

Roslyn Bastian  
6/9-11 Park Avenue  
Mosman 2088

**Re: Application No SSD-96272465**

I am a resident of Park Avenue Mosman, the street leading off Rangers Avenue virtually opposite the site of the proposed development, Application No SSD-96272465, at 11-23 Rangers Avenue Mosman.

I am a long term resident of Mosman, purchasing my first home in Holt Avenue in 1983 and then living in Prince Albert Street for over thirty years. I have resided at 9-11 Park Avenue for five years.

I am completely opposed to the development of 11-23 Rangers Avenue Mosman of three seven storey buildings of 44 apartments and 91 car parking spots for the following reasons:

1. The development is completely out of character with the surrounding area and, indeed, the residential streets of Mosman. In particular, the site is adjacent to the original 'Holt Estate' subdivided by Thomas Holt in 1861 which contains many traditional houses typical of the Mosman Council area and which contribute to the architectural character of the suburb. This area has been nominated by Mosman Council *as a conservation area being a complete early subdivision containing a great many buildings from its original development*. Three seven story buildings will be entirely out of character with the surrounding area.
1. On a long term basis the addition of 91 car parking spots with access via Rangers Avenue will exasperate further the already over used Rangers Avenue. Although designated a council road, Rangers Avenue acts as an important through Road from North Sydney, Kirribille, Neutral Bay and Cremorne. Rangers Avenue is busy at all times of the day while being at capacity during the weekday morning and evening peak school and awork periods. Mid-morning on weekends Rangers Road is often at a standstill with traffic banked up beyond Avenue Road to the east and Oswald Street to the west. It is virtually impossible to turn right from Park Avenue into Rangers Avenue during these periods due to the traffic density and congestion. This also applies to the traffic build up at the Spofforth and Ranges Avenue roundabout with traffic constantly backed up from the roundabout back to Oswald Street. The addition of 91 further cars using the road will cause even further traffic chaos.
2. It is unclear as to how the 91 cars will access and exit the complex. If cars can turn right into the complex from the west bound lane this will cause a significant blockage of traffic back through the Park Avenue roundabout and further into Avenue Road. If cars are restricted to exiting the car park only to the left, in an easterly direction, then numerous vehicles will use the already small and dangerous Park Avenue roundabout to do a U-turn. This roundabout, due to its small size and difficult configuration, is already a significant safety concern and additional cars will result in

further crashes and blockages.

3. Currently residents of five of the houses to be demolished access their property via Bloxsome Lane and hence the total additional traffic entering and exiting rangers avenue is even greater than just the potential 91 cars intended by the development proposal.
4. Large developments such as is proposed attract more cars than the available parking in situ. Currently Rangers Avenue is fully parked out in the afternoons and evenings and hence it is likely that additional parking will be sought in Park Avenue, an Avenue already close to capacity and one which has only one entry and exit, which is via the tight and difficult roundabout in Rangers Avenue at the top of Park Avenue. This will further increase the likelihood of accidents at this roundabout.

In respect to the construction of the three seven storey buildings, I was unable to find any details in respect to the duration of construction. Therefore I have assumed a period of 5 years based on the construction period of the residential development at the corner of Avenue Road and Carney Lane (near Military road). Whatever the timeframe the construction will cause significant issues, including:

1. The numerous movement of trucks on and off site will impact heavily on the other vehicles on Rangers Avenue.
2. As stated in the Transport Impact Statement, there will be limited parking for construction workers and hence the surrounding streets will be overused by construction vehicles. While the Transport Impact Statement suggests that construction workers will utilise public transport, this is far from practical for trades persons as well as workers from distant locations who will be required to arrive by 7am.
3. There is only one footpath on Rangers Avenue at the site, on the north side. Construction activity will severely restrict the availability of this footpath, forcing pedestrians onto the road on a very busy and relatively narrow street.
4. The removal of parking along Rangers Avenue will result in cars being parked in nearby streets, including Park Avenue, an avenue already fully utilised. Parking in the streets around this area is already at capacity as most of these houses were built prior to people owning one car, let alone two plus, as is now mostly the case with Mosman residents and hence residents park their additional cars on the streets. There is nowhere for tradespeople to park their cars in the surrounding streets.
5. Suggesting that trucks will not loiter in the area is nonsense. Delays from trucks arriving and stopping will be significant and will further cause considerable traffic blockages and chaos. The development site proposed is entirely inappropriate for a development of this size as Rangers Avenue is clearly incapable of carrying any further traffic. This size development needs to be on a major thoroughfare, not sited on a council road which is viewed as a thoroughfare to many of Mosman's attractions

eg: Taronga Zoo, Balmoral Beach, Clifton Gardens, the Middle Head precinct and various schools in the Mosman area. Rangers Avenue also provides vehicular access to Mosman Bay ferry. This is already a significantly busy road which is already at over capacity at various times of the day, weekdays and weekends.

In summary, I oppose the development of three, seven story buildings at 11-23 Rangers Avenue Mosman due to:

- A Construction trucks impeding traffic movement on Rangers Avenue
- B Construction workers parking clogging surrounding streets
- C The removal of parking along Rangers Avenue will impact on parking in surrounding streets
- D The closure of the only footpath on Rangers Avenue will endanger pedestrians
- E The additional traffic due to 91 additional cars on the site when finished will make the already dangerous intersection at Park Avenue even worse
- F The additional traffic, due to 91 additional cars on the site when finished, will further exasperate traffic movement along Rangers Avenue.