

Submission to the NSW Department of Planning Regarding the Proposed Development at 40–48 Redan Street, Mosman

To whom it may concern,

I am writing to formally object to the proposed 12-storey development at 40–48 Redan Street, Mosman, on behalf of my parents, long-term Mosman residents who live at 75A Muston Street. This proposal will have severe and irreversible consequences for their home, their wellbeing, and the broader Mosman community. The development, as currently designed, appears to disregard established planning controls, community character, and the legitimate expectations of existing residents.

1. Extreme and Unprecedented Height Breach

The proposed building height of approximately 35 metres is around four times higher than the current planning controls allow for this area. Mosman has never permitted a structure of this scale in this location. Approving such a height would set a dangerous precedent and fundamentally alter the character of the suburb.

2. Loss of Sunlight, Privacy, and Amenity for Surrounding Residents

For my parents at 75A Muston Street, the impact is devastating:

- The building will completely block their sunlight, leaving their home in permanent shadow.
- Their long-established views will be entirely obstructed.
- The loss of natural light and amenity will significantly diminish their quality of life and mental wellbeing.

These are not minor inconveniences; they are life-altering impacts on elderly residents who have invested their entire lives into their home.

3. Severe Financial Consequences

The overshadowing and loss of outlook will dramatically devalue their property, likely making it unsellable or forcing a sale at a fraction of its current worth. This is not speculative — it is a direct and predictable consequence of placing a 12-storey tower immediately adjacent to low-rise residential homes.

My parents, like many in Mosman, have worked their entire lives to secure their home. This development threatens to financially cripple them through no fault of their own.

4. Destruction of Heritage Homes

The proposal involves the demolition of five heritage homes, something that has never been permitted in Mosman under previous planning frameworks. These homes contribute to the suburb's historical character and cultural identity. Their removal contradicts long-standing heritage protections and community expectations.

5. Inadequate Infrastructure and Traffic Capacity

Mosman's infrastructure is already under significant strain:

- Military Road is frequently gridlocked.
- Local streets cannot absorb additional traffic from 53 new apartments.

- Public transport capacity is limited.
- Essential services (schools, medical facilities, utilities) are already stretched.

This development will worsen congestion to the point where residents may struggle to access their own suburb.

6. Insufficient Parking Provision

The proposal does not provide adequate parking for the number of apartments. Overflow parking will inevitably spill into surrounding streets, which are already heavily congested. This will create safety issues, reduce accessibility, and further degrade local amenities.

7. Misrepresentation of “Affordable Housing”

The development has been framed as including “affordable housing,” yet the design and scale clearly indicate luxury apartments, not genuine low-income housing. This appears to be misuse of the affordable housing pathway to bypass local planning controls.

8. Bypassing of Mosman Council and Local Planning Controls

Mosman Council — the body most familiar with the area’s needs, constraints, and character — has been entirely excluded from the decision-making process. This undermines local democracy and disregards the community’s right to shape its own environment.

The development is also outside the 400-metre radius typically required for higher-density rezonings, making the justification for this scale of development even weaker.

9. Community Character and Livability Ignored

Mosman is a community built around low-rise housing, heritage streetscapes, and a village-like environment. This proposal is completely inconsistent with the way residents live, move, and interact within the suburb. It introduces density and scale that the area is neither designed for nor capable of supporting.

Conclusion

This development is incompatible with Mosman’s planning framework, its infrastructure capacity, its heritage values, and its community character. Most importantly, it will cause severe personal, financial, and emotional harm to long-standing residents like my parents, whose home will be overshadowed, devalued, and effectively destroyed in terms of amenity.

I strongly urge the NSW Department of Planning to reject this proposal or require substantial redesign to align with existing planning controls, protect heritage, and safeguard the wellbeing of current residents.

Thank you for considering this submission.

Sincerely,

Anne O’Connor

On behalf of the residents of 75A Muston Street, Mosman