

Edwina Ross
Senior Planning Officer
Department of Planning, Housing and Infrastructure

243A Raglan St
Mosman, 2088
30 March 2026

Dear Ms Ross

RE: OBJECTION: DA SSD-93020230 at 40–48 Redan Street, Mosman

I object strongly to the proposed demolition and construction and excavation for the high rise tower-block in Redan Street for the following reasons:

Personal impact:

I bought into this area over 24 years ago because it was predominantly family homes, low rise, with historic charm and has flats for people who aren't wealthy but enjoy the same community values. We have a village shopping centre, and a small carpark for shoppers. The community has many voluntary activities which bind the social fabric. Slow, in-character development and population growth is welcomed. But this proposal represents an assault on all that I cherish.

This all stands to be overwhelmed.

This development would directly impact me through increased traffic congestion, safety problems, obscuring the skyline, and loss of amenity. It is out of scale and character with the area I love and feel I belong to. (Not to mention the prolonged disruption of demolition, excavation and construction- trucks, semi-trailers, machinery, traffic closures, noise - we've already suffered a lot).

'Trojan horse'

The proposal is an overbuild that does not serve the community's interests, as it destroys the amenity of the area. Once one goes in it will be wholesale demolition and construction for the area. This is not a single development problem standing on its own. It is manifestly a 'trojan horse' for the rest of the area.

Unaffordable housing

Nor does it serve genuine 'affordable housing' objectives, with a small proportion of flats set aside at low rent for a limited period of time. There is also talk of a 'poor door' through the rear lane- which in all respects is unacceptable. We don't encourage greater division between rich and poor. This is of statewide consequence and touches the very heart of what it means to identify as being a NSW'er believing in equal opportunity and fairness.

Value of the area to the community:

This is an erosion of values, and should be absolutely rejected.

We should all be very wary of introducing the same enduring planning and development problems as Barangaroo. None carries this responsibility more than the Department of Planning. (Which is after all a public service funded by tax-payers, whose duty is to serve the community's interests.)

As others have said more eloquently:

“This raises serious questions about site suitability, scenic impact, local character, heritage setting, amenity and the public interest.” Hear hear! I totally agree.

Zoning:

I’m concerned this development comes under SSD, following a state zoning plan that is supposed to be centred on ‘transport hubs’. Clearly this is a long distance from the real centre of the transport at spit junction- which is our ‘hub’. The siting of the zone is wrong, and I believe deliberately so to capitalise on views from Balmoral slopes.

This is destined to be a top-end luxury set of units that will do little to ease the state’s housing problem, and in my view, the proposal is designed to maximise private profits at public expense.

Supporting documents:

The application comes with a string of consultant’s reports, not surprisingly all in favour - for who “pays the piper plays the tune”. I don’t have the resources to obtain truly independent assessments, and believe the Planning Department assessment should give scant regard to those submitted by the proponent.

Immense scale:

This development proposal is so out of scale to the surroundings, so complex and the excavation so mighty I can’t believe it can be considered seriously. 160 car parking spaces!! Already we have car jams that take up half the length of Raglan Street trying to get out through the traffic lights. The crush-loading on Military Road is already unacceptable.

Pedestrians and cyclists are already at risk from frustrated drivers. I am a regular cyclist commuting to work, and I frequently experience cars overtaking perilously. This development should it proceed would only increase the hazard.

Certainly, this plan can’t have been put forward by anyone with any sensitivity to the community’s interests or well-being. Long term it presents a nightmare to the future of the area.

Amenity:

I go for long walks around the area with my dog. I love Redan Street - it is comfortable, and welcoming. It is low rise and has the charm that helps you feel like you belong. You chat to people as you walk by. The proposed development is not only out of character, it is an assault on all that makes living here pleasurable. See the anger that rises in people (all of whom are voters) when their needs aren’t met, or are savagely taken from them. That is the depth of feeling this development engenders.

Protection:

This area is protected by local council as it is part of the visual landscape of Sydney Harbour. Council made that protection order for good reason. Once it is breached or ‘moved’ (as if you can move the precinct!) it is gone forever.

Thankyou

Thanks for your attention to my objection. I respectfully urge you do refuse the application. It really matters. The trees, the built form, the streetscape, the area protection, the community cohesion and safety- all are at risk with this over scale proposal.