

29 September 2025

Department of Planning, Housing and Infrastructure
Locked Bag 5022,
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Sent via email - Annabel Turner <annabel.turner@dpie.nsw.gov.au>

Submission – (SSD-93787211) at 494-516 Military Rd for Shop top housing

Thank you for the opportunity to provide comment in response to the State Significant Development Application (SSD-93787211) for a shop top housing development at 494-516 Military Road, Mosman.

A planning focus meeting was held with the applicant on 26 September 2025 where Council raised the following matters:

- **Public benefit.** Council requests that the proposal includes dedication of the land used as a community garden to Council that meets at a minimum, the current offering at the site so this land can continue to be used by the Mosman community. The preference would be that the land be dedicated as a whole rather than as part of a stratum.
- **Impact on local infrastructure.** Address the impact of the uplift sought on local infrastructure in Mosman, including the requirements of the relevant contribution plan, and include details of any proposal for further material public benefit.
- **Rezoning.** Concern is raised in relation the proposed rezoning to MU1 given this is not a zone that currently exists within the Mosman LEP. Adding a new zone would create an administrative burden in terms of unanticipated amendments required to the LEP and a need to amend Mosman's DCPs. It is Council's preference that the applicant explore alternative permissibility avenues.
- **Affordable housing.** The provision of affordable housing is insufficient. Given the significant uplift sought, a more generous provision of affordable housing should be provided and it must be conditioned that this be held in perpetuity. A range of unit sizes should be included as affordable housing, not just small one bedrooms units.
- **Communal open space offset.** Subject to the dedication of the community garden area, Council would be willing to consider an offset of this land dedication for communal open space within the development.
- **Public domain treatment.** Treatment of the public domain is critical. Given the significant uplift there must be associated significant improvement to the public domain. In this regard the design should incorporate:
 - An additional setback to Military Road to provide a wider footpath and landscaping treatment to Military Road to mirror the landscaped treatment of Mosman Medical Practice located opposite the site in Military Road.

- An additional setback to Military Road at ground level to provide a landscape strip between the footpath and Military Road
- Provision of landscaped open space at both the Hale/Military and Lang/Military corners.
- **Mackie Lane.** Consideration should be given to the functionality of Mackie Lane, and possibly include angled parking within the site fronting Mackie Lane for use by both the public and visitors.
- **Diversity.** The development must provide for housing diversity, a mix of apartment sizes and include adaptable and liveable apartments.
- It must be demonstrated how the design is sympathetic to the adjoining R2 zoned residential land.
- **Heritage.** A Heritage Impact Statement should be required addressing the impacts of the proposal on the Lang Street Heritage Conservation Area.
- **Conflicts.** It must be demonstrated how the design minimises potential vehicle, bicycle and pedestrian conflicts. Further detail must be supplied in terms of the retail/commercial component of the development and the associated viability of these uses and the impact if any, on adjoining residential development including the use of the loading areas and vehicular access/egress. Winter gardens if included should be included as GFA.
- **Street activation** to Military Road and the Military Road corners is required.
- **Materials.** Careful consideration should be given to the materials and appearance of the building in the streetscape. Consideration should be given to including an awning and landscaping above the podium.
- **Commercial use.** It is unclear what the retail/commercial uses will be, it remains uncertain if these will have negative impacts on amenity of adjoining residential land.
- **Sustainability.** Further detail must be supplied in terms of the sustainability measures incorporated into the development including how the development addresses water quality (surface and groundwater) impacts.
- **Hazards.** Ground water/contamination impacts must be addressed.
- **Pedestrian overpass.** To cater for the increased pedestrian activity in this location as a result of this uplift, the provision of a pedestrian bridge over Military Road is requested.

If you would like further information on Mosman Council's position, please contact Sarah Wallace Team Coordinator Urban Planning on 9978 4019 or s.wallace@mosman.nsw.gov.au.

Yours sincerely



Craig Covich
DIRECTOR ENVIRONMENT AND PLANNING