

STATE SIGNIFICANT DEVELOPMENT

11-23 Rangers Ave Mosman

SSD 96272465

FORMAL OBJECTION

Affordable housing

- Woods Bagot have an estimated Development cost of \$85M exc GST plus site acquisition costs of \$65M approx means a total cost of \$150M or \$3.4 million per apartment. This is clearly not Affordable housing under any ones definition. Moreover the \$75M SSD criteria is being abused to create housing for very wealthy people, and some apartment prices are likely to exceed \$10M.
A SSD is supposed to provide “meaningful public benefits”. There are better options for 10 new affordable apartments.

800 Meters Rule

- This rule requires a “route that may be safely walked by a pedestrian using as far as reasonably practical, public footpaths and pedestrian crossings.”
- The precise nature of this requirement has been totally ignored. A pedestrian crossing is a marked traffic light with a walk sign or a zebra crossing. This has been totally ignored by the applicant. The choice of the extreme edge of the town centre and not the “centre” of the town centre highlights the desperate attempt to meet the requirements.
- Moreover the test must be satisfied at 11 Rangers Ave, not just number 23. This distance is 80 meters approx.

Traffic

- Rangers Ave and Spofforth St are already at a standstill along their entire lengths during peak hour periods and traffic moves very slowly. Given there are 91 car spaces in this development it is laughable to suggest only 3-4 cars will enter or exit this site during peak periods (ie school zone times of 3hours in morning/evening)
- There is currently a double line on Rangers Ave outside this site, and it is obviously necessary due to road width and visibility. The document states that car park access could be provided via left or right hand turns from Rangers Ave. this is simply untrue. Because of the one way nature of access this will significantly add to traffic volumes in adjacent streets and time on the road.
- Please refer to the recent traffic video filmed @ corner of Spofforth St and Rangers Av

Parking

- There are very limited car spaces outside 11-23 Rangers Av and only on one side .In essence only 1 visitor is permissible per 4 apartments. This seems unreasonable. There is currently

very little parking space in Holt ave day or night. At best there are 4 spaces during the day, in this vicinity. At night none.

- Woods Bagot have indicated 124?? Construction jobs. The majority of trades people travel by ute/truck to carry their tools.- where are they parking ? This is not even possible on a construction site.
- The limited street parking won't accommodate trades people let alone site deliveries.

Environmental Impact Statement

- Wind. This building effectively forms a wall of concrete of 1,800 square metres or thereabouts. The proposed building does not fit into the topography of the site and is not scaled or graduated in height. It is a solid wall mass. This will cause a huge deflection of southerly wind in particular and impact the adjoining Holt conservation area adversely. This impacts the 120 year old houses and the Plane trees lining all of Holt and Spencer avenues. If not further north.
- From the photos I have attached there is no comparable building of any sort that stands out in the landscape topography as this building potentially does. North Sydney centre and the city would be greater masses facing south above the land topography
- All 21 mature trees are being removed from 6 sites. It will probably take 20 years for mature trees to re establish if at all.
- The documentation provided shows no similar tree sizes in the artist impressions

Append S Geotechnical

Append V Noise & vibration

- There is over 30,000 cubic tonnes of sandstone to be removed from these sites excluding the depth of foundations which will be additional. This is next to a Heritage Conservation area of 120 year old homesteads. Noise, Vibration and damage to this area will be EXTREME.
- There is a 3T truck limit on all Rangers Ave so how can this volume of material be moved along a one way road (double lines are on this section of road). Obviously there is an important reason for a 3T limit at present.
- Even ignoring these limitations 30,000 cubic metres of sandstone needs to travel up Cowles rd over multiple speed humps or alternatively along Avenue rd and then through Mosman Centre . This is ridiculous.
- Given that this is a 7 story building, the site will require a large crane. This will be higher than 30 metres and will need to swing over the Holt Av Heritage area and Rangers Av. Given the topography of the landscape from Sydney Harbour, there is no protection from strong winds. Strong southerly winds are a common occurrence, given the channel in the landscape to this site.

Append W Construction Traffic

- The 3 types of construction vehicles mentioned including the 12.5 metre Heavy Rigid Vehicles are not within the 3T limit on Rangers Ave, and nor could they negotiate the roundabouts or roads within 500 metres of the site.

- The applicant states that there will be 124 construction jobs, and elsewhere states” the majority of contractors will be utilizing the public transport system to travel to and from the site” Obviously ridiculous with the tools required.

Append CC Visual impact

- Given the topography of the landscape from Sydney Harbour and Mosman Bay there are no buildings that stand out up to Military rd. (refer photos attached). The only exception is Casa Blanca at 139 Avenue Rd, and this orientated to avoid significant southerlies and is just below the ridge line of Military Rd.
- The major loss of view and amenity is suffered by all the streets (Holt , Spencer, Cabramatta Glover etc) facing south to the city. The applicants documentation has totally avoided this and focussed on various northerly aspects from the harbour etc.

**Southerly view at 21 metres above Bloxsome lane towards Mosman Bay and City
This is from the proposed building.**



South westerly view @21M including North Sydney



North view @21M



Easterly view @21M



It is very clear from these pictures there is no comparable structure of this height and size at all.

Waste Management

- **The waste and recycle bins from 44 apartments is considerable. A dedicated space for waste trucks is required. The Woods Bagot comment “in the event parking is not available then traffic would not be significantly impacted given the waste truck**

would not be present for a significant period of time” is ridiculous. This blocks the entire traffic flow and is not a 2 minute job.

Documentation

- **To provide this quantity of documents, and then allow affected residents only 2 weeks to review and object is totally ridiculous, especially 1 week prior to Christmas**