

23<sup>rd</sup> March

Objection to Development Application SSD-93020230 at 40-48 Redan Street Mosman

Department of Planning, Housing and Infrastructure

I refer to 40-48 Redan Street Mosman.

This is an enormous Building for this suburb and goes to 10 Storey high. I see from the developer they will be on site for 2 years and 6 months. If we are lucky I would say. Things can go wrong.

A billionaire is funding this development.

Our local Real Estate Agent reckons just talk of the new development has wiped \$1 million off the value of Unit 1 77 Muston Street already.

Recently valued at \$2.6 million down to \$1.6 million as a result of loss of sea view. Its not fair.

Two and half years of excavation, earth works, landscaping, concrete, waterproofing, jack hammering, installation of services and the like. This is a big excavation.

I must say that an excavation the size of this is concerning from a stability point of view. Going down Almora Street there is a waterfall at the stairs. See when heavy rain. There is always water in Redan Lane coming down underneath roads, floors and foundations from Military and Muston Street. Some which seep through for quite a few days.

My Wife is 73 years old and I am 81 years old and we are joint Owners at 1/77 Muston Street Mosman 2088 since 2000. We and our children and grand children love watching the ferries and shipping going by on the Harbour. Stanley a children's ferry in particular.



We are shocked, my Wife particularly so, not being able to sleep, we are not exaggerating. 26 years is a long time and then we get this huge monster in front of us.

We get a loss of a \$1 million as do the other 4 Owners in our building, and the five who sold their Redan houses get \$10 million to \$30 Million in the bank. Its not fair.

Our Building is just two storeys high at the front; three stories at the back being the east, approximately 9 metres at the roof ridge. The proposed building is 29m high. The maximum permissible height for the site is 28.6m yet we have building 29m high. Letting this go through would be wrong.

It's a bit like a speeding fine when you say to the Policeman I was only 3km over sir, they take no notice, the law is the law, the same with building heights.

The regulations are the regulations and should be adhered to. You have an obligation to make sure it does not exceed any regulations.

The proposal would alter the view from our lounge room, kitchen and balcony. See photo. At present we see the Harbour, North Head, Manly, Clontarf, Middle Harbour, roof tops all of which will be obliterated. We have just about the best view of the Harbour

Located uphill from the site directly west of the proposed Building. It's going to be 2 and a half years of hell. With trucks, concrete, road barricade off, no parking, etcetera. We know because a tower crane has just been removed from Redan Lane. Soon, if this goes through another crane will be erected. We have had three cranes operating here off late and over two years.

In everyone's view this development represents an excessive and unsuitable development for the site and its setting.

The development should be on top of the ridge line ie Military Road down from Spit Junction heading for Taronga Zoo.

The proposed building blocks out more water views on both odd and even sides of Muston Street.

In the time made available natural justice is not served by this process.

Mosman Scenic Protections Area which Council describes as an integral part of Sydney Landscapes since 1960's and recognised in State and council Planning.

I do not oppose Affordable Housing, but I wonder whether this has been included for profit. The rooms are so small at about 80 square metres

The higher we go the better the view, the more you pay and an increased value of the upper apartments. Some say this is not an affordable housing solution.

It's very sad. The loss of \$1million because of loss of view, is quite important as I get older – 81 years.

Hope for good health.