

Submission: Objection to Residential Development with In-fill Affordable Housing: 40–48 Redan Street, Mosman NSW

To: NSW Department of Planning, Housing and Infrastructure

Re: Objection to Proposed Residential Development with In-fill Affordable Housing

Site: 40–48 Redan Street, Mosman NSW

Introduction

I write to formally object to the proposed Residential Development with In-fill Affordable Housing at 40–48 Redan Street, Mosman.

I am a long-term resident of Mosman of nearly 30 years, having lived in multiple locations throughout the suburb, including Lower Almora Street, Clifford Street, Prince Albert Street, Stanton Road, and currently 7 Prince Street, Mosman. This long-standing connection provides me with a deep understanding of Mosman's established character, scale, and community expectations.

While I acknowledge and support the NSW Government's objectives to increase housing supply—particularly through infill and affordable housing initiatives—this proposal does not represent best-practice planning. Instead, it risks causing irreversible harm to the character, amenity, and liveability of the local area and appears to prioritise development yield over careful urban integration.

Incompatibility with Established Local Character

Redan Street and its surrounding precinct are characterised by low-rise residential development, generous setbacks, landscaped streetscapes, and a built form that respects Mosman's village-scale identity.

The proposed development—by virtue of its height, bulk, and massing—is starkly inconsistent with this context. Rather than transitioning sensitively within the neighbourhood, the proposal introduces a built form that is visually dominant and intrusive. This level of intensity is not reflective of existing or desired future character for this part of Mosman and undermines long-standing strategic planning outcomes carefully embedded in local and regional plans.

Excessive Height, Bulk, and Overdevelopment

The proposal represents a clear overdevelopment of the site.

- The scale and massing significantly exceed what the surrounding streetscape can reasonably accommodate.

- The visual bulk would dominate adjoining properties, resulting in a canyon-like streetscape effect.
- The development fails to demonstrate that compliance with existing height and scale controls would be unreasonable or unnecessary.

Approving a development of this magnitude would establish a dangerous planning precedent, encouraging similar height and density outcomes across Mosman's established residential areas, contrary to community expectations and adopted planning controls.

Amenity Impacts: Overshadowing, Privacy, and Visual Intrusion

The proposal raises serious concerns regarding the protection of residential amenity, including:

- Overshadowing of neighbouring properties, private open spaces, and living areas
- Loss of privacy due to close proximity, elevated bulk, and overlooking
- Visual dominance when viewed from adjoining streets and residences

These impacts are not incidental—they are inherent to the scale of the proposal and cannot be adequately mitigated through minor design changes.

Traffic, Parking, and Infrastructure Strain

The proposed density far exceeds what Redan Street and the surrounding local road network were designed to accommodate.

Key concerns include:

- Increased vehicle movements contributing to congestion and reduced pedestrian safety.
- Basement excavation for parking introducing prolonged construction disruption, noise, vibration, and potential structural impacts to neighbouring properties.
- Insufficient consideration of cumulative impacts on parking availability, waste services, stormwater infrastructure, and public realm capacity.

The proposal does not convincingly demonstrate that the existing infrastructure can absorb this level of intensification without degrading local amenity.

Inadequate Justification of Affordable Housing Provision

While the inclusion of affordable housing units is acknowledged, the application provides insufficient detail and certainty regarding:

- The long-term retention of affordability
- Management and eligibility mechanisms
- Accessibility and suitability for genuine local housing need

Without enforceable assurances, the affordable housing component risks being symbolic rather than substantive, and does not justify the broader scale and amenity impacts imposed on the community.

Strategic Misalignment and Public Interest Concerns

Well-planned infill development should enhance neighbourhoods, not overwhelm them. This proposal fails to strike an appropriate balance between strategic housing objectives and local character protection.

Importantly, the public interest test must extend beyond dwelling yield to include:

- Environmental quality
- Neighbourhood cohesion
- Long-term liveability
- Community acceptance

In its current form, the proposal does not satisfy these broader obligations.

Conclusion

In summary, while I support increased housing supply and affordable housing when appropriately planned, this proposal is:

- Over-scaled and poorly integrated
- Incompatible with established character
- Detrimental to residential amenity
- Insufficiently justified on strategic and public-interest grounds

I respectfully urge the NSW Department of Planning, Housing and Infrastructure to refuse the proposed development at 40–48 Redan Street, Mosman, or require a substantially reduced and redesigned scheme that genuinely respects its context.

Yours sincerely,

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Mosman NSW 2088