

17 April 2025

Mathew Thrum
Ethos Urban
By email – Matthew Thrum <mthrum@ethosurban.com>

Dear Mark Clark

Re: Pre-lodgement Meeting – 52-56 Redan St, Mosman

Please find enclosed notes of the pre-lodgement meeting held for the above mentioned property.

A pre-lodgement meeting cannot provide an authoritative statement as to the likely outcome of an application. A determination can only be made following lodgement of an application and completion of the assessment process.

If you require clarification regarding this matter, please contact Joe Vertel on 9978 4216.

Yours sincerely



Joe Vertel
DEVELOPMENT ADVISOR

Notes of Prelodgement Meeting

Meeting Date: 16 April 2025

Property Address: 52-56 Redan St, Mosman

Proposal: Confirmation of Walking Distance in relation to the Low and Mid Rise Housing areas of the Housing State Environmental Planning Policy (Housing)

Documentation lodged by applicant: Report prepared by Ethos Urban dated 3 April 2025
Survey certificate prepared by Colliers Engineering and Design dated 3 April 2025

Attendees for Council: May Li - Team Leader Development Services
Joe Vertel - Development Advisor

Attendees for applicant: Mathew Thrum – Ethos Urban
Rob Mollino - Owner

Key issues discussed at the pre-lodgement meeting are summarised as:

Walking distance

It is noted that the original proposal submitted involved the use of Redan Lane to measure walking distance. Council did not accept this proposal as being within the 400m walking distance catchment as submitted, given that Redan Lane was not considered to provide for a safe walking route.

On 3 April 2025 a new proposal was submitted which identified a walking route along the existing footpaths and appropriate road crossings. It is noted that a certificate prepared by a registered surveyor has been submitted to confirm that the ground level walking distance from the Town Centre to the boundaries of numbers 52, 54 and 56 Redan Street is 394.5m, 388.4m and 382.4m.

It is noted that the submission includes an email message from the NSW Department of Planning, Housing and Infrastructure (DPHI) which states that:

"The policy intent is that if part of a lot is within a low and mid-rise housing area, then the policy applies to the whole lot. The same intention applies for the application of the low and mid rise housing inner areas."

However, the email message also includes a disclaimer which states that – *"the information in this message is intended to be general information only and does not constitute professional advice and should not be relied upon as such. No liability is accepted for reliance on any information that is provided. Recipients should seek independent professional advice and refer to the relevant legislation before taking action or relying on any such matter contained in this message."*

Key issues discussed at the pre-lodgement meeting are summarised as:

Unfortunately, the “policy intent” expressed to you by DPHI does not correlate with the terms and expressions used in State Environmental Planning Policy (Housing) 2021. Until such time as the policy intent is enshrined in the legislated policy, the wording of the policy must be relied upon.

Accordingly, it is considered that some, but not all of the land within the properties 52-56 Redan Street is within 400m walking distance of the Spit Junction Town Centre Map.

Based on the survey distances provided, only that part of the land that is within a 17.6m radius from the 382.4m walking distance measurement identified on the north east property boundary of No.56 Redan Street, falls within the 400m walking distance catchment from the Spit Junction Town Centre.