

Residential development with in-fill affordable housing – 11-23 Rangers Avenue Mosman – Part 3 Video Commentary

Rangers Ave Development vid 1 – 5/12/25 3.23pm

Start: Travelling westward along Holt Ave towards Spofforth St

0.03 – Traffic on Holt Ave to access Spofforth. Note delivery van turning on to Holt Ave and Developers pedestrian crossing of Spofforth St as you exit Holt Ave.

1.20 – Approaching roundabout at the intersection of Rangers Ave and Spofforth St. This is the proposed route for construction vehicles. Note the oncoming traffic.

1.40 – Zebra crossing on Spofforth St just south of the Rangers Ave intersection. This is the safe place for future residents to cross.

1.45 – Traffic congestion at intersection of Spofforth St and Rangers Rd. These are the choke points to the west of Rangers Ave.

3.00 – Right turn at Allister St at the Redlands Prep school. Following the drop off and pick up route via Cranbrook Ave back to Spofforth St.

4.00 – Re-entering Spofforth St at the intersection with Rangers Ave.

4.13 – Pedestrian crossing Rangers Ave just as you leave the roundabout. Note the importance of the protection as you step from the gutter and the centre protection as there is bumper to bumper traffic in the opposite direction.

4.20 – Constant but flowing traffic travelling eastwards along Rangers Ave. Note the narrow road and the limited width of the parking lane on the left.

5.28 – Approaching roundabout at intersection with Park Ave. Note the pedestrian island in the middle of the road. Limited ability to do a 360 degree turn for large construction vehicles.

5.40 – Turning left off Rangers Ave onto Avenue Rd. Note the right turn from oncoming traffic into Cowles Rd and the BP service station. Also the Avenue Rd shops have street parking that requires traffic to wait whilst parking and leaving.

6.05 – The roundabout on Avenue Rd and Canrobert St. Note the pedestrian crossing to the North on Avenue Rd. Also note the traffic travelling south on Avenue Rd that is delayed by the roundabout traffic turning from Avenue Rd onto Canrobert St.

6.10 – Traffic banked back up Canrobert St upto Raglan St and then across and down to the Queenwood Junior School at the intersection of Prince Albert St.

7.57 - End

Rangers Ave Development vid 2-5/12/25 3.31pm

Start – Raglan St travelling southward towards the roundabout at Canrobert St.

0.20 – Traffic banked back at Canrobert St roundabout. Traffic on the left from Queenwood Junior school. Traffic also travelling eastward on Canrobert St.

1.00 – Traffic banked back on Canrobert St travelling westward.

2.18 – Mosman Prep school children crossing Canrobert St at the zebra crossing.

3.10 – pedestrians crossing at roundabout Avenue Rd and Canrobert St.

Traffic blocking roundabout. Pedestrians trying to cross Aven Rd at the roundabout.

3.55 – traffic on Avenue Rd southbound and northbound passing BP service Station.

4.20 – Right turn into Rangers Ave. Note the development is on the right and the narrow lanes and parking spaces on Rangers Ave. Traffic flows along Rangers Ave before reaching roundabout on Spofforth St.

Rangers Ave Development vid 3 – 4/12/25 4:12pm

Start – Westward on Holt Ave. Note difficult with local deliver vans and delay in exiting onto Spofforth St.

1.15- Roundabout on Spofforth St & Rangers Ave. Oncoming traffic. Left turn into Rangers and risk to pedestrians crossing.

2.05 - Proposed Amalgamation directly in front Numbers 39-41 Rangers Avenue.

2.25 – Rangers Avenue – note the narrow lanes and limited parking lane. Also note the open view across the Mosman Bay valley. Proposed entrance via 13 Rangers Ave on left.

2.50 – Rangers Ave & Park Rd intersection

3.00 – Avenue Rd left turn. Avenue Rd shops, BP Service Station and Cowles Rd.

3.20 – Roundabout Avenue Rd and Canrobert St.

3.30 – Canrobert St. Note the oncoming traffic.

4.0 – Canrobert St & Raglan Rd roundabout. Note traffic entering roundabout from Raglan Rd on the left, from Canrobert St travelling westward and from Raglan Rd travelling north. Hazards with buses and traffic for pedestrians. Time to travel from Spofforth St to Raglan Rd eastward 2min 45 secs.

4.15 – Westward on Canrobert St. Traffic is banked back and slow moving.

6.15 – Roundabout Canrobert St and Avenue Rd. Note Avenue Rd shops parking, pedestrian crossing and right turns into BP Service St and Cowles Rd.

7.55 – Rangers Ave approaching Spofforth St. 12 Dwelling amalgamation on left for 100 apartments. Traffic stopped by roundabout Rangers Ave and Spofforth St.

10.00 Left turn onto Spofforth St. Zebra crossing of Spofforth St. Note the oncoming traffic heading eastward

10.45 Right turn into Rangers Rd. Blocked by traffic and parking with Spofforth St shops on right.

11.50 Finish at Redlands Prep School. Travel time from Raglan St and Canrobert St to Spofforth St and Rangers Rd westward – 6 mins. Three times longer than the eastward trip.