

30 March 2026

To: Department of Planning, Housing and Infrastructure

New South Wales Government

**Subject: Objection to the Proposed Development at 40–48 Redan Street, Mosman**

I am writing to express my strong objection to the proposed development at 40–48 Redan Street, Mosman. This project would fundamentally change the character of our neighbourhood and undermine the qualities that make Redan Street and its surrounds such a valued part of the Mosman community.

1. A building that overwhelms the neighbourhood

A 10-storey tower simply does not belong in this location. Redan Street is defined by human-scale, low-rise homes and a peaceful streetscape. Introducing a building of this magnitude would overshadow the area—literally and figuratively—imposing an urban scale completely foreign to the suburb and erasing the intimate character that residents cherish.

2. A level of excavation that puts neighbouring homes at risk

The proposal involves digging up to 10 metres down into sandstone, right up to property boundaries. Residents are rightly anxious about the potential for ground movement, vibration, cracking and structural damage. No development should require works so intrusive and risky that the stability of surrounding homes is placed in doubt.

3. Damage to the heritage heart of Redan Street

Redan Street has a unique charm, with two heritage-listed homes at numbers 36 and 38 forming an important part of its identity. This development would loom over them, diminishing their setting and wiping away the historic character of the street. Heritage cannot be replaced once lost, and this proposal asks the community to accept an irreversible erosion of one of Mosman's most recognisable precincts.

#### 4. A direct conflict with Mosman's Scenic Protection Zone

This area is protected specifically because of its significance to Sydney and Middle Harbour. A 10-storey building would be impossible to hide—it would intrude on views, dominate ridgelines and permanently alter a treasured landscape. The Scenic Protection Zone exists for a reason, and this proposal ignores its purpose entirely.

#### 5. Safety concerns on a tiny laneway

The development relies on Redan Lane for access—yet the laneway is barely wider than four metres and has no footpaths at all. Expecting service trucks, garbage vehicles, emergency responders and residents to use this narrow space is unrealistic and unsafe. It simply cannot support the volume or type of traffic this project would generate.

#### 6. Inadequate emergency services for a building of this height

Our community is serviced by a single fire station. It is unclear whether local resources can respond effectively to incidents in a building far taller than anything around it. Approving a tower that outstrips available emergency capacity puts both future residents and the broader neighbourhood at risk.

#### 7. A proposal that breaks planning rules while claiming to comply

The development exceeds permitted height controls by a wide margin and relies on a Clause 4.6 variation to justify it. Despite this, it has been presented as “compliant,” which is deeply misleading. If such a large breach of planning rules is allowed, it sets a precedent that undermines trust in the entire planning system.

#### 8. Separate access for affordable housing — an inequitable design choice

The affordable housing is accessed via the laneway, away from the main entrance. This raises uncomfortable concerns about a divided building and whether residents are being segregated. Genuine inclusive housing should bring people together, not separate them through design.

#### 9. A process that has left the community in the dark

The community has felt blindsided by this proposal. The exhibition period was short, some documents were missing or difficult to interpret, and many residents were unaware of the consultation session. Questions remain about whether the required 400-metre “safe walking distance” under the LMR zoning has been properly met or accurately presented.

#### 10. Mosman is already gridlocked

Mosman is a suburb that consists of a series of peninsulas, and is a major thoroughfare for traffic to and from the Northern Beaches. Parking around Mosman particularly the shops on Military Road above Redan Street is almost impossible. Turning the suburb into high density housing will only further reduce the usability of the streets and shops.

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For these reasons, I strongly urge the Department to refuse this development. It is too large, too risky, too intrusive and too out of character for Redan Street and Mosman. The proposal disregards the area’s heritage, landscape, infrastructure limits and the safety and amenity of existing and future residents.

Thank you for considering my submission.

Yours sincerely,

Claudia Kennedy

