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29th March 2026

Michael Olesnicky  
71 Muston Road  
MOSMAN NSW 2088

Reference: 2618-1-A

**IDENTIFICATION SURVEY REPORT**  
**RE: PEDESTRIAN ROUTE ANALYSIS - 48 REDAN STREET, MOSMAN TO**  
**MOSMAN 'TOWN CENTRE'.**

The purpose of this report is to determine the pedestrian walking distance from the proposed development site known as 40-48 Redan Street, Mosman to 'Mosman Town Centre'.

**I REPORT** that in the matter for **OLESNICKY** I have surveyed for identification purposes only three pedestrian walking routes shown marked red and marked blue on the attached sketch plan. This report is limited in its investigation to the three routes mentioned above. Measurements for distance determination were taken to the centre of the concrete footpaths where available and when any road crossings were required, they were measured at a distance perpendicular to the alignment of the road way from the centre of the concrete footpath at commencement to the centre of the concrete footpath on the opposite side.

This report was complete from a field survey investigation conducted on 27th March 2026. The field survey investigation was completed using CORSnet GNSS RTK, with verification of measurements to known SCIMS survey control points as per SCIMS report dated 27th March 2026.

- The walking path that is the focus of this report and analysed was that as shown in green within Figure 13 on page 16 of the report '40-48 Redan Street, Mosman Transport Impact Assessment', dated 27 February 2026, by JMT Consulting.
- For the purposes of my measurements, the walking path commenced at the north-east boundary corner of the land known as 48 Redan Street, Mosman(Lot 1 in DP33257), as indicated on the attached sketch plan. The route then proceeded east to meet the centre of the existing concrete footpath at the point designate A and shown in the photo labeled A, in the attached images. The walking path then continued along the centre of the existing footpath north, through point B and then west to point C. At point C a road crossing was made, perpendicular to the road alignment(see image C) to the footpath on the opposite side of Almora Street. The issue found at this point was that there is a tree growing in the nature strip and blocking direct access to the footpath. My distance was measure at a direct line though the tree, however to physically traverse around the tree could potentially add additional distance to the route. Once across the road, the walking path headed west along the centre of the footpath to point D and then north along the footpath, on the eastern side of Muston Street to point E. At point E, the concrete

footpath terminated and the route became a walk along the asphalt roadway(see image E), west up Melaleuca Lane. The distance measured followed a direct line along the northern side of the lane way, as shown in the report by JMT Consulting and my attached sketch plan. The issue being that this side on the road is occupied by multiple parked cars and not available to pedestrians. For practical purposes this obstruction would require the pedestrian to cross over to the southern side of Melaleuca Lane before proceeding, potentially adding extra travel distance to the route. The measured path was terminated at the start of the intersection within Melaleuca Lane, on the eastern side of the lane, and inline with the existing property boundaries as indicated on the attached sketch plan.

- Alternate routes, were measured, using a similar methodology, to compare distances, firstly by using Ritchie Lane and secondly by using Military Road, as shown on the attached sketch plan. These routes measured at 423m and 472m respectively, as noted on the attached sketch plan.
- No further investigation has been made or opinion offered.
- This document is subject to copyright and can only be used in the matter for **OLESNICKY**. Unauthorised use, in any way is strictly forbidden.



**Robert Friend** B. Eng.(Hon),MISNSW,JP(NSW)  
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Sketch to accompany my survey report dated 29th March 2026.

RE: PEDESTRIAN ROUTE ANALYSIS - 48 REDAN STREET, MOSMAN TO MOSMAN 'TOWN CENTRE'.


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DO NOT SCALE



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A. No 48 Redan St, Mosman, looking north.



B. Corner Redan St and Almora St, Mosman, looking west.



C. Corner Almora St, Redan Lane, Mosman, looking north.



D. Corner Almora St and Muston St, Mosman, looking north.



E. Start of Melaleuca Lane, Mosman, looking west towards 'Town Centre'.



F. At intersection within Melaleuca Lane, Mosman, looking west towards 'Town Centre'. Traffic cone in line with start of 'Town Centre'