

RE: Objection to State Significant Development Application SSD-96272465

Address: 11-23 Rangers Avenue, Mosman NSW 2088

To the Department of Planning, Housing and Infrastructure,

I am writing to express my strong objection to the proposed development at 11-23 Rangers Avenue, Mosman. As a resident of Rangers Avenue for over 10 years, I have examined the Environmental Impact Statement and believe this proposal constitutes overdevelopment that disregards the Mosman Local Environmental Plan 2012 (MLEP 2012) and compromises the safety of our neighbourhood.

My objections are based on the following grounds:

**1. Severe Safety Concerns for Pedestrians and School Children** - The current infrastructure on Rangers Avenue cannot support this density. The street lacks dual sidewalks, forcing pedestrians onto the carriageway or to cross the already busy road to reach the footpath on one side. This is particularly dangerous given the street is a heavy thoroughfare for commuters heading to the Mosman Village Shops, Mosman Bay Ferry as well as children and parents attending Redlands School. The increased operational traffic and introduction of construction heavy vehicles (for what will be an extensive period of time) will create an unacceptable hazard for all pedestrians.

**2. Traffic Saturation** - The Traffic Impact Assessment fails to account for the reality of our street, which already acts as a "rat run" and suffers from gridlock:

1) During school zone times, that is Monday to Friday mornings and afternoons. It is common for Redlands school parents to park on Rangers Avenue and walk their children up to Redlands Junior School due to the traffic congestion in this area every school morning and afternoon.

2) On sunny days when Balmoral Beach is popular destination.

On these days, the traffic is at standstill from the roundabout at the intersection of Rangers Avenue and Avenue Road, all the way back to and beyond the Oswald Street cross street.

Adding the resident traffic from 44 units and 91 cars that this proposed development will bring (noting that the proposed plan states the development will have parking for 91 cars) plus the associated service vehicles associated with this development will worsen this existing congestion and make Rangers Avenue, Holt Avenue, Avenue Road and surrounding streets inoperable during peak times.

**3. Inappropriate Scale and Heritage Impact** - The proposal is out of character for the area.

Rangers Avenue is a designated Heritage Conservation Area (C11), and this design fails to respect that significance. The applicant's own documents admit to breaching the maximum building and wall height standards set by the MLEP 2012. Visually, the bulk is excessive. Given the height and size of the proposed development, the setback to the neighbouring houses at number 25 Rangers Avenue and 9 Rangers Avenue is insufficient.

Additionally, the building design clashes with the existing heritage look housing that characterises Rangers Avenue, Holt Avenue and surrounding Streets.

**4. Environmental and Scenic Impact** - The site is situated within or near the Scenic Protection Area, which aims to keep landscape dominant over built forms. By proposing such excessive bulk, this development violates the objective of protecting the scenic quality of the Mosman hillside.

**5. Strategic Planning and Process Issues** - Approving this application now is premature. Mosman Council is currently working on a Master Plan to strategically identify housing growth locations. Pushing this through before that plan is finalised undermines the strategic planning process and represents "ad-hoc" planning. Furthermore, the proposed lot amalgamation results in site isolation for neighbouring properties, preventing orderly development in the future.

I am not aware of any consultation with the local community from the developers about this development. Therefore, it's no wonder that the concerns regarding road safety and character have not been incorporated into the design. This proposal prioritises density over the well-being of existing residents. I urge you to refuse this application.

Sincerely,  
Rachael Mahe