



C Patterson <cpatterson001@gmail.com>

Objection: SSD-93020230 Residential Development with In-fill Affordable Housing - 40-48 Redan Street Mosman

1 message

C Patterson <cpatterson001@gmail.com>
To: compliance@planning.nsw.gov.au

30 March 2026 at 19:15

To the compliance team,

I was unable to submit my objection online as an automatic "Thank you for your submission" displayed when I clicked on the project. All other options were blocked.

I have lodged an online complaint about the website.

Please ensure that my objections below are attached to the proposed submission: SSD-93020230 Residential Development with In-fill Affordable Housing - 40-48 Redan Street Mosman

I am resident at unit 17, 9 Mandolong Road Mosman. I can be contacted on this email address or on my mobile 0412 559 799.

I wish to register my strong objection to this proposal as a resident living close to the site. The scale of the development is completely out of character with our neighbourhood. A 10-storey building in a low-rise area is excessive, visually intrusive, and simply doesn't belong here.

I'm also deeply concerned about the level of excavation required. Digging up to 10 metres into sandstone right to the boundaries poses real risks to surrounding homes, including ground movement, vibration and structural damage. It feels as though the site is being forced to fit the building, rather than the building being designed to suit the site's limitations.

The impact on nearby heritage properties is unacceptable. The heritage-listed homes at 36 and 38 Redan Street would be overshadowed and visually overwhelmed, eroding the character and history that make this street unique. This is completely at odds with the intention of the Scenic Protection Area, which is meant to limit visual intrusion and protect the landscape. A tower of this height cannot reasonably be reconciled with those objectives.

Traffic and access issues add to my concerns. Redan Lane is extremely narrow, has no footpaths, and was never designed to accommodate increased service vehicles or waste trucks. Introducing larger vehicles into such a tight space creates obvious safety hazards for residents and pedestrians.

I'm also worried about the strain on local infrastructure. Mosman already operates with limited emergency services, including just one fire station. Adding a significant population increase and tall buildings in narrow residential streets raises serious questions about emergency response times, access for fire vehicles, and overall safety.

It is misleading for the proposal to be described as "compliant" when it clearly exceeds height controls and requires a major planning variation. A development that breaches fundamental planning rules should not be presented as if it meets them.

Finally, the design of the affordable housing component is troubling. Providing separate laneway access for those residents creates a "poor door" situation that undermines the goal of inclusive and equitable housing.

For all these reasons, I strongly oppose this development and urge that it is not approved.

Kind regards,
Carmel Patterson