

PROPERTY: 11-23 RANGERS ROAD, MOSMAN NSW

Submission Objecting to Development

Introduction

I am a resident living immediately adjacent to 11-23 Rangers Road and have lived in the area for several years. I am deeply concerned about the proposed development because it would have serious and unacceptable impacts on the safety, amenity, and character of the local neighbourhood.

The development is out of scale with the existing low-density, leafy village streetscape, would generate substantially more traffic on narrow residential roads, and offers no proposed road or infrastructure upgrades to manage the increased vehicle volume. The development also results in overshadowing, loss of city views, and the erosion of Mosman's historic village character, which has been a defining feature of the area since the late 1800s.

- **Traffic, Parking, and Infrastructure**

Rangers Road and surrounding streets are narrow, constrained residential roads already under pressure from congestion and limited parking. The development will generate a significant increase in vehicle movements, yet no upgrades to road capacity, intersections, or pedestrian infrastructure are proposed.

The additional traffic will create unsafe conditions for children and pedestrians, particularly during school drop-off and pick-up times, and may impede emergency vehicle access. The cumulative traffic impact on these narrow streets is unacceptable.

There are far more appropriate locations along major, multi-lane roads such as Military Road to accommodate higher-density development safely, without impacting the safety, traffic flow, or streetscape of quiet residential streets.

- **Loss of Mosman Village Character and Streetscape**

Rangers Road forms part of Mosman's historic, leafy, low-density streets, reflecting the area's village settlement since the late 1800s. The proposed development is excessive in bulk and scale, with a continuous built form that dominates the street and erodes the open, human-scale character of the neighbourhood.

The overdevelopment reduces landscaping opportunities, removes mature vegetation, and diminishes the social and visual character that defines Mosman's village streets. All previous development with which I have been involved, required strict compliance with historical character rules. This proposal cuts across these rules and would set a precedent that undermines the historical integrity of the streetscape and local identity.

- **Overshadowing and Loss of Views**

The height and bulk of the development will cause significant overshadowing of neighbouring properties and obstruct previously available city views, reducing sunlight, amenity, and enjoyment of private open spaces. This further diminishes the attractiveness and liveability of the local area.

Conclusion

This development is completely out of scale with existing infrastructure in the immediate area. It would permanently alter the historic streetscape, overshadow neighbours, block views, increase traffic on narrow roads, and erode the low-density village character of Mosman.

The cumulative impacts are unreasonable and not in the public interest.

I respectfully request that the Department of Planning, Housing and Infrastructure refuse this application, or require a substantial redesign that reduces scale, bulk, overshadowing, and traffic generation, while preserving the streetscape, amenity, safety, and historic village character of the area.

Name: Katherine Bain (director NIAB Holdings Pty Limited)

Address: 29 Holt Avenue MOSMAN 2088 NSW

Date: December 15th 2025