

March 24, 2026

Edwina Ross

Senior Planning Officer

Department of Planning, Housing and Infrastructure

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Dear Mrs Ross,

I refer to Significant State Development Application SSD-93020230 at 40-48 Redan St Mosman.

I am Margaret Saunders, the owner and resident of 77B Redan Lane, that is almost across the lane from 48 Redan Street. I have lived in the area for the past 25 years. I will be directly affected by this development proposal's impact on my views, streetscape, excavation, traffic, privacy, health, overshadowing and construction amenity.

The proposed development is complex and there are hundreds of pages of submissions and reports all prepared by the applicant and not an independent source. They all need to be reviewed and examined in detail. You have given months to the applicant to prepare the documents and only 14 days for the residents to review and object. This time is grossly inadequate. I am submitting this objection but I might use expert help to examine and respond to all presented documents.

EXCESSIVE AND UNSUITABLE FOR THE SITE

In my view, this development is excessive and bulky. The area is characterised by low level residential homes, and this 10-level building is incongruent with the streetscape and neighbouring heritage homes, 36 and 38 Redan Street.

OVER 400M SAFE WALKING DISTANCE FROM THE TOWN CENTRE

This development is more than 400m safe walking distance from the town centre. The developers have used Redan Lane in the submission to make the 400 meters. Redan Lane is a service lane, not a safe lane, and cannot be used for this distance measurement as it does not have a sidewalk or nature strip. The lane itself is about 5 meters wide and has a dog leg or S bend in the middle. The lane has poor lighting at night that makes it extremely unsafe at night. The entrance to the affordable housing is from Redan Lane "the poor door"! The pedestrian access for the rest of the building is from Redan Street. The address of the property is Redan Street not Redan Lane.

REDAN LANE IS UNSUITABLE FOR THIS DEVELOPMENT AND CONSTRUCTION ACCESS

The building plans indicate Redan Lane is used for construction access. Although the developers state that Redan Street will be used as construction access, on the plans there is temporary road access with cattlegrid from Redan Lane. Redan Lane is a service lane. It accommodates two-way traffic and the road is about 5 m wide with parked vehicles and no sidewalk. It is not even a straight lane; there is a tight dog leg in the middle of the lane as well. It cannot accommodate large trucks. The construction traffic will block the lane and cause chaos. The garbage trucks access the lane for garbage collection as well. Safety of pedestrians will be greatly compromised.

VIEWS AND VISUAL IMPACT

The proposed development will block my views to the headlands and the open sky. It will be very high and will be a large block obstructing my lateral view. It will devalue the price of my property.

DEEP EXCAVATION, SANDSTONE AND GROUNDWATER RISK

The plan indicates deep excavation into sandstone and substantial basement works, which has implications for the site and the near structures.

TRAFFIC ACCESS AND PEDESTRIAN SAFETY

The development will increase the traffic in the area which is already constrained. In my view the local street and lane cannot cope with the increased traffic. Military Road and Spit Junction are bottle necks with traffic issues, adding 106 cars will adversely affect the traffic. The pedestrian activity will increase in the area as well. Redan lane does not provide a safe access with no sidewalk or nature strips. Imagine a mother with a pram accessing a lane with no sidewalk, bypassing a parked car with possible approaching vehicle from both sides. It is even a worse scenario when she walks through the dog leg in the middle of the lane. In my view the safety of pedestrians is a major issue.

HERITAGE STREETScape AND NEIGHBOURHOOD CHARACTER

Redan Street is heritage listed as well as neighbouring properties 36 and 38 Redan Street. The proposal should be assessed in this heritage setting. The development looks out of place in this setting and out of character in the neighbourhood.

SCENIC PROTECTION AND BROADER VISUAL SETTING

This site falls within the Mosman Scenic Protection Area and the boundary goes through the middle of the site. The large vertical presence of this proposal will adversely alter the view.

AFFORDABLE HOUSING PATHWAY AND PUBLIC BENEFIT

I agree with the need for affordable housing, but we are entitled to ask whether in this case the affordable housing component is used to justify a much larger development. In my view this is an abuse of the discretion. Eight of the affordable units that open to Redan Lane are around 57 square meters each. These units open to Redan Lane that is a service not the main entrance to the building which is on Redan Street. The proposal is for “poor door” separate from the main access. This is against the principals of social cohesion and community values.

ADVERSE EFFECT ON MY HEALTH AND WELLBEING

I am 85 years old. I have chosen a place of residence that suits my needs in the 8th decade of my life and provides easy access. I have provision and room for carers if I need to have one. Since I received the letter from department of planning about this proposal on March 13, I have been stressed and anxious. I am stressed about my safety, security and future. I have coronary artery disease and angina. I have been experiencing more episodes of angina of recent due to stress. I chose my current resident for peace and serenity if offer and the nice neighborhood

CONCLUSION

For all the reasons detailed above, I respectfully submit that the development application should be refused. In my view the proposal is excessive and unsuitable. It does not comply with the LMR policy. It has an adverse effect on local character, residential amenity and is against social cohesion in our community. Mosman has been a charming and beautiful area of Sydney visited by many local and oversea visitors. The character, charm and lovely community that is worth preserving.

