 29 Redan Street.



Figure 3 View towards Balmoral Beach from conjunction of Redan Street and Balmoral Avenue.

Source: Urbis, 2025



Figure 4 Section of the vegetated retaining wall on Redan Street.

Source: Urbis, 2025



Figure 5 Example of the Redan Street streetscape.

Source: Urbis, 2025



Figure 6 View of Redan Lane looking south behind the subject site.

Source: Urbis, 2025



Figure 7 Heritage item at 36 & 38 Redan Street.

Source: Urbis, 2025



Figure 8 Heritage item at 29 Redan Street.

Source: Urbis, 2025

2.2.1 Heritage Items in the Vicinity

The items below comprise heritage listed items located in the vicinity of the site, which form part of its broader setting.

2.2.1.1 Divided Road, Redan Street

Divided roads in Mosman are of several kinds. 'Divided Roads' typically divide longitudinally so that they have one carriageway higher than the other, separated by a slope, an embankment, a retaining wall, landscaping, a median or a combination of these.

The Redan Street Divided Road starts at the top near Raglan Road and ends at the conjunction of Redan Street and Almora Street. It is part of the system of divided roads across Mosman that were created by early settlers. The road is characterised by the elevated footpath with the intervening embankment and rock wall, and land sloping to the harbour to the east, all of which contribute to the recognised streetscape character.

In the vicinity of the site to the south, a path has been cut into the verge that leads to the elevated walkway, which was added in 2018 along with the associated sandstone wall of the path added in at the same time (Figure 9 and Figure 10).



Figure 9 Retaining wall, concrete path cut through it.

Source: Urbis, 2025



Figure 10 Retaining wall, with the Divided Road to the right.

Source: Urbis, 2025

2.2.1.2 Pair of semi-detached houses (36&38 Redan Street)

Federation Arts & Crafts. An extremely fine pair of single storey Federation Arts & Crafts style semi-detached residences. Constructed of face brickwork on a sandstone base with a single terracotta tile hip roof. Stucco and brick chimneys with terracotta pots are at either end of roof with another larger located centrally. A design feature of this building is the treatment of the two bays either side of the party wall, with the design acting to functionally separate but visually unite the two parts. The two stair cases are separated by a projecting party wall, over these timber arches and the brick and stucco parapet that projects through the verandah act to visually unify the whole. Its setting high above the street and front yard acts to emphasise its visual prominence.¹

¹ NSW State Heritage Inventory, Pair of semi-detached houses (LEP 1262), <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060436>.



Figure 11 38 Redan Street.

Source: Urbis, 202



Figure 12 Detail of the roof of 38 Redan Street.

Source: Urbis, 2025

2.2.1.3 House, 29 Redan Street

Federation Queen Anne. A large two storey Federation Queen Anne style residence constructed of face brick walls, slate hip roof (with terracotta ridges), tall, render and brick chimneys. Large two storey verandahs to north and west elevations include arched timber brackets and timber shingles to balustrade. Sympathetically designed glazed corrugated iron addition to the south with painted timber fence on a stone base.²



Figure 13 Heritage item at 29 Redan Street (Redan Street elevation).

Source: Urbis, 2025



Figure 14 Heritage Item at 29 Redan Street (Balmoral Avenue elevation).

Source: Urbis, 2025

² NSW State Heritage Inventory, House (LEP I261), <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060032>. P0062816_40-48RedanStreet_Mosman_HIS



Figure 15 29 Redan Street as viewed from the north side of Balmoral Avenue.

Source: Urbis, 2025

2.3 Subject Site Description

2.3.1 40 Redan Street, Mosman

40 Redan Street is a free-standing, low-density dwelling featuring a combined hipped roof and a gable roof to the southern elevation. The easterly facing primary façade offers views towards the bay. Built circa 1902, the house is of Federation style, with a tiled roof and modern sliding windows along the primary façade. At the gable end, which features a half-timbered effect, a large central fixed-pane window is flanked by sash windows on either side. The primary façade has been altered to include modern features.

The primary façade features a covered porch with timber balustrading. The house appears to be masonry construction, with decorative sandstone blocks incorporated onto the vertical beams. A low brick fence sits just beyond the fence line. Pedestrian access is via a concrete path cut into the vegetated retaining wall along Redan Street.

The rear of the house, along Redan Lane, is screened from view by a high timber fence, a rendered garage entrance, and hedging. The property adjoins the heritage item 'Pair of semi-detached houses' (LEP I262).



Figure 16 Primary façade of 40 Redan Street, note the vegetated retaining wall that separates the house from the street.

Source: Urbis, 2025



Figure 17 40 Redan Street primary façade.

Source: Urbis, 2025.



Figure 18 40 Redan Street

Source: Urbis, 2025



Figure 19 Facing east, view towards Balmoral Beach from 40 Redan Street front setting.

Source: Urbis, 2025



Figure 20 Concrete path cut into the retaining wall in front of 40 Redan Street.

Source: Urbis, 2025



Figure 21 Adjoining heritage item 'pair or semi-detached houses' (LEP 1262), to the south of the subject site.

Source: Urbis, 2025

2.3.2 42 Redan Street, Mosman

Constructed c. 1902, 42 Redan Street is a Federation-style, two-storey house. The primary façade faces Redan Street and offers views towards Balmoral Beach. It features a projecting window frame at the northern corner and a second projecting window frame, on the ground floor at the southern corner. The house is finished in a roughcast render, with window hoods and fascia clad in tiles that have been painted white.

The rear of the house (western elevation) has been altered to include an extension added c. 1970, as well as an ancillary building near the property boundary comprising a covered carport.

The primary entrance to the house is via stone steps leading to the covered verandah. The property features a landscaped garden, enclosed by a painted low brick wall and an iron gate. Pedestrian access is provided via a concrete path cut into the retaining wall along Redan Street.



Figure 22 Primary façade of 42 Redan Street. Note the retaining wall that separates the house from the street.

Source: Urbis, 2025



Figure 23 42 Redan Street primary façade as seen from the landscaped garden.

Source: Urbis, 2025



Figure 24 Southern corner of the primary elevation.

Source: Urbis, 2025



Figure 25 42 Redan Street, addition to the house seen in the background (right).

Source: Urbis, 2025



Figure 26 Facing south, street view of Redan Street from in front of 42 Redan Street.

Source: Urbis, 2025



Figure 27 Rear access to 42 Redan Street from Redan Lane.

Source: Urbis, 2025

2.3.3 44 Redan Street, Mosman

Built c. 1900, 44 Redan Street is a Federation Queen Anne-style, two-storey house, the primary façade is finished with render with ashlar coursing, that covers the original brick. The upper storey features an L-shaped verandah with timber balustrades, handrails, and ornamental brackets; the verandah was added to the house in 1980s. The house has three tall chimneys topped with terracotta pots. A bay window on both the ground and upper floors is located at the southern corner of the primary façade; the windows were replaced in 1985. The windows at the ground floor of the primary façade were also added c. 1980, with the window shutters added in 2024. The roof is finished in orange terracotta tiles, which have been identified as non-original, the original roof being slate.

Internally, the house features timber floors, with some rooms containing ceiling roses, picture rails, wall dados, and decorative architraves. The ground-floor hallway includes a narrow timber staircase with timber handrails circa 1975. Several rooms have decorative fireplaces, one of which has a marble mantel. French doors with coloured glass panes are located throughout the house, and windows with matching coloured panes are found on the ground level of the southern extension.

From Redan Street the house is largely screened from view by a low brick fence with brick pillars, and high hedges positioned just behind the fence. The front yard features a manicured lawn and a stone path with steps leading to the front door.

The house has undergone significant alterations and modifications over time. Converted into apartments in the 1930s and later returned to a single residence c. 1970, it has been altered and modified significantly over time. Prior to 1995, the primary façade was removed and restyled to reflect a Federation style, including the reconstructed verandah. In 1995, the roofline was altered and an extension added to the rear of the house, incorporating Federation-style features. In 2016, an extension was added to the southern elevation, and a two-storey garage/ancillary structure was completed. Further alterations included changes to the western elevation and the addition of a swimming pool in the front setting in 2018. Refer Section 3.5 for details of alterations to the property.



Figure 28 Primary façade of 44 Redan Street.

Source: Urbis, 2025



Figure 29 Primary entrance of 44 Redan Street.

Source: Urbis, 2025



Figure 30 Maintained lawn and stone path in the front garden.

Source: Urbis, 2025



Figure 31 Front door at the primary entrance from Redan Street.

Source: Urbis, 2025



Figure 32 Facing east, view from western extension towards Balmoral Beach.

Source: Urbis, 2025



Figure 33 External view of the southern extension.

Source: Urbis, 2025



Figure 34 Ancillary structure located to the rear of the house.

Source: Urbis, 2025



Figure 35 View across the roof, showing orange terracotta tiles.

Source: Urbis, 2025

2.3.4 46 Redan Street, Mosman

46 Redan Street is a modern house, with construction commencing in 2019 and completed in 2020. The main house is connected to the garage at the rear of the property by a covered extension. The main house has a combined roof with a double-projected gable facing east.

Along Redan Street, the house is enclosed by a high concrete fence with decorative stonework, and a metal gate. The primary façade features a podium finished in the same decorative stonework as the fence, with metal balustrading, and glass panels. Floor to ceiling windows dominate the ground floor of the façade, facing towards Balmoral Beach. The upper floor is defined by projected gables, with floor to ceiling windows screened from view by timber slat window roller shutters.



Figure 36 Covered extension of 46 Redan Street, as seen from 44 Redan Street.

Source: Urbis, 2025



Figure 37 46 Redan Street entrance, showing the high fence.

Source: Urbis, 2025



Figure 38 Primary façade of 46 Redan Street.

Source: Urbis, 2025



Figure 39 Primary façade showing stonework detail of the podium.

Source: Urbis, 2025

2.3.5 48 Redan Street, Mosman

Historically, 46 and 48 Redan Street comprised of a semi-detached house that was subdivided in c.1997. The original house at 48 Redan Street, was likely demolished in 1997, with the existing building constructed in 1998.

The house is a two-storey modern dwelling with an easterly facing primary façade. It has a complex hipped roof finished in orange terracotta tiles, with projecting gables along the eastern elevation. The primary entrance from Redan Street is defined by a high concrete fence with a garden bed built into its base. Two concrete pillars topped with spike metal fencing mark the location of the gated entry. The approach to the house is tiled, with tiled steps leading to the ground floor.

The ground floor features a small porch with metal handrail and glass-panelled walls. Floor to ceiling windows dominate both the ground and upper floors. A porthole window is located beneath the projecting gable.



Figure 40 Concrete fence with built in garden bed of 48 Redan Street.

Source: Urbis, 2025

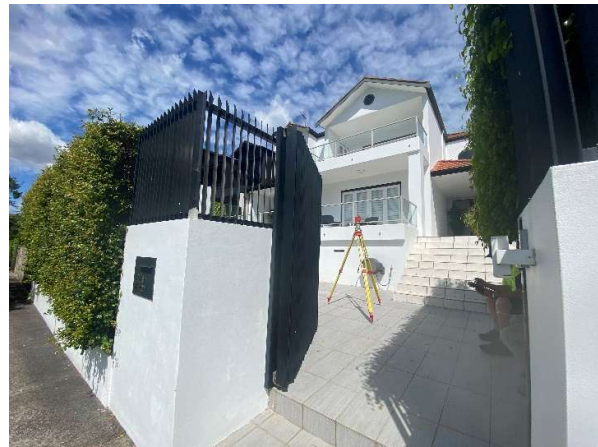


Figure 41 Primary entrance showing tiled entrance.

Source: Urbis, 2025

3 Historical Overview

This section provides a historical overview of the site and the surrounding context.

3.1 Area History (Post European Settlement)

In 1831, Archibald Mosman and John Bell were allotted grants of land in Mosman to establish a whaling station. However, in the 1840s whaling declined in the bay, and little settlement was established due to the area's rugged and inaccessible terrain. Eventually the area was made more accessible through the establishment of the first official road, Avenue Road, which ran from the Bay to Mosman Junction. Military, Middle Head and Bradley Head Roads were then constructed 10 years later.

Richard Hayes Harnett Senior played a pivotal role in opening up the area for residential development by purchasing Archibald Mosman's original 108 acres in 1859 and spending the next thirty years building roads, horse drawn bus services and ferry services linking the city to Mosman. He also encouraged visitors to frequent the waterfalls and beaches in the area, leading to the establishment of pleasure gardens and various camps, including the artists camps of the 1890s.

In 1893, the 1,600 residents Mosman became part of a new and separate municipality. This encouraged real estate agents from other parts of Sydney to set up business in Mosman to sell the large tracts of land that were being subdivided. Mosman attracted more residents with its natural charms and vistas of the unique bushland, who opened shops and built federation homes in the area. It eventually became known as the Federation suburb, as its first major population building boom was around 1901, at the time of Australia's Federation.



Figure 42 Watercolour of the Whaling Station in Mosmans Bay, n.d.

Source: State Library of New South Wales, a1528054/DG SV1/54

The following historical overview of Mosman's Heritage has been reproduced from the Mosman Residential DCP.

Mosman has a complex heritage created by the interplay of its harbour setting, topography, vegetation and built environment. These elements create the unique character and place values of Mosman. These elements have been recognised by the community and Council through the identification and preservation of those items in the LEP.

The area is characterised by a variety of domestic buildings built predominantly during the Federation and Inter War periods in a range of scales from semi detached dwellings to dramatic free standing mansions set in spacious grounds. Building development in the interwar period resulted in the construction of significant areas of Mediterranean, Spanish, Georgian revival and other identifiable architectural styles as well as small scale residential flat buildings. Residential development of the post war period is also rich and varied, including notable examples of the Sydney regional aesthetic and contemporary design, as well as medium density and high rise buildings.

Heritage conservation areas possess an identified level of unity and include features such as consistent building style, streetscape and setting. The values of these places are important for not only their group characteristics, but for protecting their qualities for the present community and future generations.³

In the late 1950s, there was public concern around the increasing number of flat developments that aimed at housing the growing population. As such, council introduced restrictions in the 1960s and by 1973, high-rise development was banned.⁴ Today, Mosman maintains its predominantly low to medium scale residential setting and is still known for its beaches and harbour views.

3.2 Subject Site History

The first land to be granted in Mosman was 40 acres along the foreshore, given to Thomas O'Neil in 1811.⁵ Wells' 1840 map of the County of Cumberland shows the subject area located southwest of O'Neil's 40 acres, remaining undeveloped Crown Land (Figure 43). The subject area makes up part of 20 acres originally granted to William Hellyer on the 29 October 1853. A parish map dated c.1860 shows this 20 acre grant situated alongside the grants of A.F. Evans, Thomas Rice and Edwin Daintrey (Figure 44). Hellyer took out a mortgage on this land in 1866, and by 1873 was forced to concede the land to Richard Harnett to pay off considerable debts to the Australian Joint Stock Bank.

³ Mosman Residential Development Control Plan 2012, Section 7 – The Townscapes-7.1 Mosman's Character. PDF FILE.

⁴ "A Brief History of Mosman," Mosman Council, accessed July 9, 2024, <https://mosman.nsw.gov.au/community/people-culture-and-history/a-brief-history-of-mosman> and "Brief History of Mosman and its Streets," Mosman Memories of Your Streets, accessed July 9, 2024, <https://mosmanmemories.net/about/15/brief-history-of-mosman-and-its-streets>

⁵ Mosman Council, 2022. *A Brief History of Mosman*.



Figure 43 Wells Map of the Country of Cumberland, 1840. Approximate location of the subject site indicated in green.

Source: SLNSW, <https://collection.sl.nsw.gov.au/record/74VvPA0zrWzy>

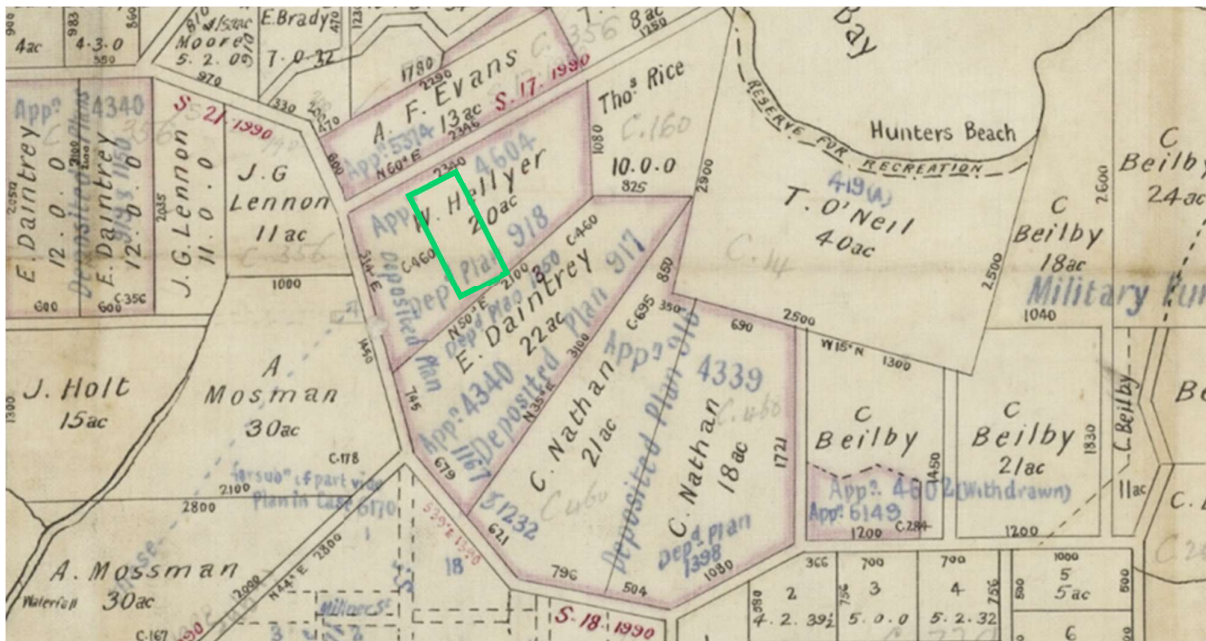


Figure 44 c.1860 map of Mosman, the approximate location of the subject site indicated in green.

Source: SLNSW <https://collection.sl.nsw.gov.au/record/74VKW4y8qZa3>

Richard Hayes Harnett contributed significantly to the development of the Mosman area. In 1859, he began purchasing Archibald Mosman's original 108 acre grant to the southwest of the subject area. Over the next 30 years, Harnett and his business partner Alexander Stuart were responsible for the building of roads and

establishment of public transport connecting Mosman to the city.⁶ An 1885 plan indicates the extent of Harnett and Stuart's Mosman estate (Figure 45). The subject area is indicated as unsold at this time, labelled as 'Beuna Vista Heights'. By 1885, Redan Street and Muston Lane have been constructed and a church, police station, and two schools can be seen within the broader vicinity.



Figure 45 1885 plan showing the subject site making up part of the 'Beuna Vista Heights' in the estate of Harnett and Stuart.

Source: SLNSW <https://collection.sl.nsw.gov.au/digital/R3656zbvrrN5e>

The subject site appears to have been subdivided c.1889-1890. A crown plan dated 1890 shows various survey points marked along Redan Street (Figure 46). Though a key is laid out for fences, buildings and verandahs, the subject area remains vacant and undeveloped. An c.1890 lithograph compiled from various surveys shows the subject area making up Lots 7-13 in Deposited Plan 1350 (Figure 47). On the 8 January 1889, lots 9-15 were sold from Richard Hayes Harnett Senior to James Thomas Tillock, wholesale grocer and importer. Lots 7 and 8 were also sold in January 1889, from Harnett to accountant John Linnett Turnidge. James Thomas Tillock established Tillock & Co. in 1875.⁷ The company owned a large storehouse at 798 George Street and distributed a variety of food items.⁸ James Thomas Tillock was an influential figure, acting as the Foreign Consul for Argentina from 1892-1917. The subject area appears to have remained undeveloped from 1889-1899, by which time Tillock began to sell his land holding as individual lots.

⁶ <https://mosman.nsw.gov.au/community/people-culture-and-history/a-brief-history-of-mosman>

⁷ <https://trove.nla.gov.au/newspaper/article/16698367>

⁸ <https://archives.cityofsydney.nsw.gov.au/nodes/view/1544065>

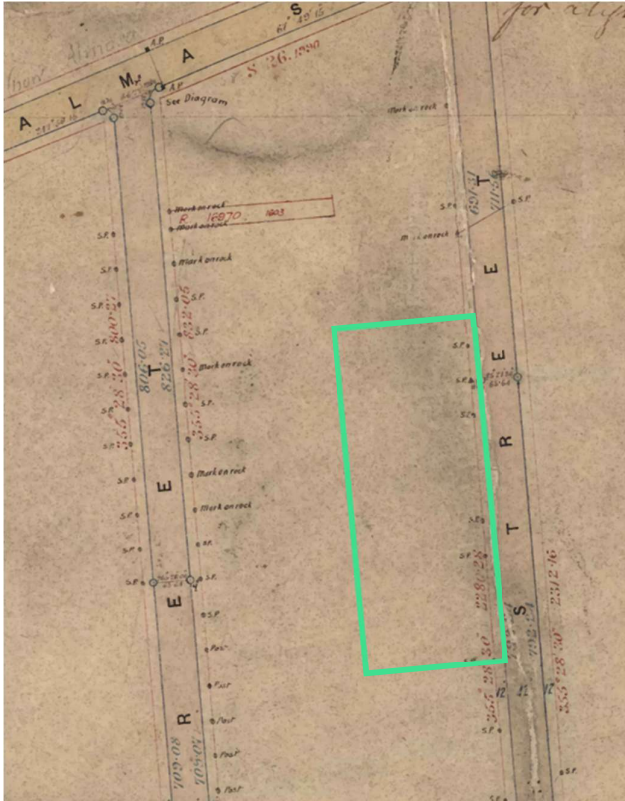


Figure 46 1890 crown plan with approximate location of the subject site indicated in green. Various survey points are marked, but the entirety of Redan Street appears to remain undeveloped at this time.

Source: Crown Plan S.42.1990

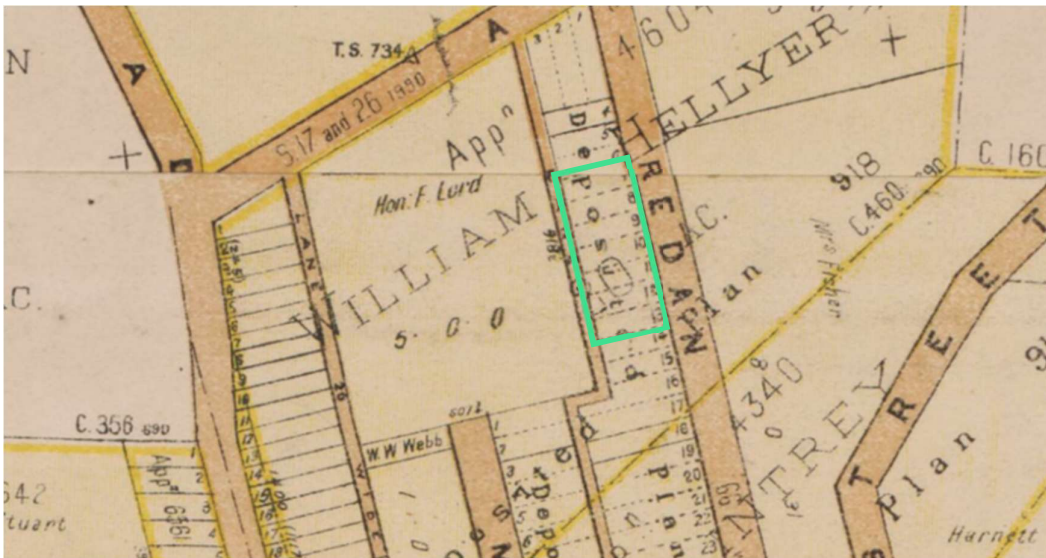


Figure 47 Higginbotham & Robinson Litho of the subject site indicated in green, c.1890.

Source: NLA <https://nla.gov.au/nla.obj-231636503/view>

3.2.1 Residential Development (1899–Present)

Wilhelmina Harriet Mary Ann Strafford of Darlinghurst, spinster, purchased Lots 9 and 10, now No. 44 Redan Street, from James Thomas Tillock on 4 January 1899. A year prior, she also purchased Lots 7 and 8, now Nos. 46 and 48 Redan Street, from John Linnett Turnridge. A Sydney Water plan from 1899 shows Wilhelmina's

residence constructed at No. 44 (Figure 48). The remainder of the subject area remains undeveloped. In 1901, Lots 11, 12 and 13, now Nos. 40 and 42 Redan Street, were purchased by builder Alfred Collin. By 1902, a subdivision plan shows two dwellings located within the subject site (Figure 49).



Figure 48 c.1899 Sydney Water plan, the subject site indicated in green.

Source: Sydney Water

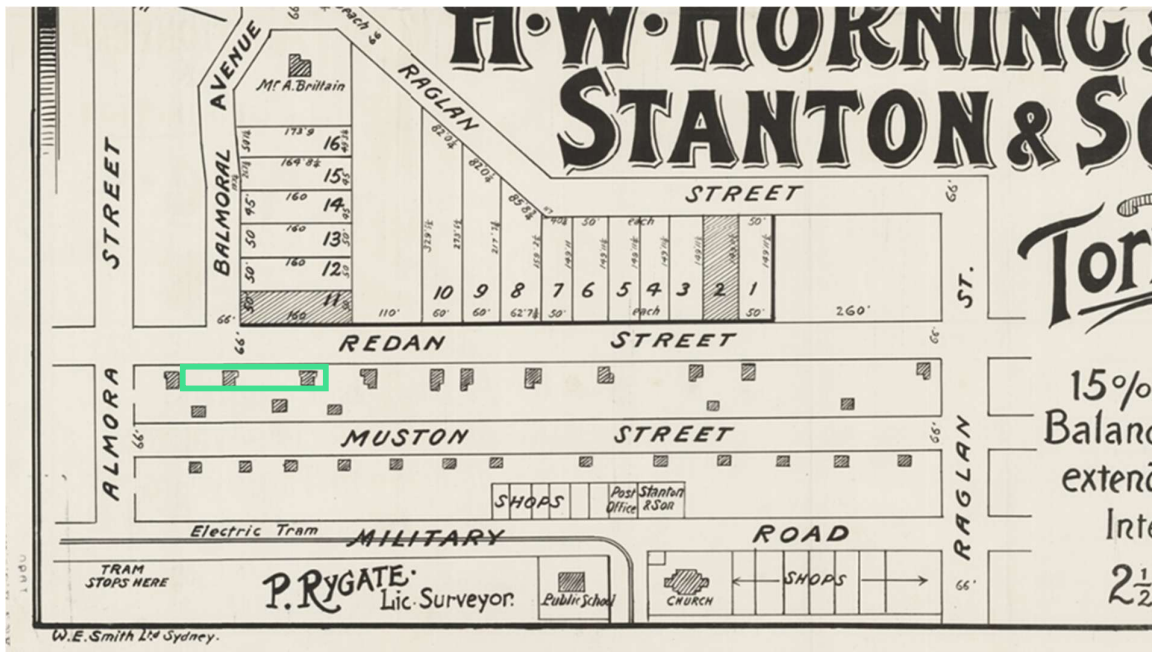


Figure 49 Extract from 1902 subdivision of the Balmoral View Estate, Mosman. The subject site indicated in green.

Source: SLNSW <https://collection.sl.nsw.gov.au/digital/kD5eG2kZGbmwe>

In historical aerial imagery from 1930, the majority of the subject site has been developed (Figure 52). In 1951, residential development is evident across the subject site (Figure 53). These structures are more clearly demonstrated in a Sydney Water plan from 1956, consisting of three brick houses at 40-44 and one semi-detached residence making up No. 46-48 (Figure 50). Each residence has an associated outbuilding to the back and verandah to the front. These same buildings remain in historical aerial imagery from 1965, 1978 and 1986, with various renovations and additions to each dwelling (Figure 54 to Figure 56). In c.1982, an easement for drainage was constructed through Lots 13 DP920285 and 1 DP921113, between Nos. 40 and 42 (Figure 51). In 1998 46 & 48 Redan Street were subdivided into standalone dwellings (Figure 58), the dwelling at 46 Redan Street was demolished in 2018, the current building was completed in 2020.

The subject site is presently occupied by these same residential dwellings, though extensively modified from their original form (Figure 57).

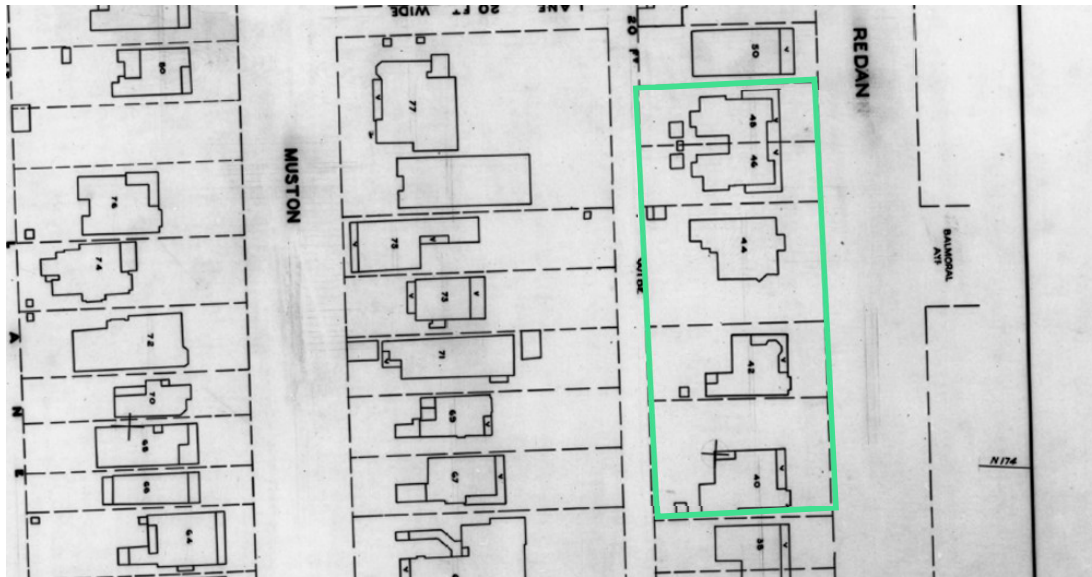


Figure 50 1956 Sydney Water plan of the subject site indicated in green.

Source: Sydney Water

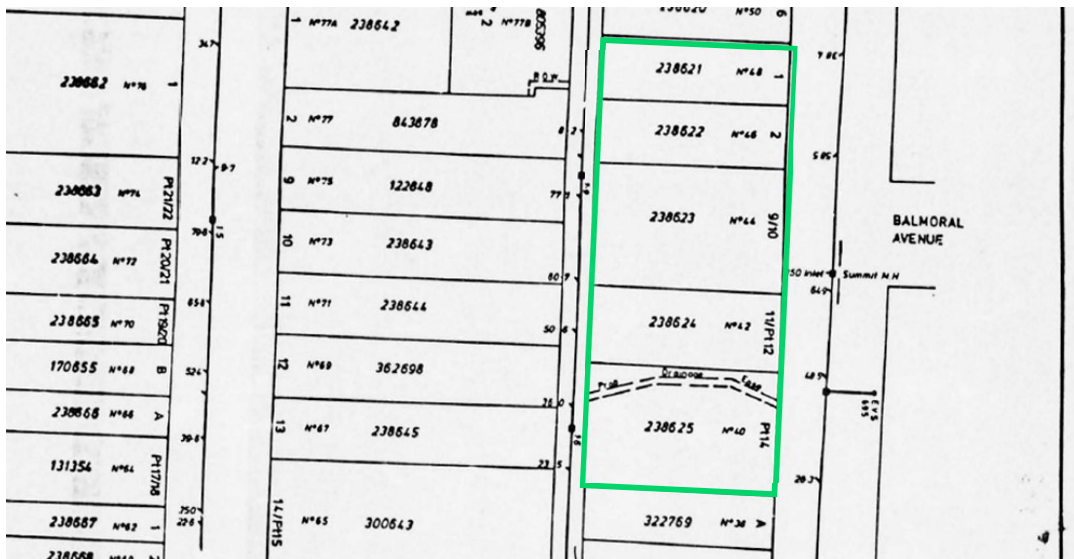


Figure 51 1982 Sydney Water plan showing the easement for drainage through no.40.

Source: Sydney Water

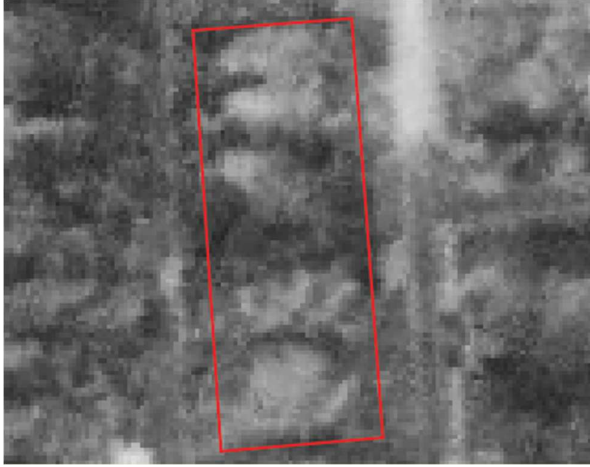


Figure 52 1930 Historical Aerial Imagery.

Source: NSW Historical Imagery Viewer



Figure 53 1951 Historical Aerial Imagery.

Source: NSW Historical Imagery Viewer



Figure 54 1965 Historical Aerial Imagery.

Source: NSW Historical Imagery Viewer



Figure 55 1978 Historical Aerial Imagery.

Source: NSW Historical Imagery Viewer



Figure 56 1986 Historical Aerial Imagery.

Source: NSW Historical Imagery Viewer



Figure 57 1994 Historical Aerial Imagery, showing 46 & 48 Redan Street as a pair detached dwellings.

Source: NSW Historical Imagery Viewer



Figure 58 1998 Historical Imagery showing changes to 46 & 48 Redan Street.

Source: NSW Historical Land Viewer



Figure 59 Aerial from October 2018.

Source: Nearmap, 2025

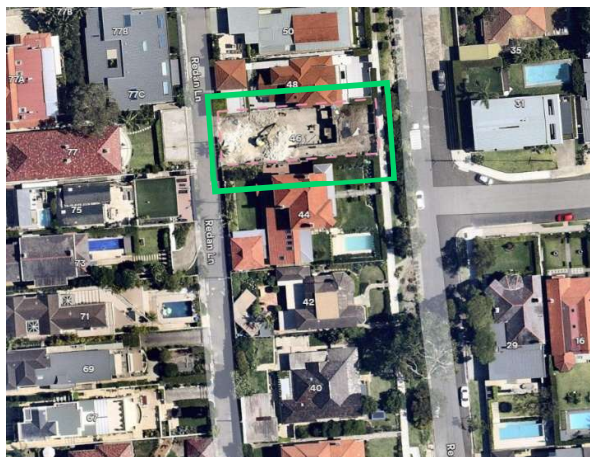


Figure 60 Aerial from December 2018 showing 46 Redan Street had been demolished.

Source: Nearmap, 2025



Figure 61 Aerial from November 2025 showing the subject site with current buildings.

Source: Nearmap, 2025

3.3 Property Ownership History

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Date	Title Information	Reference
29 Oct 1853	Crown Grant To: William Hellyer Land: 20 acres	PA4604
24 Sep 1863	Deed of confirmation From: William Hellyer To: The Honourable Samuel Frederick Milford, one of the judges of the Supreme Court. Land: 20 acres	BK 84-992
18 Sep 1873	Concession From: William Hellyer To: Richard Harnett, Broker Indebted to The Australian Joint Stock Bank Corporation Land: 20 acres Mortgaged in 1866	BK 146-238
8 Jan 1889	Transfer From: Richard Hayes Harnett Senior To: John Linnett Turnridge, Accountant Land: 35 perches, Lots 7 & 8	Vol. 908, Fol. 78
8 Jan 1889	Transfer From: Richard Hayes Harnett Senior To James Thomas Tillock, wholesale grocer and importer Land: 3 roods, 3 ¼ perches, Lots 9 to 15	Vol. 908, Fol. 76.
22 Dec 1898	Transfer From: John Linnett Turnridge To: Wilhemina Harriet Mary Ann Strafford Land: 35 perches, lots 7 & 8	Vol. 908, Fol.78.
4 Jan 1899	Transfer From: James Thomas Tillock	Vol. 1268, Fol. 164.

Date	Title Information	Reference
	To: Wilhemina Harriet Mary Ann Strafford Land: 35 ¼ perches, Lots 9 and 10	
8 Jan 1901	Transfer From: James Thomas Tillock To: Alfred Collin Land: 26 ¼ perches, Lot 13 and part of Lot 12	Vol. 1341, Fol. 79.
7 Jun 1901	Transfer From: James Thomas Tillock To: Alfred Collin Land 26 ¼ perches, Lot 13 and part of lot 12.	Vol. 1357, Fol. 214.
28 August 1901	Transfer From: Alfred Collin To: Sydney Smith	Vol. 1357, Fol. 214.
22 October 1901	Transfer To: George Graham From: Sydney Smith Land: part of Lot 12 Plan 1350	Vol. 1377, Fol. 153.
26 May 1960	Transfer From: Sarah Lousia Read To: Catherine Lauretta Nolan Land: Lot 2 DP 1350.	Vol. 7913, Fol. 156.

3.4 Construction Dates

- 48 Redan Street – c. 1998
- 46 Redan- 2019
- 44 Redan Street c. 1899
- 40 & 42 Redan Street – 1909

3.5 44 Redan Street: Alterations & Additions

Table 2 44 Redan Street Historical Timeline

Time	Event
1899	Wilhemina Harriet May Ann Strafford purchases the 35 ¼ perches, Lots 9 and 10 from James Thomas Tillock. Lots 9 & 10 became 44, 46 and 48 Redan Street.

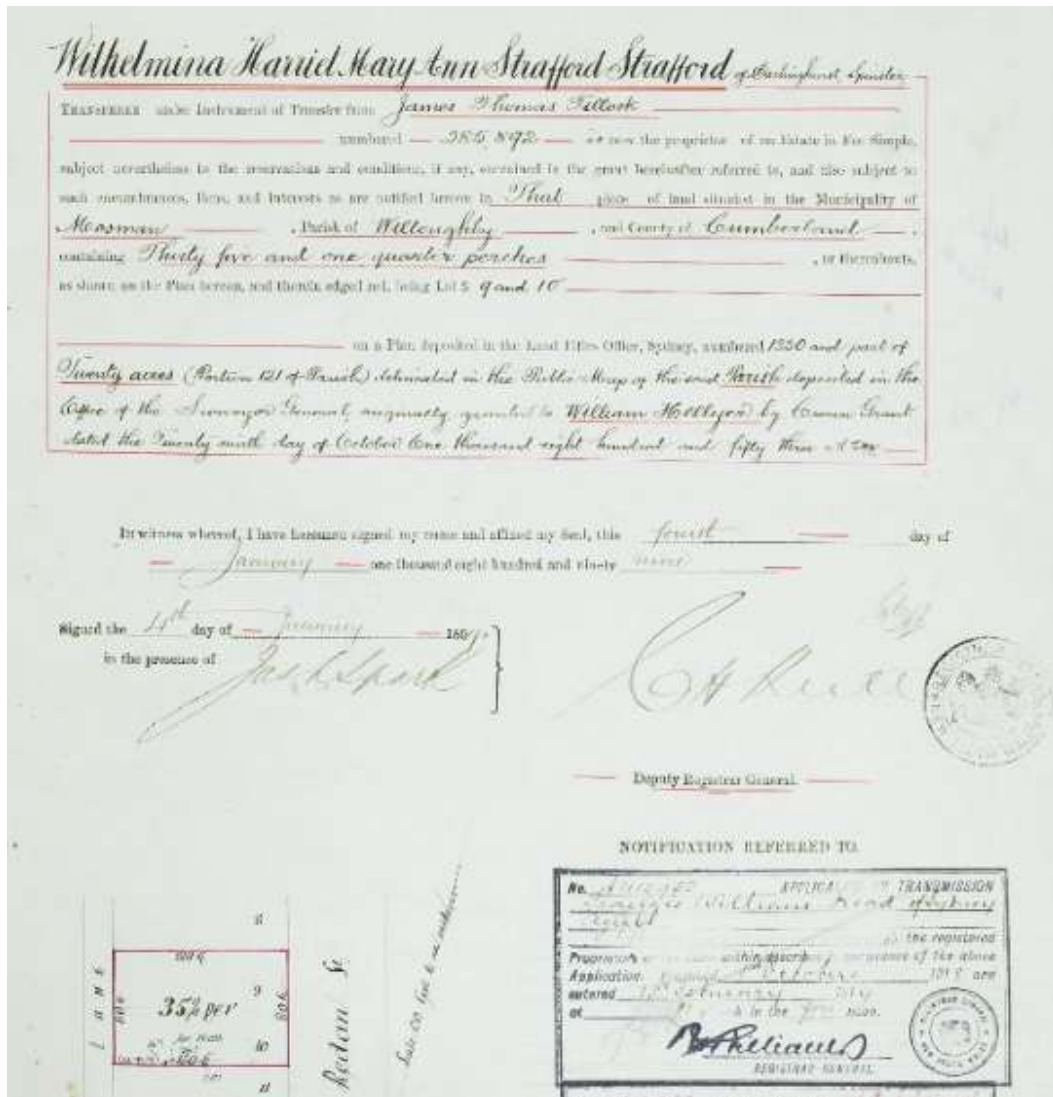


Figure 62 1899 Certificate of Title.

Source: HLRV, vol 1268, fol 164.

1910 – 1913 Sands Sydney, Suburban and Country Commercial Directory lists Wilhelmina Strafford as living in 46 Redan Street, building named 'Allowah', while George Russ lived in 'Brooklyn' 44 Redan Street.

Time

Event

16 Allen Mrs. A. F., "Burra Bru"
Redan Street—West side
Almora street to Wolseley road
 88 Br ttain P., "Kayn-Rinjabi"
 54 Metz er P. G.
 52 Brenton T., "North Head"
 48 McDougall W., "Iona"
 40 Strafford Miss W. H., "Allowah"
 44 Buss George, "Brooklyn"
 42 Wilson H. C., "Yowie"
 40 Graham G., "Lanark"
 38 Wallace A. F., "Hockley"
 32 Curtis Capt. Wilson
 30 Lister W. Lister, artist, "Castalia"
 28 Barcher A. S., J.P., "The Trossachs"
 26 Ryder Mrs. H., "Dan-y-Bryn"
 22 Dixon A., "Wiltumbong"
 20 Armstrong Andrew, J.P., "Teralba"
 Armstrong Miss L. E., trained masseuse
Redan street

Figure 63 Extract of 1913 Sands directory showing 44 Redan Street "Brooklyn" being occupied by George Russ.

Source: Sands Sydney, Suburban and Country Commercial Directory, 1913

1935

12 February 1935 an approved application for a garage to be added at 44 Redan Street. The owner at the time was listed as W. Strafford, the builder was G. Finlay.

4 October 1935 an approved application for alterations and additions to convert the dwelling into 2 flats. The builder was listed as M. Foldsborough/Toldsborough.

13/170	4/10/35	Redan St. 44	All adds into 2 flats.	Est. W. H. Strafford	0
				M. Foldsborough	B.
135/364	12/2/35	Redan St. 44	Garage	Strafford Est.	0
				Finlay G.	B.

Figure 64 Building register noting the conversion into a flat in 1935.

Source: Building Register January 1929–4 August 1937.

Time

Event

1231		DEPARTMENT OF THE VALUER GENERAL. N.S.W.—VALUATION LIST				VALUATION NO. 1243			
VALUATION DISTRICT OF MOSMAN		WARD OR RIDING BALMORAL							
OWNER'S NAME Strafford- Strafford, Est. of W.H.M.A.		OCCUPATION		ADDRESS C/- P. W. Read, 256 Pitt Street, Sydney.					
LETSEE'S NAME									
COUNTY		PARISH		TOWN OR VILLAGE					
REGD. REF. V. 1268		P. 164		D.P. 1350		OTHER			
TO TITLE D.C. NO.		TENURE		NATURE OF IMPROVEMENTS		FLATS & GSTR. OCEAN VIEW			
STREET Redan		SIDE W.		HOUSE NO. OR NAME		"Brooklyn" 44			
DATE VALUED	TAKEN EFFECT IN VALUATION	FORTN	SEC	LOT	AREA OR DIMENSIONS	UNIMPROVED £	IMPROVED £	ASSESSED ANNUAL £	REMARKS
9.5.50				9/10	80'x120'	1240	3000	211	

Figure 66 1950 valuation list for 44 Redan Street.

Source: Mosman Digital Archive, 2025

- 1964** October 1964 – Application for alterations to flat on upper floor. Applicant listed as Mr H.V.Rice of 45A Spofforth Street, Cremorne.¹⁰ The records indicate that the application was addressed by Council on 6 November 1964 and work was completed on 17 November 1966.
- 1967** September 1967 - Approved application for additions and alterations to the flat. Owner listed as H.V. Rice.¹¹ Records indicated that work was completed on 4 July 1968.

¹⁰ Archived Building Application BA 64/382, lodged 16.10.1964

¹¹ Building Register August 1969 – December 1970.

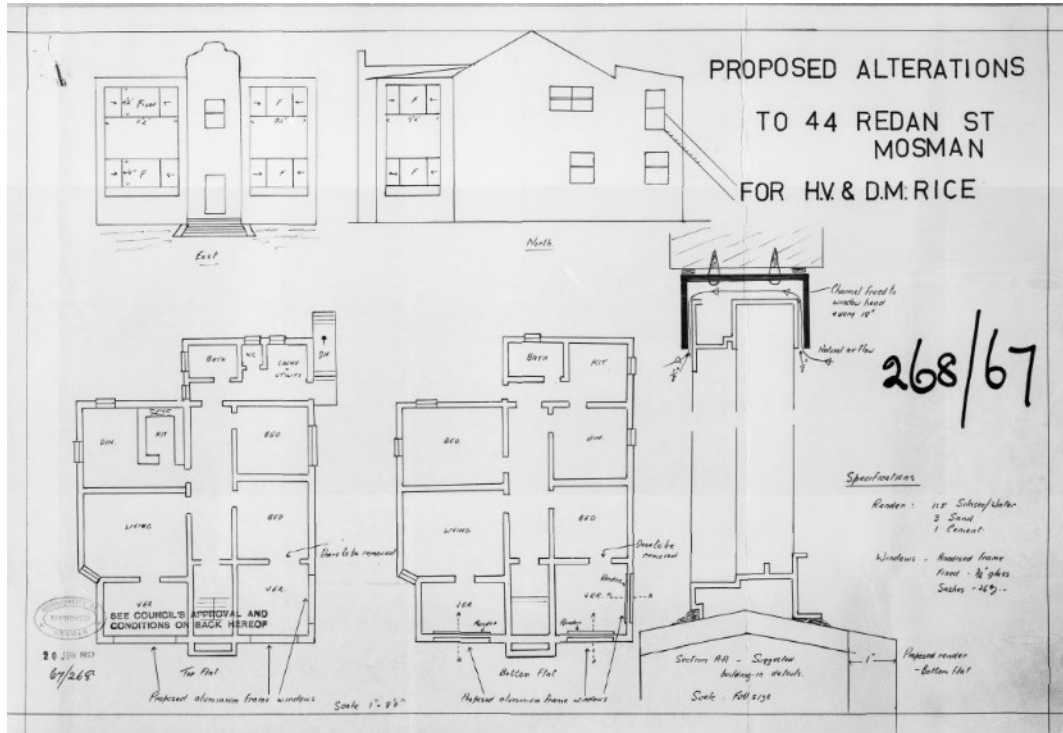


Figure 67 Archived Building Application 1979 for alterations to the flat. Plan shows a different eastern elevation façade to the present one.

Source: Archived Building Application BA268/67



Figure 68 44 Redan Street in 1960s showing eastern façade at the time of buildings use for two flats.

Source: Supplied from private collection



Figure 69 44 Redan Street, showing 1960s façade.

Source: Supplied from private collection

1971

Approval in principle for alterations and additions to duplex flat building to form a single dwelling (BA15/71). Mr GD Forrest, Architect, making application on behalf of Mr G Moore (for owners HV and DM Rice). The Building Surveyor's advice included the following comments:

The existing building at this property comprises a 2-storey duplex residential flat building

Time**Event**

with double garage in rear yard, with access from Muston Lane.

This application proposes extensive alterations and additions to the building to form a single dwelling house.¹²

It appears from subsequent records that the property was not returned to use as a single residence until 1975.

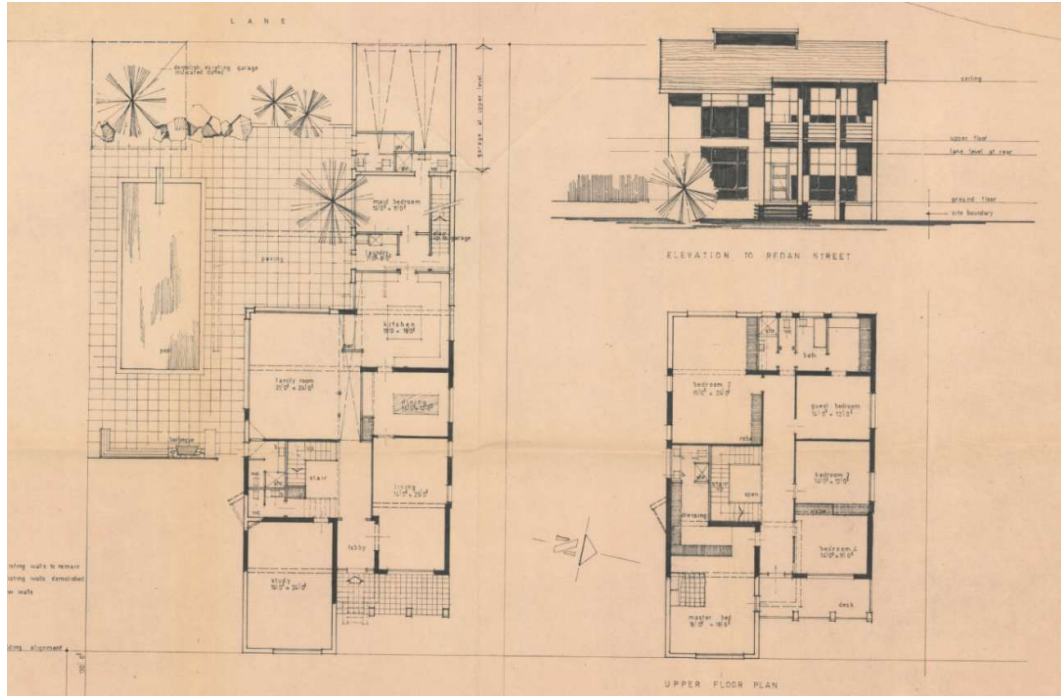


Figure 70 Archived Building Application 1971 showing proposed alterations and additions.

Source: Archived Building Application DCA71/15, 1971

1975

June 1975 – Approved application to convert flats into single dwelling. Owner A.R and C.B. Spring.¹³

Approved application (BA 178/75) included the conversion of residential flat into dwelling and proposed verandah construction, removal of kitchen facilities from upper floor and other internal alterations.¹⁴ Works included:

- demolish front stairwell, breakfront and enclosed verandahs;
- demolish rear stairway (north elevation);
- new open timber verandah and balcony railings for Juliette balcony;
- new reinforced concrete slab and rendered brick base to ground floor verandah;
- new sandstone steps in front setting;
- new internal timber stair and balustrade, including new steps at half landing to bedroom and bathroom.

¹² Works Committee – Building Department, 20 April 1971

¹³ BA 178/75 letter from Mosman Council 25 June, 1975 and Building Register September 1974 – September 1975.

¹⁴ Archived Building Application BA 178/75, June 1975.

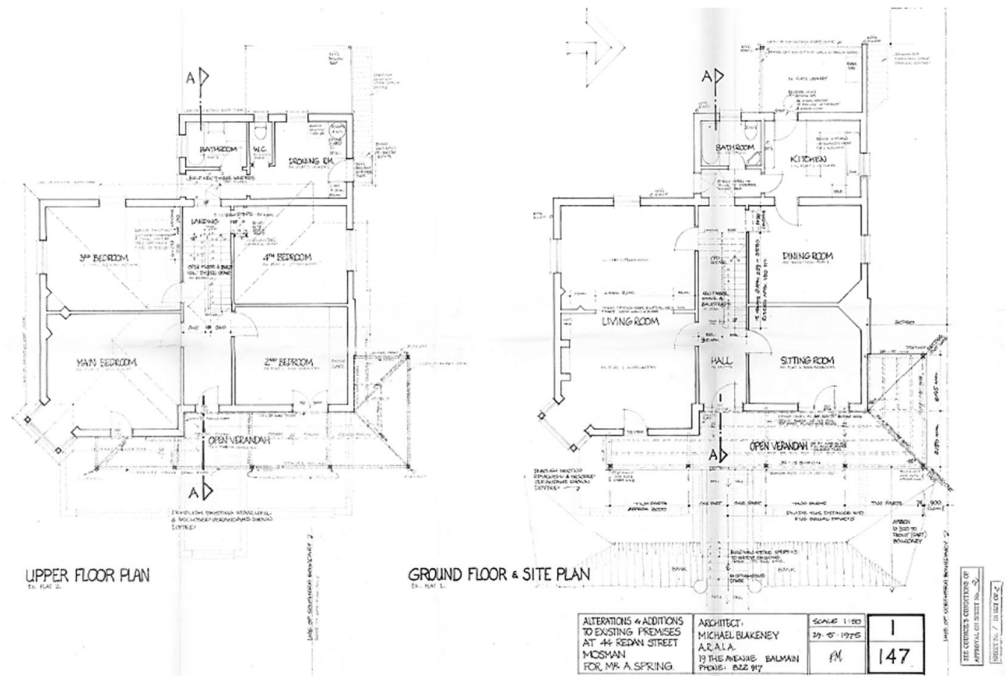


Figure 71 Approved plans from 1975 to convert flats into a dwelling.

Source: Archived Building Application 44 Redan BAI7875

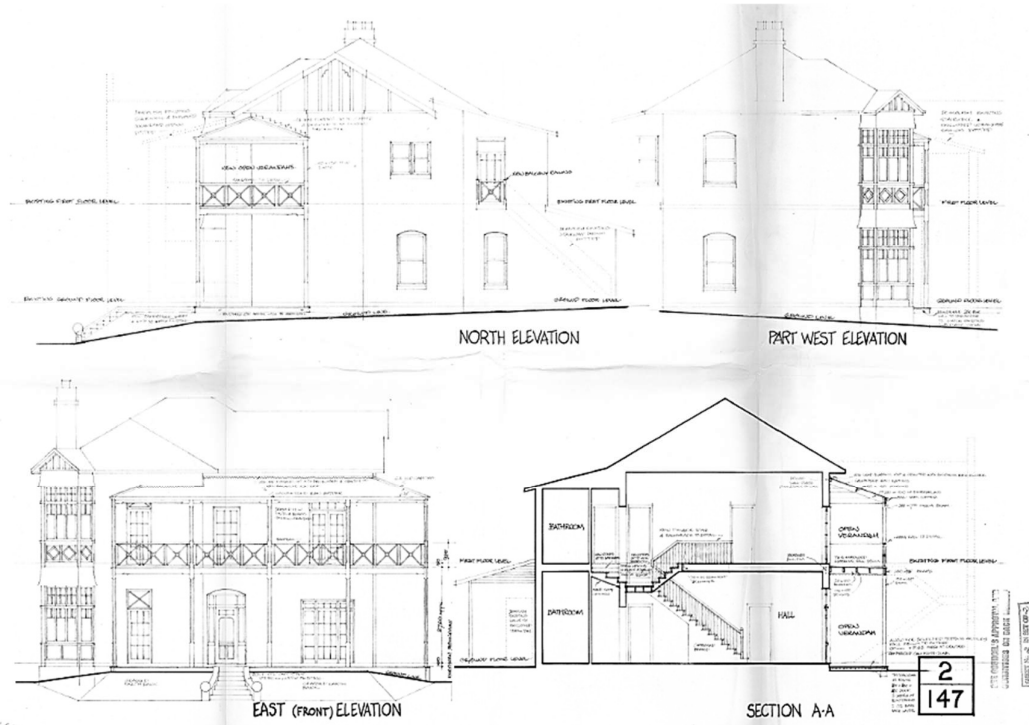


Figure 72 Approved plans from 1975 to add verandah to the dwelling.

Source: Archived Building Application 44 Redan BAI7875

1983-1989 August 1983 – Application made for alterations and rear additions by Jamus Holdings P/L,

Time	Event
	<p>builder/architect listed as BWD Architect 16 Harnett Ave, Mosman.¹⁵</p> <p>Alterations and additions include the removal of existing windows and French doors on the northern elevation and replacing with new ones, new chimney to match existing one, removal of windows and doors at the eastern elevation and replacing with new ones.</p> <p>Application included the addition of a rear brick fence and rear access steps.¹⁶</p> <p>The 1989 specification of 'work to be done and materials used'¹⁷ by Arnold Van Rooijen & Co P/L included the following works:</p> <ul style="list-style-type: none"> ▪ alterations and addition to air conditioning system, including installation of new ductwork and cutting of openings in brickwork; ▪ demolition of existing walls, section of floors and roofs and breaking out for new window and door openings, and removal of internal fittings, ceilings and services in accordance with architectural plans; ▪ salvage for reuse of bricks, large timber beams and floorboards; ▪ extension of the entry hall; ▪ excavation to achieve FFLs and new concrete slabs on fill to: <ul style="list-style-type: none"> – family room – breakfast room and kitchen area – laundry – guest bathroom – external paved walkway and stairs ▪ round windows to laundry and 1 bathroom and new skylights; ▪ cut back existing roof and reframe in accordance with architectural plans; ▪ new terracotta roof tiles to whole of roof, including existing areas, newly framed work and garage; ▪ new copper quad gutters and downpipes to the whole of the eaves including existing and new work. <p>Other work included 'restructuring of the roof to eliminate the existing metal lean-to structure on the western side of the building' and work to 'extend the existing maximum ridge line by some three metres towards the north'.¹⁸</p>

¹⁵ Building Register October 1982 – October 1983 & Archived Building Application 1983, BA324/83 & DA185/83

¹⁶ Archived Building Application 1983, BA294/83.

¹⁷ Arnold Van Rooijen & Co. P/L, *Specification of work to be done and materials to be used in the alteration and addition to a residence at 44 Redan Street, Balmoral*, for Mr & Mrs R. Aubin, 11 April 1989.

¹⁸ Arnold Van Rooijen & Co, letter to Mosman Council, 20 February, 1989.

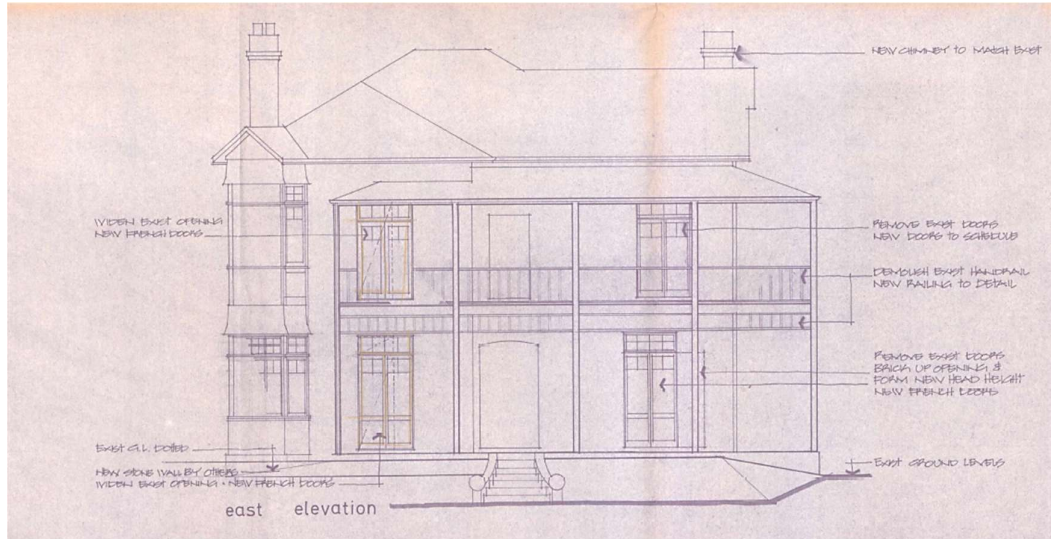


Figure 73 Approved plans 1983 plans showing the layout of the house and proposed works.

Source: Archived Building Application 44 Redan BA324/83

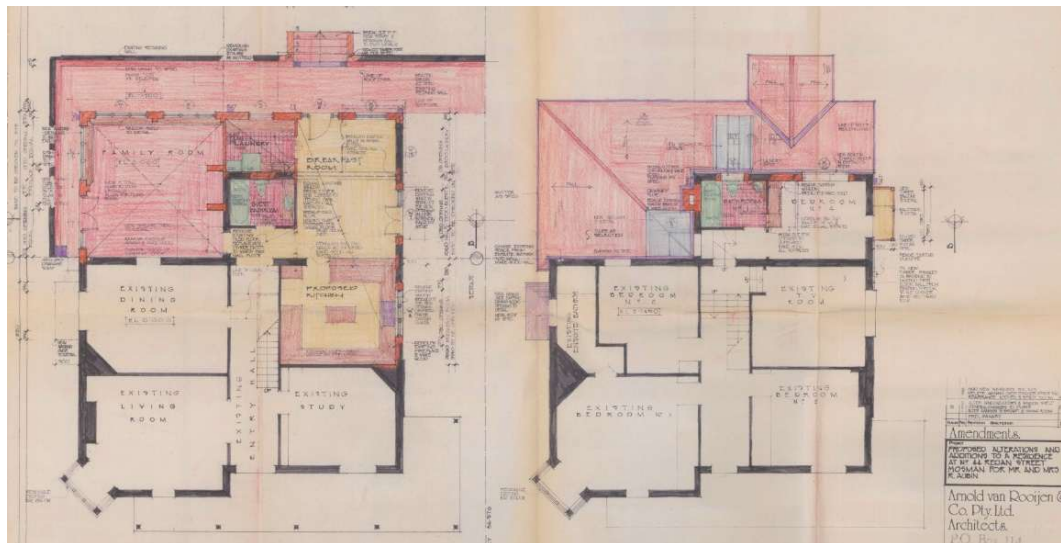


Figure 74 Approved plans 1983 plans for alterations and additions and changes to the floor plan.

Source: Archived Building Application 44 Redan BA324/83

Time

Event

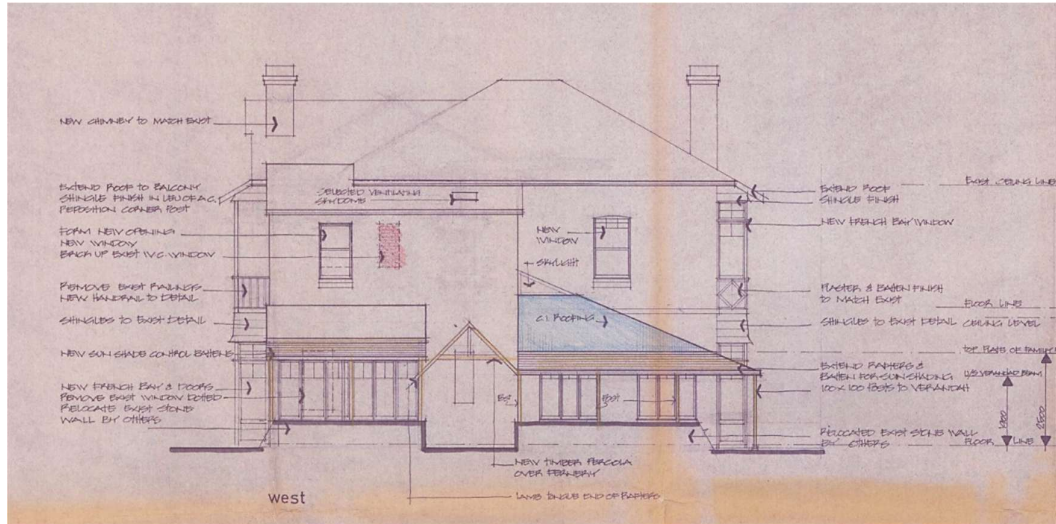


Figure 75 Approved plans 1983 plans for alterations and additions showing new French bay window at the western elevation.

Source: Archived Building Application 44 Redan BA324/83

2012

Approved alterations and additions comprising of changes to roof, two storey extension, new swimming pool, landscaping works, demolition of rear wall to dwelling.¹⁹

2014-2017

Approved alterations and additions to dwelling house comprising of ground floor addition, first floor alterations, skylights, deck to garage, swimming pool and landscaping. Application included removal of internal walls, one external wall for living room extension, removal of northern wall and eastern door of the garage, removal of one bedroom for larger master bedroom ensuite.²⁰



Figure 76 Extract of approved 2014 DA eastern elevation showing extension.

Source: Plan Shop, 2014

¹⁹ Mosman Council, Development Application 8.2010.220.1, November 2010.

²⁰ Mosman Council, Development Application 8.2014.241.1 17 Dec 2014; 8.2014.241.2 31 May 2016; 8.2014.241.4 22, March 2017 P0062816_40-48RedanStreet_Mosman_HIS

Time

Event

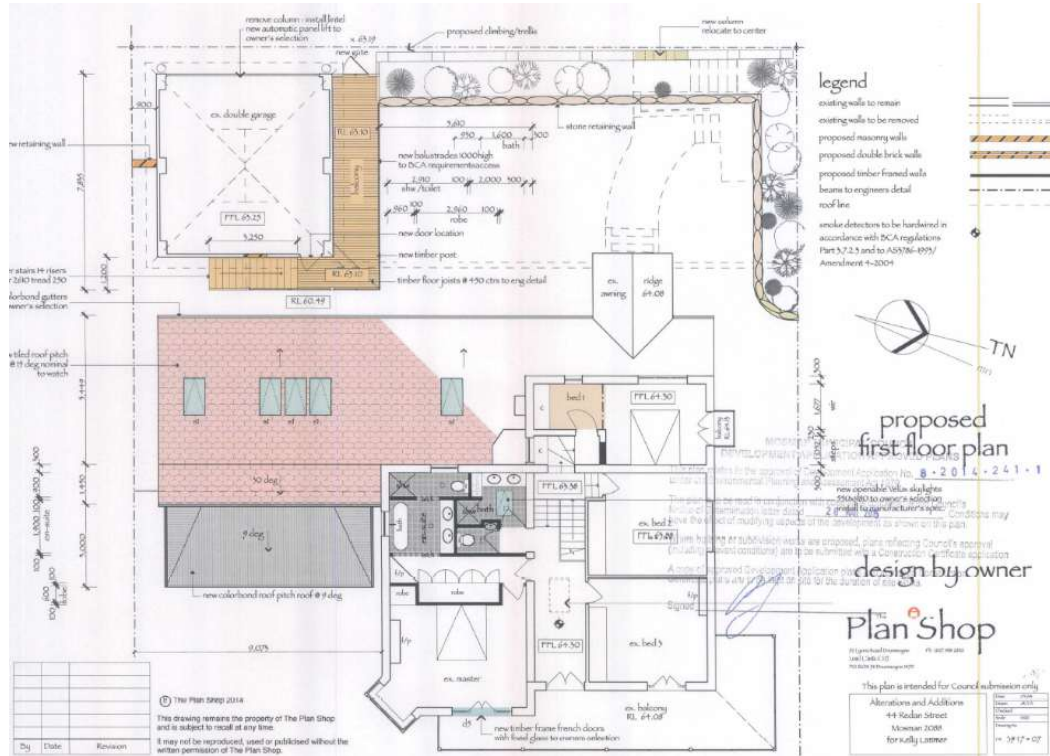


Figure 77 Extract of approved 2014 DA first floor plans.

Source: Plan Shop, 2014

3.6 40, 42, 46 & 48 Redan Street: Alterations & Additions

A review of historical building approvals as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 3 Alterations & Additions to 40, 42, 46 and 48

Year/Date	Alterations/Additions	Source
1914	40 Redan Street 'Lanark' addition of a verandah (owner George Graham, Applicant Gus Verrills) 42 Redan Street 'Yowie' addition of a verandah (Owner and applicant H.C Wilson)	Building Register August 1910 – August 1918.
1918	36 Redan Street include a motor garage	Building Register August 1910 – August 1918.
1924	42 Redan Street approved alterations and additions	Building Register January 1923 – September 1925
1925	40 Redan Street approved for alterations and additions	Building Register January 1923 – September 1925

Year/Date	Alterations/Additions	Source
1963	42 Redan Street approved alterations and additions to dwelling (owner C.H. Wilson) 40 Redan Street approved for garage to dwelling.	Building Register February 1962 – August 1963
1963	40 Redan Street approved alterations and additions to dwelling (owner M. Stuckgold).	Building Register July 1963 – December 1964.
1965	42 Redan Street approved for alterations to dwelling (owner C.H. Wilson).	Building Register December 1964 – July 1966.
1970	48 Redan Street approved for alterations and additions	Building Register August 1969 – December 1970.
1972	46 Redan Street approved alterations and additions to dwelling.	Building Register March 1972 – June 1973.
1978	42 Redan Street approved application to demolish existing roof structure, Build complete 2 nd storey.	Building Register November 1978– August 1979.

3.7 Overview History of Heritage Items in the Vicinity

3.7.1 Divided Road

The following historical overview of the Divided Road has been reproduced from NSW State Heritage Inventory entry for the heritage item.

The earliest streets of Mosman were formed along the ridges and were thus long and winding. Contrasting with these were the roads bounding the first residential subdivisions; these were straight streets separating historic land holdings from one another. A third type followed the contours of the land between the ridges and the waterfront. As subdivision burgeoned and development intensified, supplementary access roads multiplied, criss-crossing the earlier alignments and making complicated patterns on the landscape. The hilly terrain made it necessary for many streets to have their carriageways at different levels; or produced streets with an embankment on one side and a cutting on the other; or compelled streets to slope steeply; or, surprisingly commonly, prevented the actual formation of streets which had been laid out only on paper. Modes of transport have also been historical factors. A horse and rider could handle terrain impossible for a horse-drawn carriage, while a carriage could negotiate irregular tracks that were impracticable for a motor vehicle. Bigger vehicles like buses and trams required gentler gradient curves which in some areas necessitated substantial cuttings and embankments. An incidental historical observation is that as technology developed, it became possible to build on and service very steep sites facing very difficult roads, making them attractive for subsequent development. All these historical factors have helped to shape Mosman's streets and the consequent character of the place.²¹

²¹ NSW State Heritage Inventory, Divided Road LEP (LEP 1440), <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060429>.

Early roads in Mosman Early Roads in Mosman were cleared tracks that lead from reserved roads and the harbour.²² Raglan Road was laid from Mosman Junction to Mosman Bay in 1870. The roads in Mosman followed the cardinal points due north and south and due east and west. There were no attempts made to apply town planning principles to Mosman's terrain which added further complications which resulted in winding, steep and divided roads and dead ends.²³

Early roads were not sealed and had no drainage. Raglan Road was surfaced in 1893, 23 years after it was established.



Figure 78 1922 example of the road under construction in Mosman. Note the steep terrain.

Source: Mosman Council Archives,

<https://mosmancouncil.canto.com/v/localstudies/smartalbum/image?column=image&id=b9tv512e313qfcc41ae7fh3560&viewIndex=0>

Redan Street divided road has a carriageway that has a significant rock wall and landscaped embankment. Footways have been cut into the rock wall to provide access to the dwellings. The road narrows to the south where the character of the divided road is more evident with the significant rock wall and footways being at a different level from the carriageway.

²² Mosman Memories, Brief History of Mosman and its Streets, <https://mosmanmemories.net/about/15/brief-history-of-mosman-and-its-streets>.

²³ Ibid.

3.7.2 Pair of detached Houses

The following historical information of the semi-detached residences at 36 & 38 Redan Street has been reproduced from NSW State Heritage Inventory entry for the heritage item.

The land was subdivided in 1882. There is no record of occupancy until 1913, when Henry F Titothen occupied No. 36 and it was named 'Olway' and Robert O Jasins occupied No. 38 which was called 'Astor'.²⁴

3.7.3 House, 29 Redan Street

No historical information pertaining to the heritage listed residence at 29 Redan Street is available in the NSW State Heritage Inventory entry for the heritage item

²⁴ NSW State Heritage Inventory, Pair of semi-detached houses (LEP I262).
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060436>.

4 Heritage Significance

4.1 What is Heritage Significance

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2 Heritage Listings

4.2.1 Subject Site Heritage Listings

The subject site is located within the Mosman Council Local Government Area (LGA). It is not located within a heritage conservation area nor are there any individually listed heritage items within the subject site under any statutory instrument. The subject site however is located within vicinity of the following heritage items:

- 'Divided Road' Redan Street' (LEP I440).
- 'Pair of semi-detached houses' 38 and 36 Redan Street (LEP I262).
- 'House', 29 Redan Street (LEP I261).

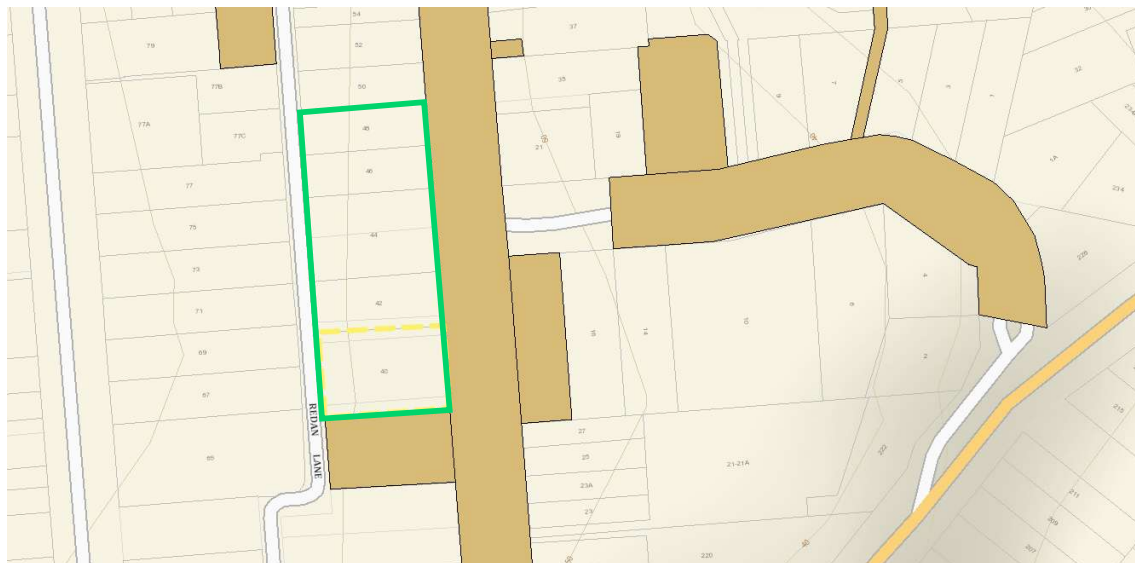


Figure 79 Heritage map showing the subject site outlined in green.

Source: NSW Planning Portal ePlanning Spatial Viewer, 2025.

4.3 Subject Site Significance Assessment

There are generally four levels of heritage significance used in Australia: local significance, State significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for State significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

Criterion A – Historic Significance	
Significance Indicators	Significance Assessment
<ul style="list-style-type: none"> <input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance. <input type="checkbox"/> Demonstration of important periods or phases in history. <input type="checkbox"/> Association with important cultural phases or movements. <input type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities. <input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement. 	<p>The dwellings that make up the subject site reflect the early subdivision for residential development that started in 1890s. At this time Mosman was being developed and subdivided into smaller lots to be redeveloped for residential purposes. However, the residential development of Redan Street, including the subject site at 40-48 Redan Street, is not associated with specific key historical events and is not considered unique for Mosman.</p> <p>There is evidence of periodic and notable alterations to 40, 42 and 44 Redan Street that have adversely affected the historical association, including alteration of the street facing façades.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
Criterion B – Historical Association	
<ul style="list-style-type: none"> <input type="checkbox"/> A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation. <input type="checkbox"/> An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation. <input type="checkbox"/> One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object. 	<p>Relevant parties associated with the built form development on the subject site have been identified in the heritage documentation where possible. There is no evidence that any of the identified parties were either prominent people / groups of people or otherwise made a recognisable contribution to the history of the local area.</p> <p>Research has not identified any historically significant persons associated with the dwellings on the subject site, either as owners or occupants, nor is the design or construction of the dwellings attributed to any architect or builder of historical note.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
Criterion C – Aesthetic/Creative/Technical	
<ul style="list-style-type: none"> <input type="checkbox"/> Recognition as a landmark or distinctive aesthetic natural environment. <input type="checkbox"/> Recognition of artistic or design excellence. <input type="checkbox"/> Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions. 	<p>40, 42 and 44 are of Federation style houses that were built c. 1900. However, all three houses have been highly altered and modified over time. 44 Redan Street, the oldest of the houses, has been altered and modified significantly since its original construction, with elements that have been added as faux Federation style features.</p>

<p><input type="checkbox"/> Distinctiveness as a design solution, treatment or use of technology.</p> <p><input type="checkbox"/> Adapts technology in a creative manner or extends the limits of available technology.</p>	<p>The buildings are not notable or outstanding example of their styles in the local area and do not demonstrate:</p> <ul style="list-style-type: none"> ▪ architectural (technical or aesthetic) distinction; ▪ landmark presence; ▪ notable streetscape presentation; ▪ innovation, creative accomplishment or technical achievement. <p>More representative examples of the Federation style are seen in the vicinity items such as 29 Redan Street.</p> <p>46 and 48 Redan Street are demonstrably modern buildings and are not of heritage aesthetic, creative or technical significance.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p>Criterion D – Social, Cultural and Spiritual</p>	
<p><input type="checkbox"/> Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</p> <p><input type="checkbox"/> Important to the community as a landmark within social and political history.</p> <p><input type="checkbox"/> Important as a place of symbolic meaning and community identity.</p> <p><input type="checkbox"/> Important as a place of public socialisation.</p> <p><input type="checkbox"/> Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</p> <p><input type="checkbox"/> Important in linking the past affectionately to the present.</p>	<p>The subject site comprises private dwellings. Desktop research has not identified that the dwellings are of particular importance to the community or a recognisable landmark.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p>Criterion E – Research Potential</p>	
<p><input type="checkbox"/> Comparative analysis</p> <p><input type="checkbox"/> Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</p> <p><input type="checkbox"/> Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</p> <p><input type="checkbox"/> Potential to provide information about single or multiple periods of occupation or use.</p>	<p>There is no evidence to suggest further investigation of the site would further an understanding of the historical period.</p> <p>This report does not assess archaeological potential however research to date has not identified evidence of earlier construction or occupation on the site.</p> <p>Separate Aboriginal Cultural Heritage Assessment and Historical Archaeological Assessment reports have been prepared by Urbis and are submitted with the application. These reports concluded:</p>

<p><input type="checkbox"/> Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</p>	<p>Aboriginal Cultural Heritage Assessment:</p> <p>No known Aboriginal objects, or Aboriginal places have been identified that are within the curtilage of the subject area.</p> <p>Although rock outcrops may once have existed within the subject area and served as a focus of activity in the past, the scale and extent of modern excavation and levelling are considered to have very likely removed any such features.</p> <p>Historical Archaeological Assessment:</p> <p>Due to the extent of modern development, this assessment has identified Low archaeological potential across the extent of the subject area.</p> <p>Potential archaeological remains are unlikely to meet criteria for significance at a Local or State level and not considered a relic.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p>Criterion F - Rare</p>	
<p><input type="checkbox"/> Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</p> <p><input type="checkbox"/> Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</p> <p><input type="checkbox"/> Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</p> <p><input type="checkbox"/> Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</p>	<p>The subject site features a mix of typologies that are common in the area and the broader Mosman LGA, with similar dwellings found in the surrounding area.</p> <p>Comparative examples in the local area better demonstrate aspects of Federation period architecture, which architectural style and period of development are not rare or 'endangered'.</p> <p>The subject site does not meet the criteria for heritage listing under this criterion.</p>
<p>Criterion G - Representative</p>	
<p><input type="checkbox"/> A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</p> <p><input type="checkbox"/> Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</p>	<p>While 40, 42 and 44 Redan Street are recognisable as Federation style houses, they have been modified and altered over time in a way that has changed the original appearance. In the case of 44 Redan Street, the alterations have been done in a faux federation style with additions dating to the 1980s. The extensions and additions to the house have altered the original house form.</p>

- Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.
- Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.

46 and 48 Redan Street are noticeably modern dwellings.

The built form development of on the subject site:

- cannot be considered fine, intact or pivotal examples of their class and type in the local area;
- do not demonstrate an adequate range of characteristics that define their class and type in the local area; and
- are not notable examples of their class and type in the local area.

The subject site does not meet the criteria for heritage listing under this criterion.

4.4 Statements of Significance

4.4.1 The Subject Site Statement of Significance

The subject site dwellings 40–48 Redan Street, Mosman have been assessed as not meeting the criteria for heritage listing. The dwellings are a mix of typologies including modern dwellings and significantly modified Federation period dwellings that do not demonstrate particular historical associations or aesthetic merit.

4.4.2 Vicinity Heritage Items Statement of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Vicinity Heritage Item	Established Statement of Significance
'Divided Road Redan Street' (LEP 1440)	<p><i>Mosman's divided roads are integral to the Municipality's visual character and sense of place. Built as a utilitarian response to the steep harbourside topography, they reflect, in their fabric and construction technology, the development of Mosman's suburban structure. The large collection of these features makes Mosman instantly and uniquely recognisable. This item is aesthetically representative locally. This item is historically representative locally.</i>²⁵</p> <p>It is noted that Section 6.9 of the Mosman Residential DCP 2012²⁶ identifies significant rock faces/retaining walls on Redan Street, which while not individually listed, are considered contributing elements to the divided road, with natural rock faces and sandstone retaining walls and cuttings comprising a significant part of the unique character of Mosman.</p>

²⁵ NSW State Heritage Inventory, Divided Road (LEP 1440), <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060429>.

²⁶ Mosman Residential Development Control Plan 2012, section 6.9 Significant rock faces and retaining walls, p.111.

Vicinity Heritage Item	Established Statement of Significance
'Pair of semi-detached houses', 36 & 38 Redan Street (LEP I262)	<i>A rare and elegant pair of semi-detached residences that employs a number of innovative features in its design that help to visually unite its separate parts. This item is aesthetically rare statewide. This item is historically representative locally.²⁷</i>
'House', 29 Redan Street (LEP I261)	<i>A good intact example of a large Federation style residence. Its location on a prominent corner site and its garden setting and fence, contributes to its significance. This item is aesthetically representative locally.²⁸</i>

²⁷ NSW State Heritage Inventory, Pair of semi-detached houses (LEP I262).
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060436>.

²⁸ NSW State Heritage Inventory, House (LEP I261),
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2060032>.

5 Proposal

5.1 Background

5.1.1 Low to Mid Rise Housing Policy

Current State government planning initiatives are paving the way for creating more housing choice and diversity for people at different stages of life across the Sydney region. The NSW's Low- and Mid-Rise Housing Policy planning controls apply under the *State Environmental Planning Policy (Housing) 2021* and apply to residential areas within 800 metres walking distance of town centres and train stations across metropolitan Sydney, defining low density housing as 1-2 storeys and mid-rise housing as 3-6 storey apartment buildings.

The NSW's Low- and Mid-Rise Housing Policy effectively operates in a blanket, map-based manner, with areas identified through state mapping and distance thresholds. The policy applies uniformly across areas mapped as LMR Housing areas. Heritage conservation areas and individually listed heritage items are not used as exclusion criteria when the LMR maps are drawn. As a result:

- Land within heritage conservation areas can still be captured by the policy if it meets the proximity test.
- The presence of a heritage item on or near a site does not prevent the LMR controls from applying.
- Consideration of heritage significance is deferred to later stages, such as development application stage.

The subject site is located within 800 metres of the Spit Junction town centre and therefore the Low- and Mid-Rise Housing Policy is applicable to the subject site.



Figure 80 Extract from the LMR Viewer, showing the subject site indicated in green. Note the relation of the subject site to the Spit Junction town centre.

Source: LMR Viewer, 2025.

5.2 The Proposal

The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings.

Specifically, this application seeks approval for the following:

- Demolition of the existing structures on site, including 5 dwellings and vehicle crossovers.
- Site preparation works including:
 - Tree removal.
 - Excavation across the site.
- Construction of a multi-storey residential flat building comprising:
 - Two levels of basement for 106 car parking spaces, services and storage.
 - 53 residential dwellings in 2-, 3- and 4-bedroom configurations.
 - Communal open space at ground level, level 1 and level 5.
- Ancillary vehicular entry and public domain works from Redan Street.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Urbis has been provided with drawing documentation prepared by FJC Architects. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 4 Architectural Documentation

Author	Drawing No.	Drawing Title	Revision	Date
FJC Architects	1000	Site Plan	B	27.02.2026
FJC Architects	1001	Site Analysis	B	27.02.2026
FJC Architects	1500	Demolition Plan	B	27.02.2026
FJC Architects	21B1	Basement 1	B	27.02.2026
FJC Architects	21B2	Basement 2	B	27.02.2026
FJC Architects	2102	Ground Floor Plan	B	27.02.2026
FJC Architects	2103	Level 1 Plan	B	27.02.2026
FJC Architects	2104	Level 2 Plan	B	27.02.2026
FJC Architects	2105	Level 3 Plan	B	27.02.2026
FJC Architects	2106	Level 4 Plan	B	27.02.2026
FJC Architects	2107	Level 5 Plan	B	27.02.2026
FJC Architects	2108	Level 6 Plan	B	27.02.2026
FJC Architects	2109	Level 7 Plan	B	27.02.2026
FJC Architects	2110	Level 8 Plan	B	27.02.2026
FJC Architects	2111	Level 9 Plan	B	27.02.2026
FJC Architects	2112	Level 10 Plant	B	27.02.2026

Author	Drawing No.	Drawing Title	Revision	Date
FJC Architects	2113	Roof Plan	B	27.02.2026
FJC Architects	2800	GFA Plans	B	27.02.2026
FJC Architects	2801	GFA Plans	B	27.02.2026
FJC Architects	3000	Elevation North	B	27.02.2026
FJC Architects	3001	Elevation East Redan Street	B	27.02.2026
FJC Architects	3002	Elevation South	B	27.02.2026
FJC Architects	3003	Elevation West Redan Lane	B	27.02.2026
FJC Architects	4000	Section 1 EW North	B	27.02.2026
FJC Architects	4001	Section 2 EW Centre	B	27.02.2026
FJC Architects	4002	Section 3 EW South	B	27.02.2026
FJC Architects	4003	Section 4 NS	B	27.02.2026
FJC Architects	6000	Solar and No Solar Compliance	B	27.02.2026
FJC Architects	6001	Solar and No Solar Compliance	B	27.02.2026
FJC Architects	6002	Sun Eye Views	B	27.02.2026
FJC Architects	6003	Cross Ventilation	B	27.02.2026
FJC Architects	6004	Cross Ventilation	B	27.02.2026
FJC Architects	6005	Communal Open Space	B	27.02.2026
FJC Architects	6006	Deep Soil Zones	B	27.02.2026
FJC Architects	6007	Shadow Analysis June 21 9am-3pm	B	27.02.2026
FJC Architects	6008	Adaptable and Silver Living Compliance	B	27.02.2026
FJC Architects	6008	Affordable Housing Units vs Build to Sell Units	B	27.02.2026
FJC Architects	6009	Adaptable and Silver Living Compliance	B	27.02.2026
FJC Architects	6010	Pre-Adapted and Post-Adapted Apartment Layouts	B	27.02.2026
FJC Architects	6011	Pre-Adapted and Post-Adapted Apartment Layouts	B	27.02.2026
FJC Architects	6012	Landscaped Area	B	27.02.2026

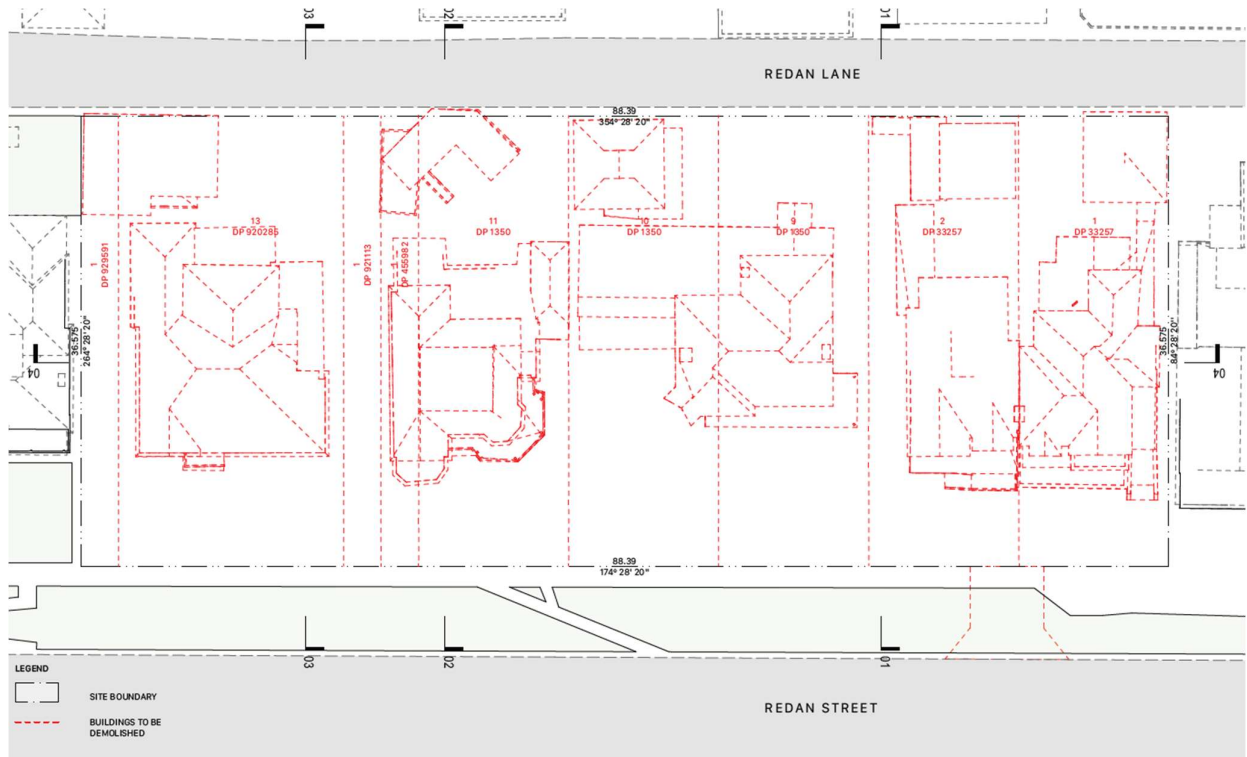


Figure 81 Demolition Plan (1500)

Source: FJC Architects

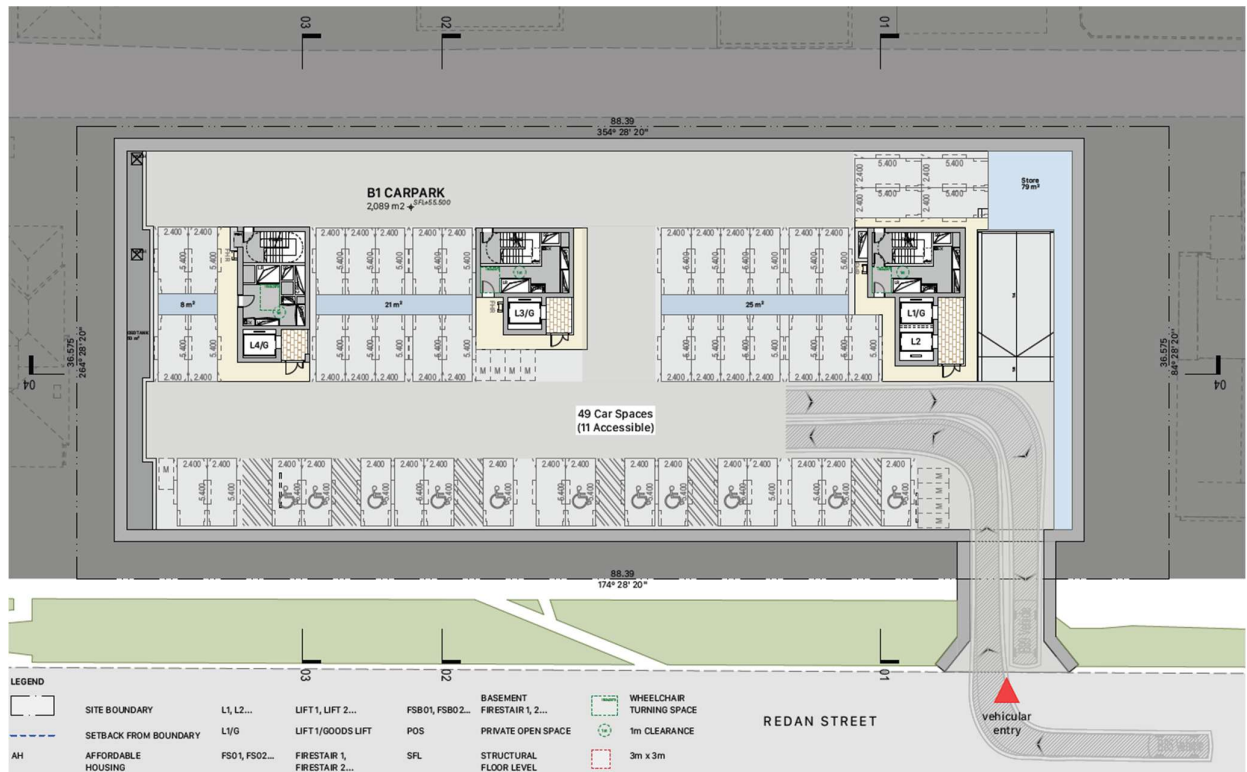


Figure 82 Basement 1 (21B1)

Source: FJC Architects

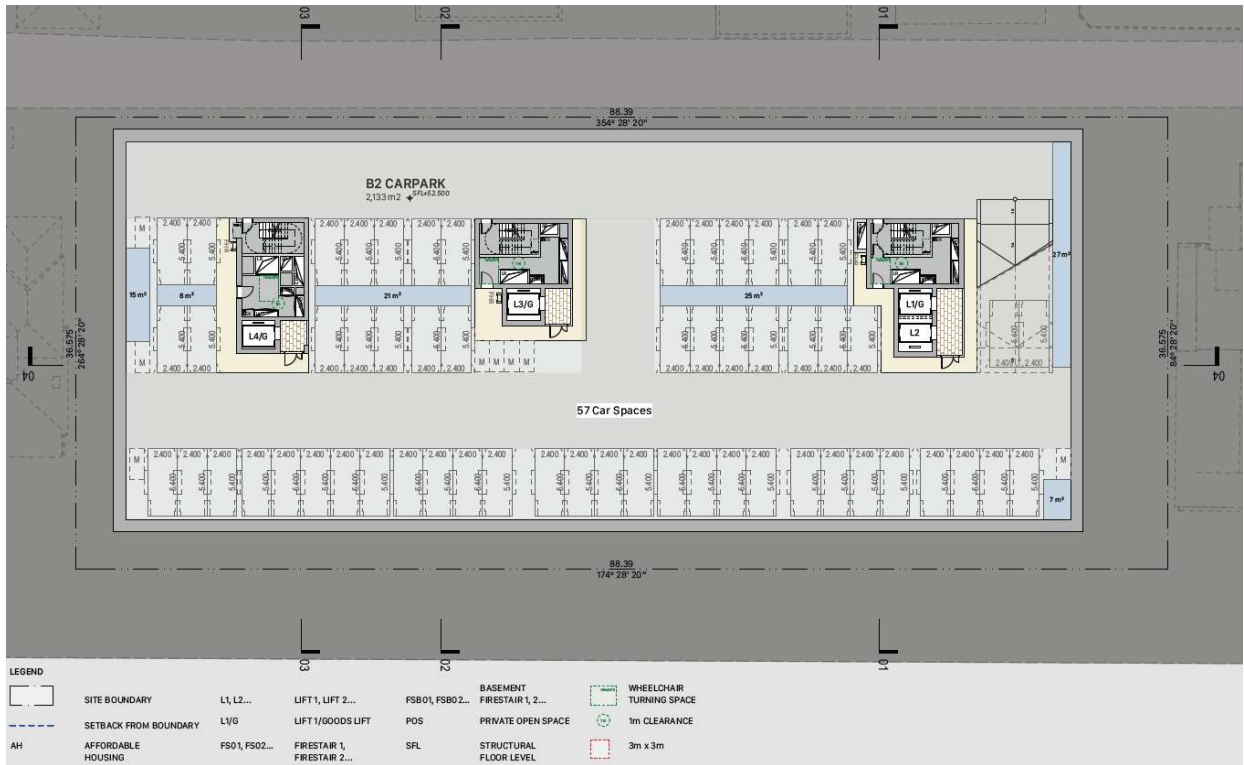


Figure 83 Basement 2 (21B2)

Source: FJC Architects

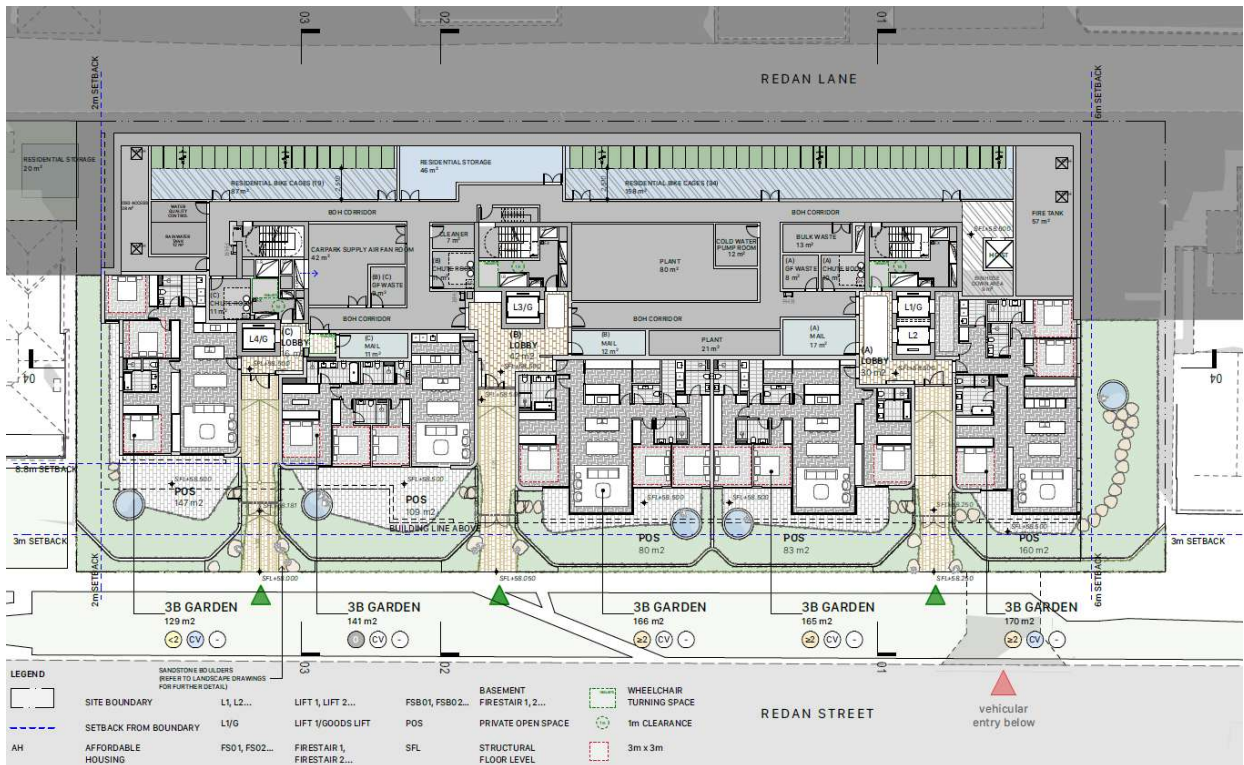


Figure 84 Ground Floor Plan (2102)

Source: FJC Architects

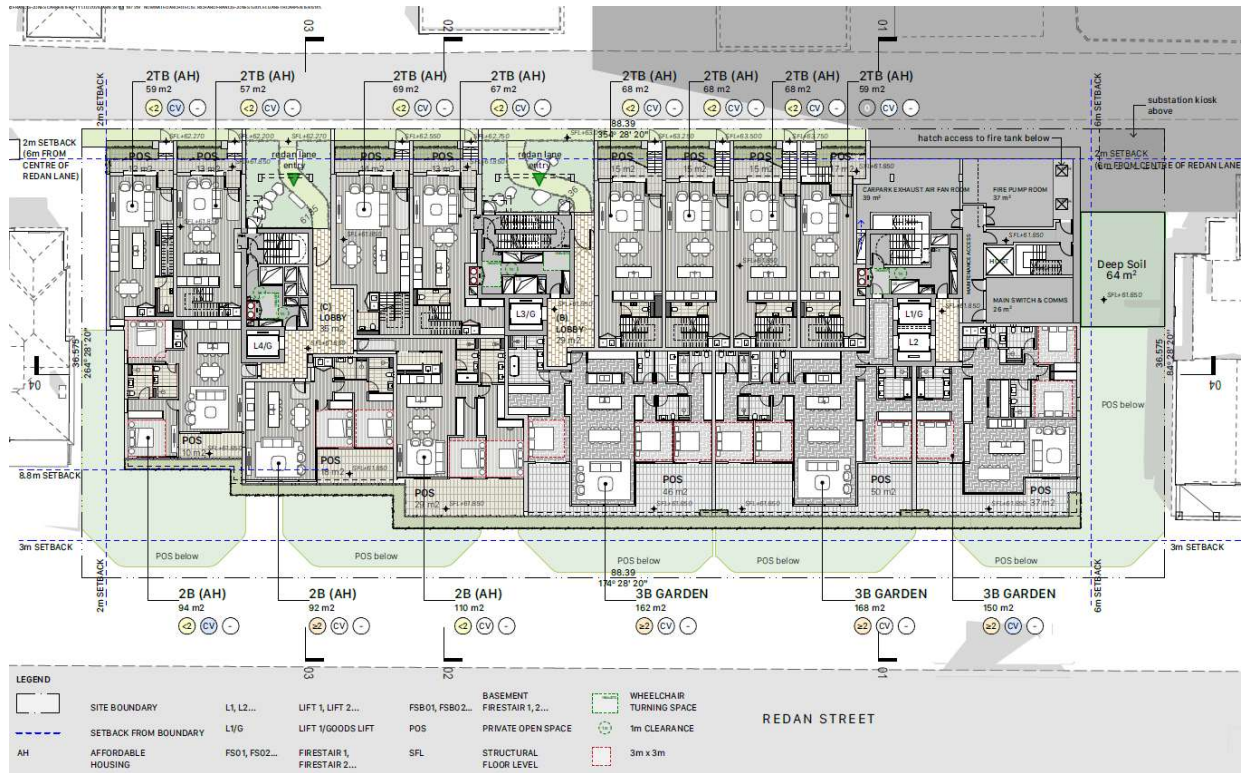


Figure 85 Level 1 Plan (2103)

Source: FJC Architects

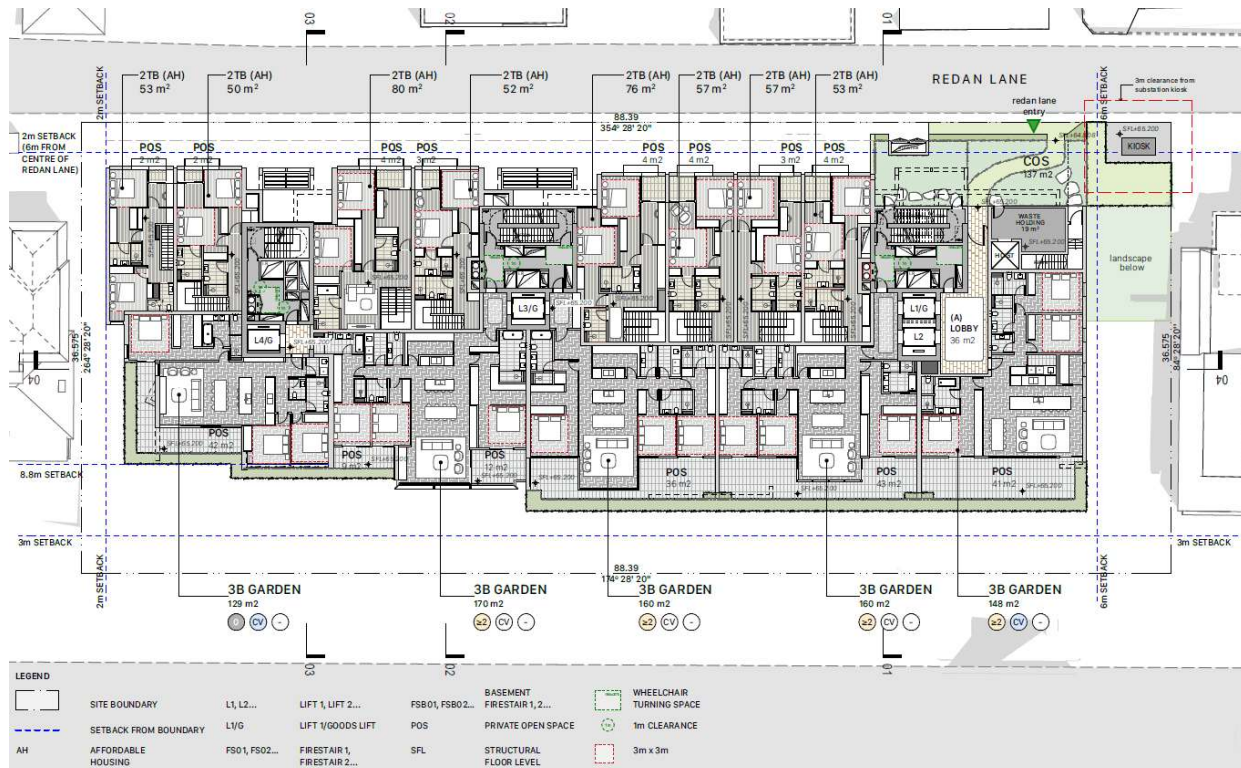


Figure 86 Level 2 Plan (2104)

Source: FJC Architects



Figure 87 Level 3 Plan (2105)

Source: FJC Architects



Figure 88 Level 4 Plan (2106)

Source: FJC Architects



Figure 89 Level 5 Plan (2107)

Source: FJC Architects



Figure 90 Level 6 Plan (2108)

Source: FJC Architects



Figure 91 Level 7 Plan (2109)

Source: FJC Architects

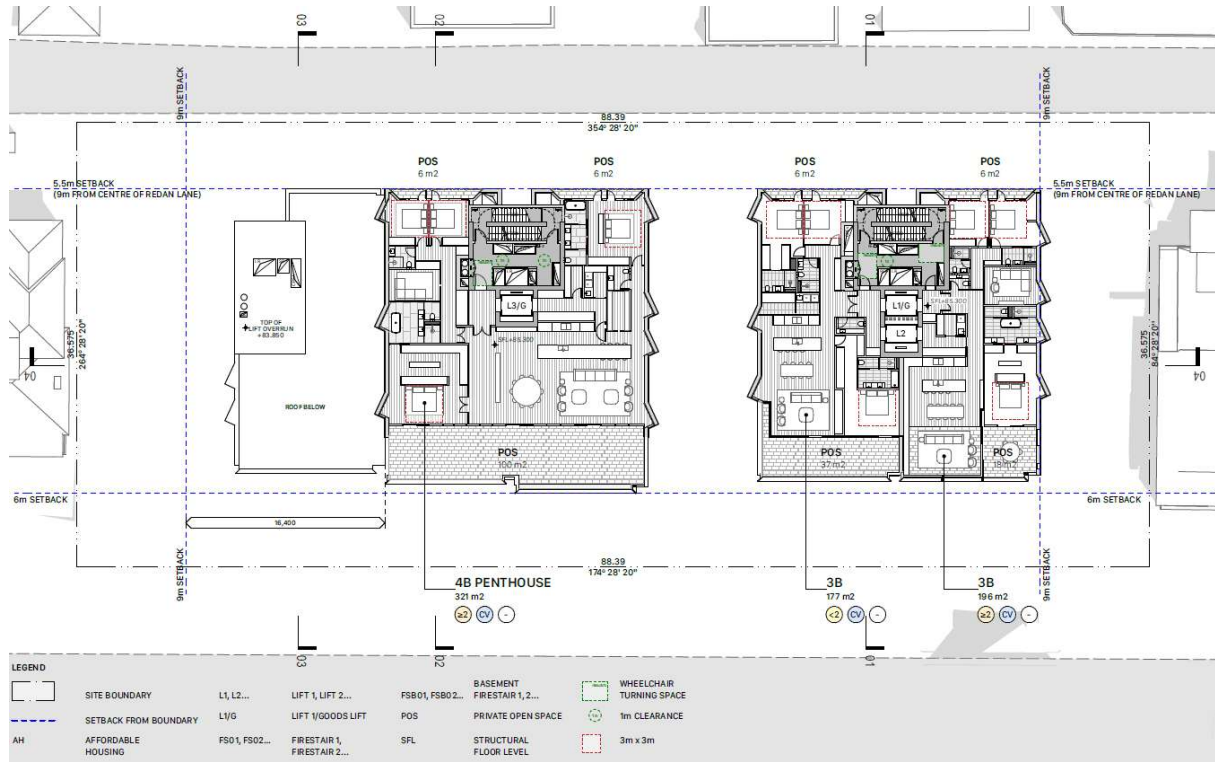


Figure 92 Level 8 Plan (2110)

Source: FJC Architects

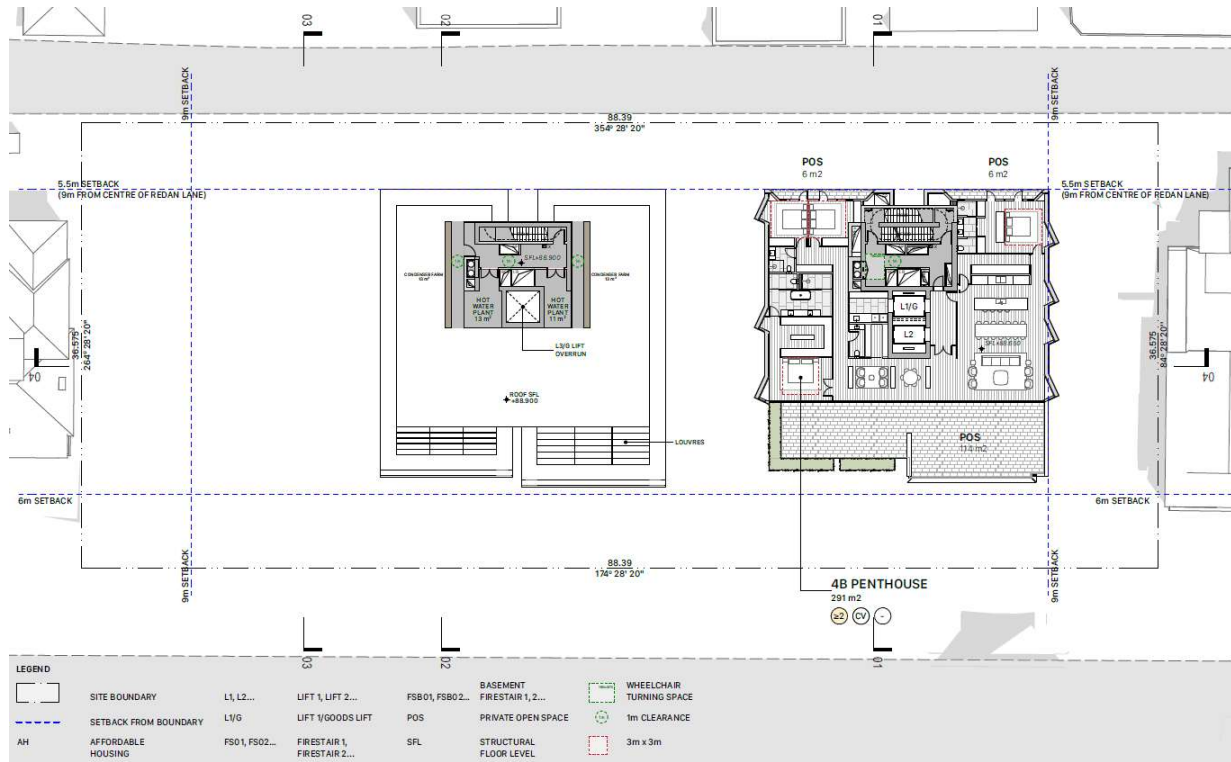


Figure 93 Level 9 Plan (2111)

Source: FJC Architects

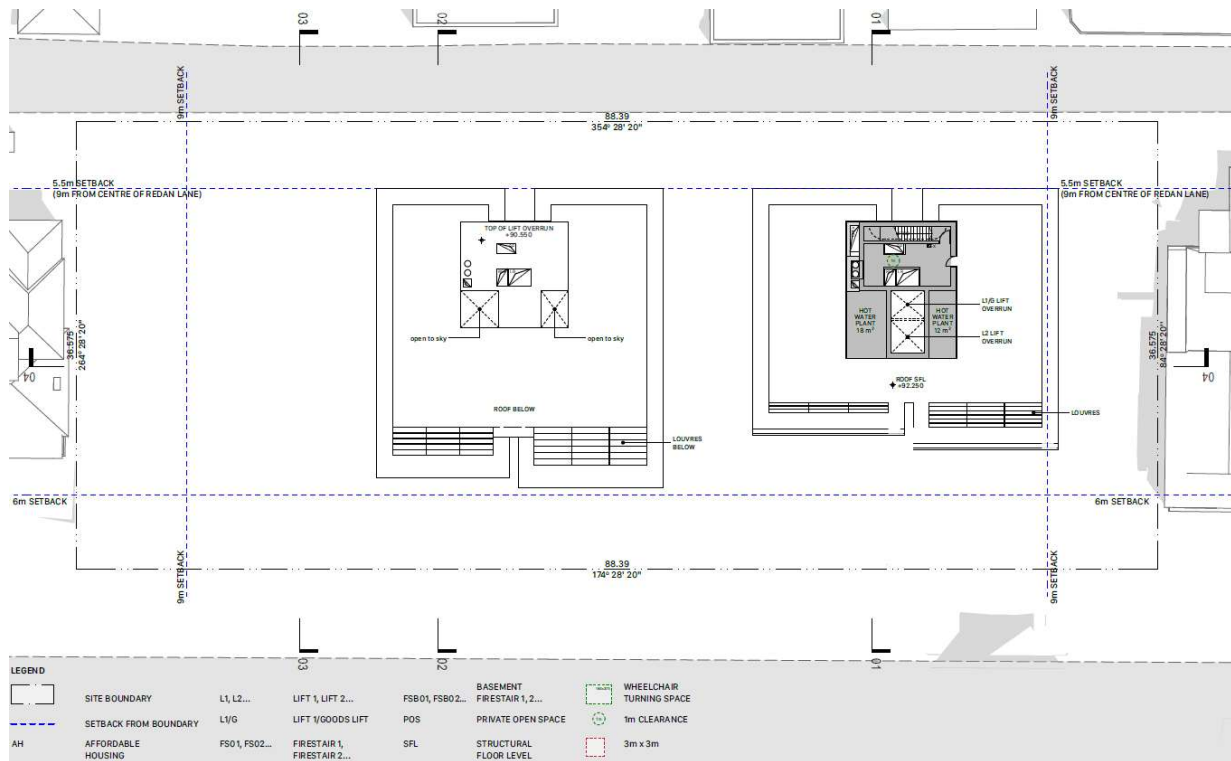


Figure 94 Level 10 Plant (2112)

Source: FJC Architects



Figure 95 Elevation North (3000)

Source: FJC Architects

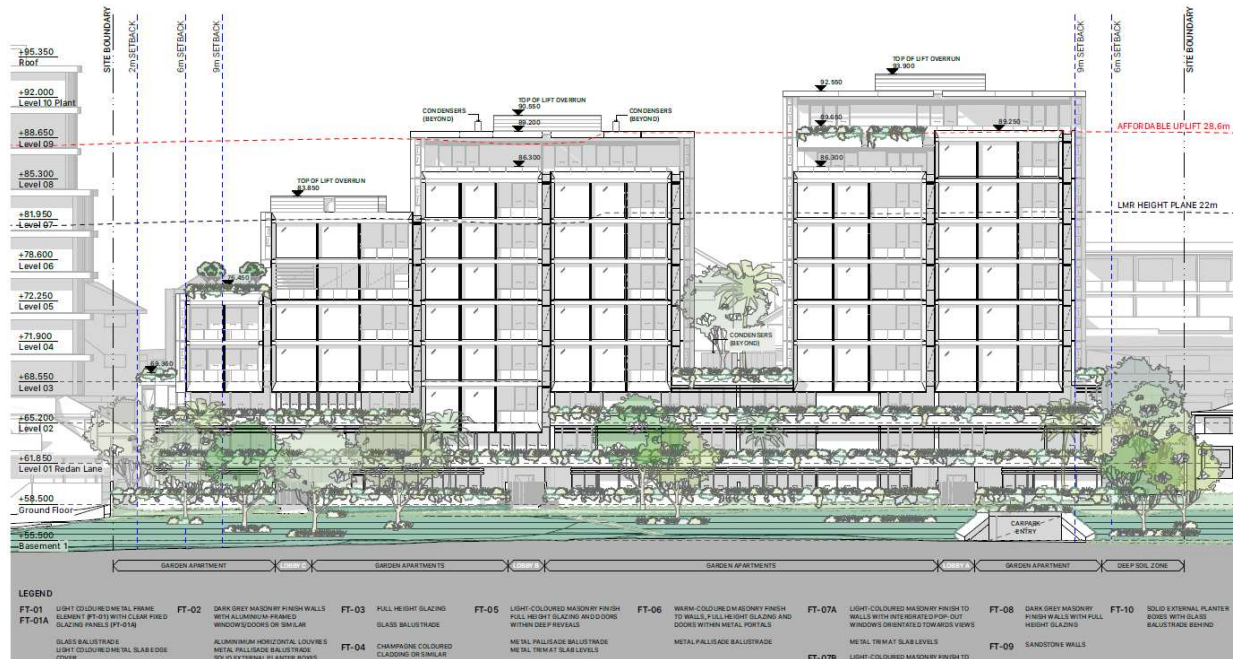


Figure 96 Elevation East - Redan Street (3001)

Source: FJC Architects



Figure 97 Elevation South (3002)

Source: FJC Architects



Figure 98 Elevation West – Redan Lane (3003)

Source: FJC Architects

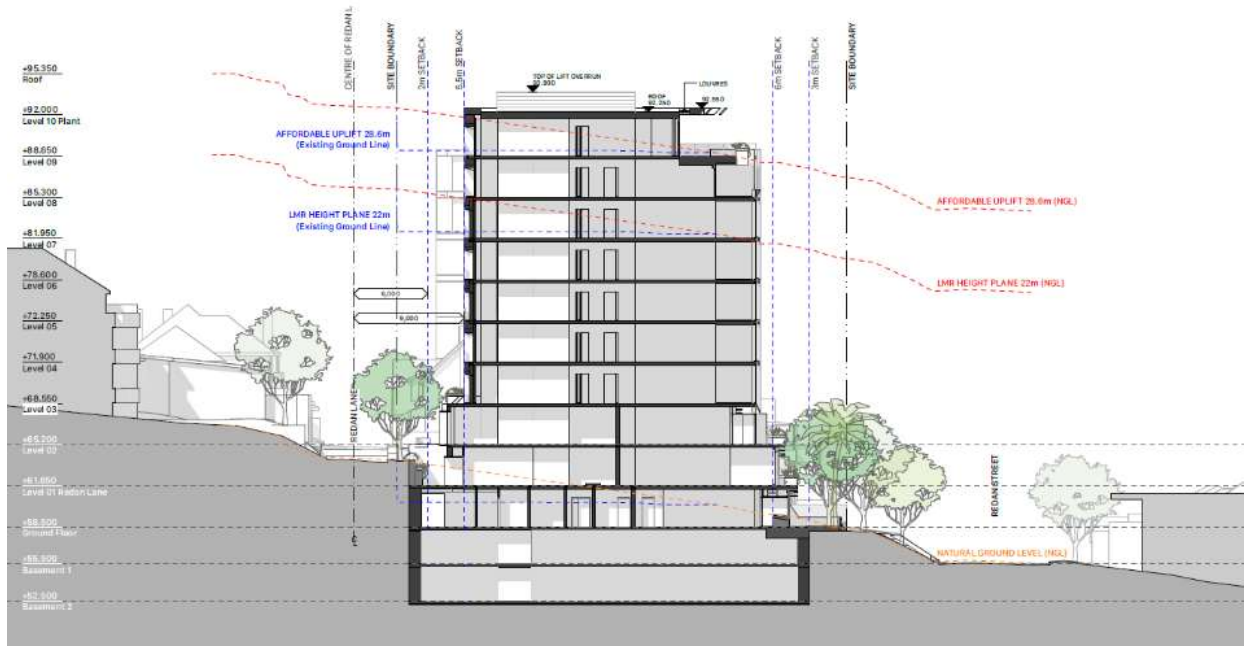


Figure 99 Section 1 EW North (4000)

Source: FJC Architects

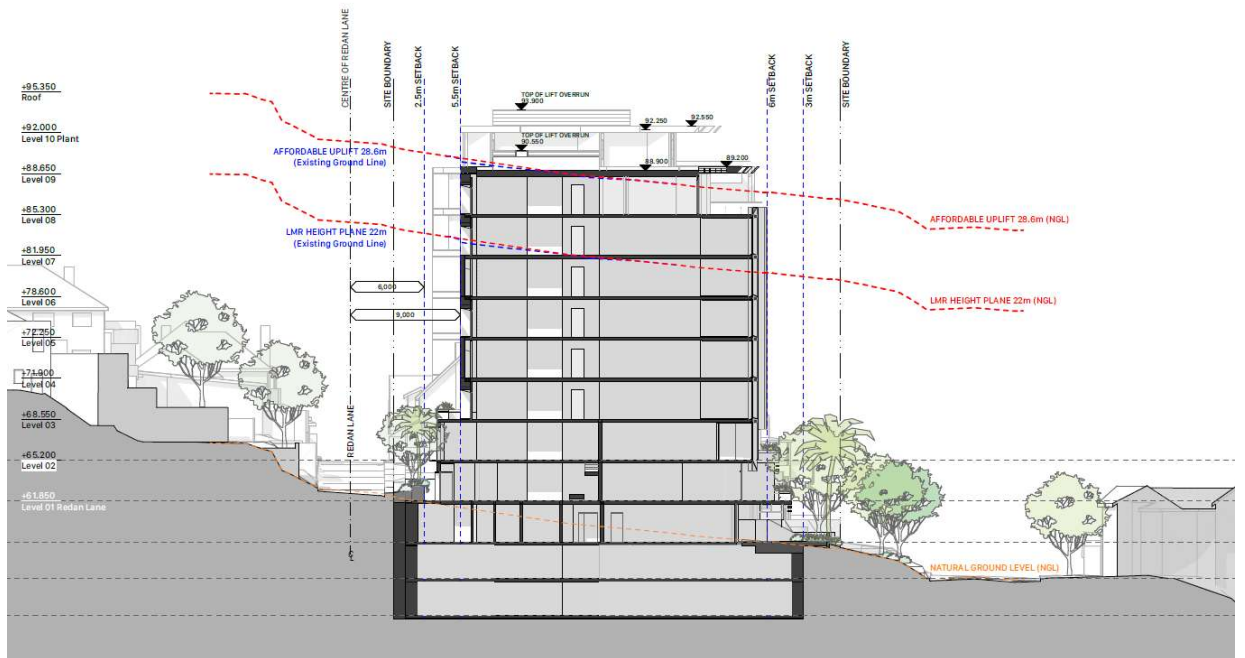


Figure 100 Section EW Centre (4001)

Source: FJC Architects

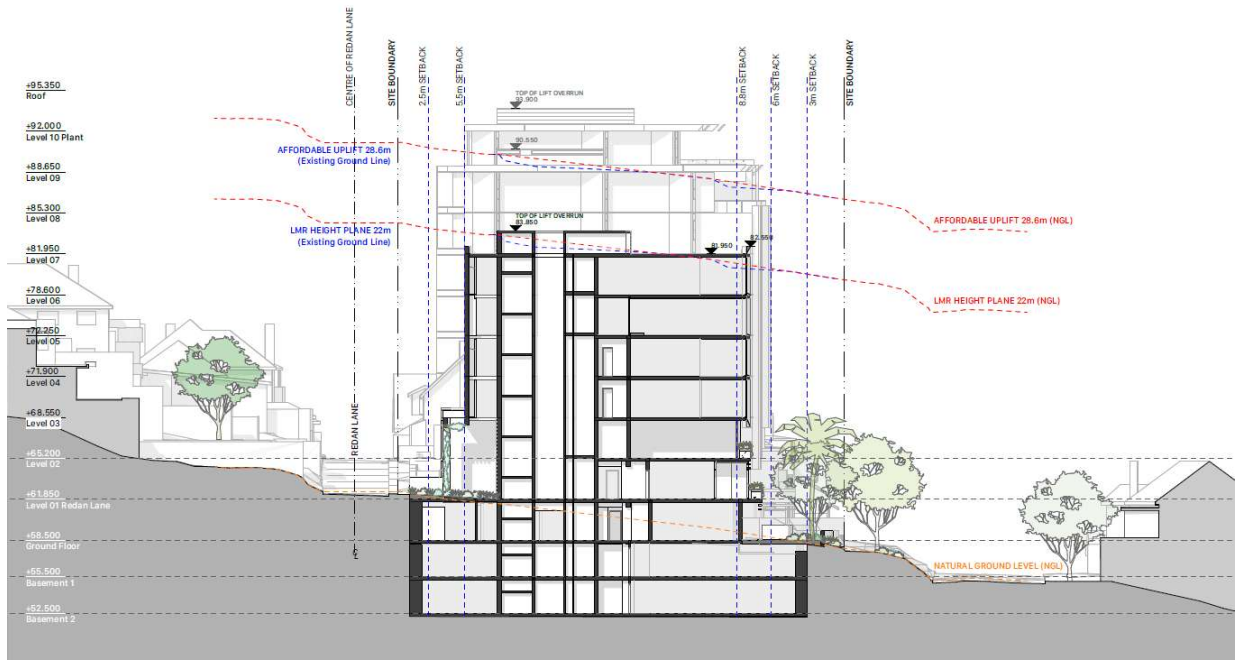


Figure 101 Section EW South (4002)

Source: FJC Architects



Figure 102 Section NS (4003)

Source: FJC Architects

6 Impact Assessment

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

6.1 Relevant Planning Policies

The proposed development is in line with the LMR Housing Policy Zoning and Affordable Housing SEPP, which allows for additional density in residential zones within 800 metres walking distance from nominated town centres and nominated train/light rail stations (in this case Spit Junction). The policies are designed to support a choice of well-designed and sustainable homes in well-located areas within walking distance of shops, services and frequent public transport.²⁹

The main principles of the LMR Housing Policy Zoning and Affordable Housing SEPP are outlined below.

6.1.1 Low and Mid Rise Policy Zoning

New planning controls under the new Low and Mid-Rise Housing Policy came into effect on 28 February 2025, amending the Housing State Environmental Planning Policy (SEPP) 2021 to allow for buildings of up to 22m height within 800 metres of designated town centres and stations. Spit Junction has been identified as one such town centre, to which the following controls apply:

Low and Mid-Rise Housing inner areas (0–800 m from a nominated station/centre)

- Floor space ratio: max 2.2:1
- Height of building: max 22 m
- Storeys: max 6
- No minimum lot size or width (LEP provisions switched off)³⁰

²⁹ "Summary of key provisions: Low and Mid-Rise Housing Policy," Planning, NSW Government, accessed August 18, 2025, <https://www.planning.nsw.gov.au/policy-and-legislation/housing/low-and-mid-rise-housing-policy/summary-of-key-provisions>.

³⁰ "Summary of key provisions: Low and Mid-Rise Housing Policy," Planning, NSW Government, accessed August 18, 2025, <https://www.planning.nsw.gov.au/policy-and-legislation/housing/low-and-mid-rise-housing-policy/summary-of-key-provisions>.

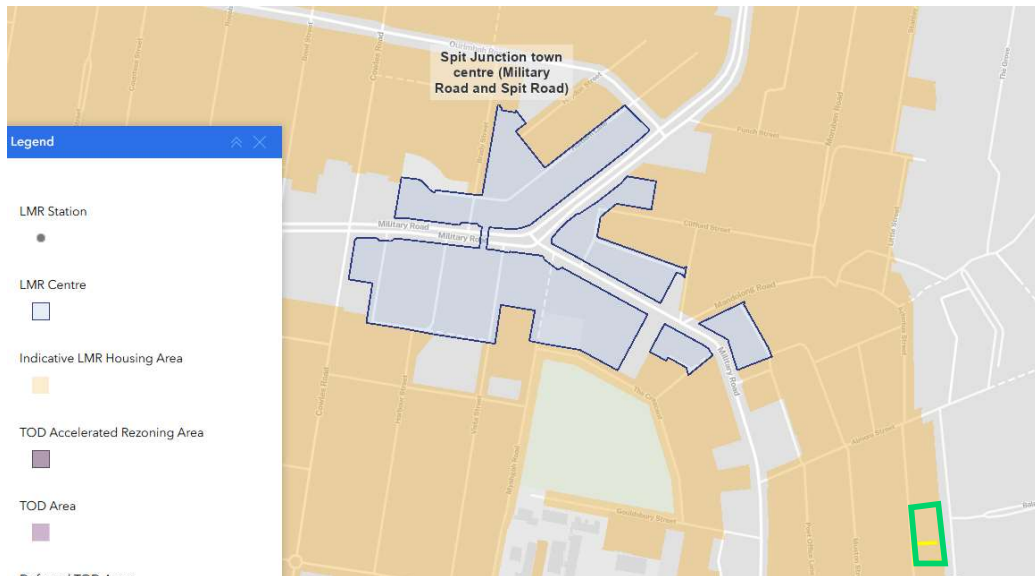


Figure 103 Extract from the LMR Viewer, showing the subject site indicated in green. Note the relation of the subject site to the Spit Junction town centre.

Source: LMR Viewer, 2025.

6.1.2 Affordable Housing SEPP

Under the NSW Affordable Housing SEPP, a bonus of up to 30% of the maximum Floor Space Ratio (FSR) and building height is permissible if at least 10–15% of the Gross Floor Area is designated for affordable housing in a residential flat building.³¹ Accordingly, this allows for an increase of 30% to the designated FSR and heights established by the LMR zoning policy that applies to the subject site:

- FSR from 2.2:1 to **2.86:1**
- Height from 22m to **28.6m**

6.2 Mosman Local Environmental Plan 2012

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Mosman LEP.

Clause	Response
<p>1. Objectives</p> <p>The objectives of this clause are as follows:</p> <p>f. To conserve the environmental heritage of Mosman,</p> <p>g. To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p>	<p>Several items of local heritage significance, as identified by the Mosman Local Environmental Plan (LEP) 2012 are located within the vicinity of the subject site, including: <i>'Divided Road' Redan Street</i>, (LEP I440), <i>'Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262) and <i>'House', 29 Redan Street</i>, (LEP I261).</p> <p>Items LEP I262 and LEP I261 are located directly adjacent and opposite to the subject site</p>

³¹ "In-fill affordable housing – Housing SEPP," Planning, NSW Government, accessed August 28, 2025, <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp/in-fill-affordable-housing#:~:text=The%20reforms%20include,building%20and%20shop%2Dtop%20housing.>

Clause	Response
<p>h. To conserve archaeological sites,</p> <p>i. To conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>respectively, whereas item LEP I440 is sited along the eastern boundary of the subject site on the western side of Redan Street.</p> <p>All items of local heritage significance within the vicinity will be retained and conserved in line with the objectives of this control.</p> <p>The proposed development subject of this SSDA includes the construction of a vehicular entryway to the eastern-end of the subject site, within the boundary of the present 48 Redan Street lot.</p> <p>Therefore, it is anticipated that there may be some heritage impact to the <i>'Divided Road' Redan Street</i> (LEP I440) vicinity item. However, the divided road at the northern end of Redan Street in the area of the proposed vehicular entry is intermittently mapped in the Mosman DCP and has less integrity than other sections along both Redan Street and Balmoral Street in the vicinity of the site.</p> <p>The proposed intervention is highly localised such that the majority of the fabric comprising the divided road will be retained and more intact, larger sections of the divided road with sandstone rock wall will remain easily legible within the surrounding Mosman locality. The location of the proposed vehicular entry is not located within direct sight-lines from the harbour or public reserves and is partly concealed by vegetation. As such, significant views within the vicinity will not be impacted.</p> <p>The heritage impact of the vehicular crossing is assessed to be minor.</p> <p>This Heritage Impact Statement is limited to the assessment of the built form only. Archaeological investigations were not considered within the scope of this report.</p>
<p>2. Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>a. Demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of building, making changes to its detail, fabric, finish or appearance)-</p> <p>i. A heritage item,</p> <p>ii. An Aboriginal object,</p> <p>iii. A building, work, relic or tree within a heritage conservation area,</p>	<p>The subject site is not a heritage listed item neither is the subject site contained within the curtilage of a Heritage Conservation Area listed under Schedule 5, Part 1 and 2 of the <i>Mosman Local Environmental Plan (LEP) 2012</i>.</p> <p>The subject site is located in proximity to the following heritage listed items:</p> <ul style="list-style-type: none"> ▪ <i>'Divided Road' Redan Street</i> (LEP I440). ▪ <i>'Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262). ▪ <i>'House', 29 Redan Street</i> (LEP I261). <p>This heritage impact statement has therefore been prepared to accompany a development application to Mosman Council to assess the heritage impact of</p>

Clause	Response
<p>b. Altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>c. disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>d. disturbing or excavating an Aboriginal place of heritage significance,</p> <p>e. erecting a building on land—</p> <p>i. on which a heritage item is located or that is within a heritage conservation area, or</p> <p>ii. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>f. subdividing land—</p> <p>i. on which a heritage item is located or that is within a heritage conservation area, or</p> <p>ii. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>the proposed works on the identified heritage significance of the adjacent conservation area and vicinity heritage items.</p>
<p>4. Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>While the consolidated allotment of the subject site is not heritage listed, it located within proximity of heritage listed items. This report has assessed the proposed works with consideration for the proximate heritage items and finds that the proposal provides a key opportunity to provide a balanced response to the adjacent heritage context while providing for increased housing supply within the Mosman locality in accordance with State government objectives.</p> <p>The proposed works have been designed with consideration to mitigate any potential impacts to the heritage context through a range of strategies including:</p> <ul style="list-style-type: none"> ▪ Setbacks to site boundaries of the consolidated allotment, having been designed with respect for the context and the established setback pattern in the area. ▪ Height and massing being carefully broken down to minimise impacts to the streetscape through setbacks, including the uppermost stories, and articulation of the built form. This includes depth of modelling, for example via balconies, that provide a more fine grain architectural response.

Clause	Response
	<ul style="list-style-type: none"> ▪ Adoption of a podium typology addressing both Redan Street and Redan Lane to respond to the scale of existing adjacent development. ▪ Adoption of a 3-storey scaled podium for proposed built form development at the south east corner of the site where adjacent to 'Pair of semi-detached houses' 38 and 36 Redan Street (LEP I262) to provide a visually complementary scale, with development from Level 2, and then from Level 5, adopting further progressive setbacks. ▪ Increased generous setback and massing of the proposal through stepped built forms decreasing towards the southern site boundary to establish a transition and compatible height relationship adjacent to the neighbouring heritage item located at 36-38 Redan Street, Mosman (LEP I262). ▪ Articulation of the facades, including a hierarchy of materials over the height of the building that break up its form, thereby diminishing its perceived bulk and scale. <p>While the proposal introduces a new built form in an established residential area, the above strategies work to ensure respectful integration to the context. The proposed works have considered the established context and through the above-described design strategies, do not adversely affect the ability of heritage items in the vicinity to remain visually prominent and continue to contribute positively to the locality.</p>
<p>5. Heritage Assessment</p> <p>The consent authority may, before granting consent to any development—</p> <ol style="list-style-type: none"> a. on land on which a heritage item is located, or b. on land that is within a heritage conservation area, or c. on land that is within the vicinity of land referred to in paragraph (a) or (b), <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.</p>

6.3 Mosman Residential Development Control Plan 2012 (amended 2024)

The Mosman Residential Development Control Plan 2012 applies to development proposed on land in Mosman that is zoned residential under the provisions of Mosman Local Environmental Plan 2012 being:

- R2 Low Density Residential.
- R3 Medium Density Residential.
- C4 Environmental Living.

The site is zoned as a R3 Medium Density Residential area. Therefore, the Mosman Residential DCP applies.

The table below provides an impact assessment of the proposal against the relevant controls for conservation in the Mosman Residential DCP 2012.

Clause	Response
5.6 Heritage Conservation	
O1. To have a heritage item or a significant building within a conservation area retained and conserved.	<p>Several items of local heritage significance, as identified by the Mosman Local Environmental Plan (LEP) 2012 are located within the vicinity of the subject site, including: <i>'Divided Road' Redan Street</i>, (LEP I440), <i>'Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262) and <i>'House', 29 Redan Street</i>, (LEP I261).</p> <p>Items LEP I262 and LEP I261 are located directly adjacent and opposite to the subject site respectively, whereas item LEP I440 is sited along the eastern boundary of the subject site on the western side of Redan Street.</p> <p>All items of local heritage significance within the vicinity will be retained and conserved in line with the objectives of this control.</p> <p>The proposed development subject of this SSDA includes the construction of a vehicular entryway to the eastern-end of the subject site, within the boundary of the present 48 Redan Street lot. Therefore, it is anticipated that there may be some heritage impact to the <i>'Divided Road' Redan Street</i> (LEP I440) vicinity item. However, the divided road at the northern end of Redan Street in the area of the proposed vehicular entry is intermittently mapped in the Mosman DCP and has less integrity than other sections along both Redan Street and Balmoral Street in the vicinity of the site.</p> <p>The proposed intervention is highly localised such that the majority of the fabric comprising the divided road will be retained and more intact, larger sections of the divided road with sandstone rock wall will remain easily legible within the surrounding Mosman locality. The location of the proposed vehicular entry is not located within direct sight-lines</p>

Clause	Response
	<p>from the harbour or public reserves and is partly concealed by vegetation. As such, significant views within the vicinity will not be impacted.</p> <p>The heritage impact of the vehicular crossing is assessed to be minor.</p>
<p>O2. To have the streetscape context and curtilage of heritage items and conservation areas maintained.</p>	<p>Due to the close proximity of item '<i>Divided Road' Redan Street</i> (LEP I440) and the subject site, minor heritage impact is anticipated due to the proposed construction of a vehicular entryway on Redan Street. However, the majority of the vicinity item will be retained and more intact, larger sections of the divided road will remain easily legible within the surrounding Mosman locality. As a result the streetscape context of Redan Street overall will be retained.</p> <p>Other heritage items in the vicinity of the site will retain their presentation to the streetscape and their existing curtilages defined by their respective lot boundaries. Specifically:</p> <ul style="list-style-type: none"> ▪ Adoption of a three storey scaled podium for proposed built form development at the south east corner of the site where adjacent to '<i>Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262) provides a visually complementary scale, with development from Level 2 and above adopting further progressive setbacks, stepping up to the north. ▪ The increased setback and massing of the proposal through stepped built forms decreasing towards the southern site boundary establish a transition and compatible height relationship adjacent to the neighbouring heritage item located at 36-38 Redan Street, Mosman (LEP I262). ▪ '<i>House, 29 Redan Street</i> (LEP I261) will remain prominent on its corner address of Redan Street and Balmoral Avenue, and setback from the proposed development by: <ul style="list-style-type: none"> – the road carriageway; – the public verge incorporating the divided road; and – the proposed front setback of the lower stories in the south east corner of the site.
<p>O5. To have any works undertaken with a proper knowledge of the heritage significance of the heritage significance of the item or conservation area.</p>	<p>The significance of the heritage items is set out in Section 4. An understanding of the historical context has been informed by desktop historical analysis and the physical context reviewed by site investigations.</p>

Clause	Response
<p>O6. To have new infill developments within conservation areas or adjacent to heritage items which are sympathetic to and do not mimic the established character.</p>	<p>The proposed works form an SSDA application which seeks approval for the construction of a multi-storey residential flat building development with the provision of a 15% affordable housing component on the subject site.</p> <p>Several items of local heritage significance, as identified by the Mosman Local Environmental Plan (LEP) 2012 are located within the vicinity of the subject site, including: <i>'Divided Road' Redan Street</i>, (LEP I440), <i>'Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262) and <i>'House', 29 Redan Street</i>, (LEP I261).</p> <p>The proposed infill development incorporates a 3-storey podium typology at the street level to establish complementary height relationships with the surrounding residential context from pedestrian level.</p> <p>The proposal furthermore breaks down bulk and mass of the proposed development so that it reads as a series of individual forms from the streetscape, avoiding the impact of a singular monolithic mass. In this way, the proposal provides a contemporary response that adopts design strategies to facilitate integration with the established context as described in Section 6.2.</p>
<p>P12. New development need not seek to replicate period details of original buildings, but rather, respect the form and scale of, and be sympathetic to, the immediate area. Contemporary design for additions and infill development is encouraged.</p>	<p>The proposal is articulated with a clean and contemporary façade presentation. Commensurate with the new building typology, it does not attempt to replicate traditional details.</p> <p>The form and scale of the proposal has provided a considered response to immediately adjoining properties and is consistent with other contemporary developments in the immediate area including new six storey residential apartment building at 22 Redan Street currently under construction and multi-storey residential apartment buildings at 67, 69 and 71 Muston Street, which utilise the sloping topography to maximise the number of stories where facing Redan Lane immediately west of the subject site.</p>
<p>P13. The following roof characteristics should be considered in the context of the item or area: pitch, scale, materials, profile, symmetry/asymmetry, gable, verge and eave details.</p>	<p>The proposed infill multi-storey residential development subject to this SSDA incorporates a consistent flat roof application throughout so as to not contribute additional visual or physical bulk to within its heritage context.</p>
<p>P25. New Infill developments should respect the architectural character of the heritage item/s or the important character of the conservation area.</p>	<p>The scale of the development is moderated through a highly modelled built form and the incorporation of setbacks including 3-storey podium typology,</p>

Clause	Response
Design should be in a similar scale and proportion to the townscape area character, be sympathetic to the heritage item, and not dominate or overwhelm the item/s of importance.	while landscaping proposals further reduce visual impacts. Collectively, these measures ensure that the development would not unduly affect the heritage significance of nearby heritage items or their ability to retain their streetscape presentation.
P26. Do not replicate or mimic design features of the heritage item/s in the vicinity. New development should be clearly distinguishable from older development.	The proposal is apparent as a smart contemporary infill development as described above.
5.4 Significant rock faces and retaining walls	
O1. To have Mosman's significant rock faces and retaining walls protected from inappropriate development.	<p>Item <i>'Divided Road' Redan Street</i> (LEP I440) is sited along the eastern boundary of the subject site on the western side of Redan Street. Mosman Council maps indicate that the sandstone wall which forms part of the character of the divided road is located intermittently along the eastern boundary of the subject site, between 40-48 Redan Street.</p> <p>The proposed development subject to this SSDA includes the construction of a vehicular entryway to the eastern-end of the subject site, within the boundary of the present 48 Redan Street lot.</p> <p>It is anticipated that the construction of the vehicular-entry way may result in some heritage impact to the <i>'Divided Road' Redan Street</i> (LEP I440) vicinity item. However, intervention is proposed in an area where the wall has low integrity and the majority of the sandstone wall will be retained. More intact, larger sections of the wall will remain easily legible within the surrounding Mosman locality, including along Redan Street and Balmoral Avenue.</p> <p>As such, the sandstone wall, identified to be of local heritage significance as a part of the divided road, will be retained and conserved in line with this provision, with minor impacts not unduly affecting the ability to experience and interpret the divided road typology on Redan Street.</p>
P1. No excavation of, or other works to, rock faces or retaining walls identified as significant in the Rock Faces and Retaining Walls Study or subsequent study, and on the Significant Rock Faces and Retaining Walls Map as updated from time to time, is allowed, except under special circumstances.	<p>As discussed above, Item (LEP I440) is sited along the eastern boundary of the subject site on the western side of Redan Street. Mosman Council maps indicate that the sandstone wall which forms part of the character of the divided road item is located intermittently along the eastern boundary of the subject site, between 40-48 Redan Street.</p> <p>The proposed development subject of this SSDA includes the construction of a vehicular entryway to the eastern-end of the subject site, within the boundary of the present 48 Redan Street lot.</p>

Clause	Response
	<p>The Urban Design Report (<i>Tzannes, 10 February 2026</i>) prepared for the development subject to this SSDA, identifies lots 46 and 48 Redan Street as the most feasible points of vehicular entry for the future development owing to the break down in integrity of the wall towards the norther end of Redan Street. The objective is to accommodate the entry in between the mapped areas of divided road to avoid or otherwise minimise impacts to the sandstone feature as far as possible.</p> <p>While it is anticipated that the construction of the vehicular-entry way may result in some heritage impact to the <i>'Divided Road' Redan Street</i> (LEP I440) vicinity item, the majority of the sandstone rock wall along Redan Street will be retained, including where adjacent to the subject site. Notably, more intact and larger sections of the wall will remain easily legible within the surrounding Mosman locality, including along Redan Street and Balmoral Avenue.</p> <p>The heritage impact of the vehicular crossing is assessed to be minor.</p>
<p>P2. Special circumstances should be considered when the following are met:</p> <p>d. There are other existing openings into the rock face/wall and additional openings would be consistent with the approach;</p> <p>e. Any excavation would not detract from the visual contribution of the rock face/wall in its context; and</p> <p>f. The excavation would not adversely affect the setting of sites that are highly visible from the harbour or public reserves.</p>	<p>d) and e) According to the map of significant rock walls prepared by Mosman Council and as substantiated by physical inspection, frequent and intermittent gaps presently exist within the sandstone wall towards the northern end of Redan Street. The proposed opening to facilitate the vehicular entryway for the proposed development will therefore not interrupt an intact portion of the wall with high integrity and the overall presentation of the wall to the streetscape will be retained.</p> <p>f) In the context of the harbour, the most visually prominent heritage item in the vicinity of the subject site is <i>'House', 29 Redan Street, (LEP I261)</i>. Proposed excavation for the vehicular accessway does not align with Balmoral Avenue on which corner the heritage item is sited and would not impact on its setting.</p> <p>The localised portion of the sandstone wall to be excavated is minor and is not located within direct sight-lines from the harbour or public reserves.</p>

6.4 Heritage NSW Guideline Considerations

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's Guidelines for preparing a statement of heritage impact (2023).

Provision	Response
<p>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p>	<p>The sandstone wall forms part of the <i>'Divided Road' Redan Street</i> (LEP I440). As discussed above, frequent and intermittent gaps presently exist within the sandstone wall along the western side of Redan Street, which is located adjacent to the eastern boundary of the subject site. The objective of the proposal is to therefore accommodate the entry in between the mapped areas of divided road to avoid or otherwise minimise impacts to the sandstone feature as far as possible.</p> <p>While it is anticipated that the construction of the vehicular-entry way may result in some heritage impact to the <i>'Divided Road' Redan Street</i> (LEP I440) vicinity item, the majority of the sandstone rock wall along Redan Street will be retained, including where adjacent to the subject site. Notably, more intact and larger sections of the wall will remain easily legible within the surrounding Mosman locality, including along Redan Street and Balmoral Avenue.</p> <p>Other heritage items in the vicinity of the site will retain their presentation to the streetscape and their existing curtilages defined by their respective lot boundaries. Specifically:</p> <ul style="list-style-type: none"> ▪ Adoption of a three storey scaled podium for proposed built form development at the south east corner of the site where adjacent to <i>'Pair of semi-detached houses' 38 and 36 Redan Street</i> (LEP I262) provides a visually complementary scale, with development from Level 2 and above adopting further progressive setbacks. ▪ The increased setback and massing of the proposal through stepped built forms decreasing towards the southern site boundary establish a transition and compatible height relationship adjacent to the neighbouring heritage item located at 36-38 Redan Street, Mosman (LEP I262). ▪ <i>'House', 29 Redan Street</i> (LEP I261) will remain prominent on its corner address of Redan Street and Balmoral Avenue, and setback from the proposed development by: <ul style="list-style-type: none"> – the road carriageway; – the public verge incorporating the divided road; and

Provision	Response
	<ul style="list-style-type: none"> – the proposed front setback of the lower stories in the south east corner of the site.
<p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p>	<p>As previously described, the proposed vehicular entry is not located within direct sight-lines from the harbour or public reserves and regardless is partly concealed by vegetation in its current presentation.</p>
<p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>As such, significant views to the item within the vicinity will not be impacted by the proposed works.</p>
	<p>With consideration for other heritage items in the vicinity of the subject site, the scale of the development is moderated through a highly modelled built form and the incorporation of setbacks including 3-storey podium typology, while landscaping proposals further reduce visual impacts. Collectively, these measures ensure that the development would not unduly affect the heritage significance of nearby heritage items or their ability to retain their streetscape presentation as described in Sections 6.2 and 6.3.</p>

7 Conclusion

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the local items of heritage significance located within the vicinity. Key aspects of the proposal assessment are listed below:

- The proposed scale of the new development is consistent with current State planning objectives and responds to a requirements for high-density residential living opportunities within 800 metres of designated town centres as identified by the Low and Mid Rise Zoning Policy introduced under the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. Nearby Spit Junction has been identified as one such town centre.
- The area's future character is expected to evolve significantly due to the subject site's proximity to Spit Junction and the location of the subject site within the indicative LMR Housing area (as shown in Section 6.1.1). This is already demonstrated in the existing development under construction at 22 Redan Street, Mosman.
- The extant buildings on the subject site are not heritage listed items nor are they included within the curtilage of a heritage conservation area. The properties have been assessed in this report to not meet the threshold for listing and there is therefore no statutory requirement to retain the buildings from a heritage perspective. The proposed demolition of the existing dwellings at 40–48 Redan Street would not give rise to adverse heritage impact.

Key design measures have been incorporated within the proposed scheme to mitigate heritage impact including:

- The sandstone wall which forms part of item 'Divided Road' (LEP I440) features frequent and intermittent openings/gaps at the northern end of Redan Street. The objective of the proposal is to therefore accommodate the entry in between the mapped areas of divided road to avoid or otherwise minimise impacts to the sandstone feature as far as possible. The majority of the sandstone rock wall along Redan Street will be retained, including where adjacent to the subject site. More intact and larger sections of the wall will remain easily legible within the surrounding Mosman locality, including along Redan Street and Balmoral Avenue.
- The built form volume is balanced by its architectural design, which incorporates strategies to minimise the bulk and scale of development as described below:
 - The proposed development has been designed to respond respectfully to the heritage context. Setbacks to all boundaries of the consolidated site reflect the established pattern in the locality, maintaining a consistent spatial relationship with surrounding development.
 - A podium typology addresses both Redan Street and Redan Lane, responding to the scale of adjoining development. At the south-east corner, adjacent to the heritage-listed semi-detached houses at 36–38 Redan Street (LEP I262), the building adopts a three-storey podium, with additional setbacks from Level 2 and again from Level 5, providing a compatible scale and a considered transition to the heritage context.
 - Overall building height and massing are moderated through a podium-based form, articulated building volumes and progressive upper-level setbacks, including to the uppermost storeys. These measures reduce visual dominance and limit the building's prominence when viewed from the public domain.
 - Depth of modelling, including balconies, contributes to a finer grain built form that is compatible with the prevailing character of the area. Highly modelled facades create a series of human-scale spaces that reduce impacts on the surrounding environment while providing an engaging structure that contributes positively to the streetscape character.
 - The proposal adopts a cohesive architectural approach that responds appropriately to its context. Facade articulation, including a hierarchy of materials across the height of the building, breaks

down the overall form and reduces its perceived bulk, ensuring that nearby heritage items retain their prominence and streetscape presence.

- A generous provision of gardens and private outdoor spaces is proposed to assist in integrating the residential apartment building into the locality, reinforcing established residential patterns and moderating its visual presence. Landscaped setbacks provide a clear transition to the street, while private balconies reflect the domestic character of other existing residential apartment buildings in the area.

Collectively, these strategies ensure a respectful integration with the surrounding context. The proposal does not adversely affect the ability of nearby heritage items to remain visually prominent or to continue contributing positively to the locality.

For the reasons stated above, the proposed works have been assessed to have an acceptable heritage impact and are recommended for approval from a heritage perspective.

Disclaimer

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