

March 19, 2026

Objection to the Department of Planning, Housing and Infrastructure

Re: Objection to SSD-93020230 – 40-48 Redan Street, Mosman

I am writing to strongly object to the proposed development at 40-48 Redan Street. While I understand the state's push for more housing, this proposal is a clear case of a developer using "affordable housing" rules as a loophole to build a luxury complex that ignores local planning laws.

1. The "Affordable Housing" Loophole

The developer is asking for a **30% height and density bonus** in exchange for a small fraction of "affordable" units. In Mosman, "80% of market rent" is still luxury pricing—it doesn't help the nurses or teachers the government says it wants to support. This is a profit-driven "super-site" backed by billionaire investment, using a social policy to bypass the rules. Providing a few discounted apartments for just 15 years doesn't justify a permanent, massive building that will ruin the local landscape and surrounding streets.

2. Ignoring the Steep Slope and Topography

The planning laws for "walkability" and height bonuses are being applied here as if the land is flat, which is completely wrong for Redan Street.

- **Visual Impact:** A 10-storey building at the top of a steep hill doesn't look like 10 storeys—it looms over the suburb like a 15 or 20-storey tower.
- **The Walkability Myth:** Claiming this is "transit-oriented" is misleading. A 400m walk on a 20% gradient is not accessible for seniors, for families or practical during humid summer days. People living here will still rely on cars, flooding our narrow, winding streets with traffic they weren't built to handle.

3. Failure of the Clause 4.6 Variation

The developer's request to break the **Mosman LEP 2012** height limits should be rejected. Under the law, they have to prove that breaking the rules leads to a *better* planning outcome. They haven't done that. They are simply trying to maximize profit. Strict compliance with the height limits is

perfectly reasonable here to protect the "view sharing" and sunlight that the community currently enjoys.

4. Overshadowing and Loss of Character

This "wall" of apartments will permanently block sunlight for neighbours and destroy the Federation character of the area. Demolishing five stately homes to put up a massive concrete block erases the heritage of the Balmoral Slopes. The upper-level terraces will look directly into people's private backyards, ending any sense of privacy for those living nearby.

5. A Dangerous Precedent

If this is approved, it opens the floodgates. Every ridge-top in Mosman will be targeted by developers looking to "stitch together" lots and bypass Council. It turns our local planning system into a "pay-to-play" model where developers can buy extra height by offering a tiny, temporary public benefit.

I have young adults who will be looking for property in the future and support well considered new and diverse housing. However, ruining such a carefully preserved, unique and beautiful area of Mosman is a mistake.

If the Government is serious about housing, they should consider their own backyard. There are parcels of land at Middle Head that are sitting idle or underused. Developing a proper residential hub there—aimed squarely at essential workers who actually need it—makes far more sense than ruining the Balmoral Slopes. We could easily fit several hundred homes and the shops to support them. It's a win-win: the public gets the revenue from the land, and we get a development that actually serves a purpose, instead of more 'luxury' apartments.

I urge the Department to uphold the integrity of our local laws, listen to the local community and refuse this application. This application is the wrong building, in the wrong location.

Yours sincerely,