

Muston Street
Mosman NSW 2088

Date: 24 March 2026

To: The Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

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

I am writing to formally object to the proposed state significant development at 40-48 Redan Street, Mosman (SSD-93020230). As a resident of the area, I have serious concerns regarding the scale, character, and safety of this proposal.

My objection is based on the significant negative impact the proposed structure will have on the surrounding community, particularly residents of Muston Street, Redan Lane, Almora Street and nearby Balmoral slopes.

Also I am concerned with the deceitful way information was distributed to residents! A very small leaflet that was easily confused with other junk mail. Very poor judgement (or deliberate) by their marketing group! A poor way of engaging the community!

POINTS OF CONCERN:

Access, Safety and Traffic Concerns

Redan Lane is extremely narrow and unsuitable for the volume and weight of traffic that will be generated by a development of this size. At present, any parked vehicle in the lane already causes difficulty for residents entering and exiting garages. The lane was designed for light residential use only and is not suitable for heavy construction vehicles, cranes, or ongoing high-density traffic.

The lane is not a pedestrian thoroughfare and is not suitable as a bicycle route. Residents regularly walk between their homes and garages, and increased traffic will create a serious safety hazard. Emergency vehicle access may also be compromised, particularly in the event of fire, medical emergency, or evacuation.

Waste Disposal Trucks already experience great difficulty negotiating the existing “S” bend in Redan Lane. Large construction vehicles could block the lane entirely for extended periods if the proposal goes ahead.

Any construction access needs to be restricted to Redan Street only, and parking in Redan Lane should be prohibited at all times.

Traffic at the intersection of Almora Street and Military Road is already heavy and dangerous if turning right. Any increase in vehicle movements will worsen congestion and increase the risk of accidents. Installation of traffic lights at Almora Street and Military Road would become essential.

If traffic changes such as one-way flow are introduced in Redan Lane, this will create further hazards and make entry and exit for residents extremely difficult particularly at the Raglan Street end.

Unsuitable Location and Excessive Height

The proposed development is certainly **more** than 400 metres walking distance from the Town Centre when safe pedestrian routes are used. Access requires use of the pedestrian crossing at Almora Street and Military Road, followed by steep and potentially dangerous steps down to Redan Street.

Planning legislation state that buildings located more than 400 metres from the centre cannot be of the excessive height shown and must be disallowed!

The current proposal for a ten-storey building,(well over 30m high), increased from the previously indicated eight stories, is completely out of character with the surrounding Balmoral slopes and low-rise residential environment. The height and bulk of the structure will dominate the area and set an undesirable precedent for future developments. It is also illegal based on the **Scenic Protection Area** legislation.

Setback from Redan Lane and others

The setback must be 6m from the boundary of Redan Lane. NOT FROM THE CENTRE OF REDAN LANE! (See architectural draws, pages 8,9,13,14 and 15.

One of the first things an architect does in starting a project is to set the boundary parameters and the setbacks!

A BIG error by the architect at the start of this project!

This is a major encroachment that must not be tolerated!

NOTE: on page 2-3 the road shown as Redan Lane is in fact MUSTON STREET!

A visual architectural drawing also shows a very WIDE Redan Lane! Deceptive! The lane is quite narrow!

Overshadowing, Loss of Views and Loss of Amenity

The proposed building will cause severe overshadowing to neighbouring properties, completely blocking sunlight to 75B and 75C Muston Street and partially affecting 75A as well as adjoining properties. Later in the day, additional overshadowing will occur due to surrounding buildings.

The development will **COMPLETELY** block existing views of the Balmoral environment, including views of the harbour, North Head, Middle Head and surrounding landscape. Sunrise will be obstructed until late morning, resulting in loss of natural light and a significant decline in living conditions. This will cause severe to devastation impact (as indicated in the EIS) to a number of properties along Muston Street backing onto Redan Lane.

Our home, like many others in Muston Street, was designed so that living areas face the existing wonderful views. Now instead of looking over open harbour scenery, residents will be confronted with the wall of a large ten-storey bulky building, resulting in visual intrusion, glare from windows, and loss of privacy due to multiple balconies and overlooking apartments.

Windows need to be angled south to obviate glare. If not then glazed translucent.

The development infringes on the SENIC PROTECTION AREA which legally provides protection from bulk buildings and others destroying the visual impact from Balmoral Beach and therefore unlawful under the scenic protection provisions provisions.

Noise, Vibration, Dust and Construction Impact

Construction over an estimated period of 18 to 36 months or more will bring continuous noise, vibration, dust and traffic. Jackhammers, heavy vehicles and crane operations will create significant disturbance. Dust levels will affect residents and internal homes, particularly those suffering from asthma and other respiratory conditions.

The increase in residents once completed will also result in ongoing increase in noise and traffic pollution inconsistent with the current character of the area.

Health and Wellbeing of Residents

Since the announcement of the proposed development, it is evident stress and anxiety levels among residents have increased considerably. Loss of sunlight, loss of views, noise, dust, vibration, and uncertainty about the future have had a negative effect on health and wellbeing, particularly for elderly residents like ourselves who had expected to remain in their homes with a reasonable quality of life.

Our plans for home modifications, including installation of a lift to assist movement within our 2 story home, have been put on hold due to uncertainty caused by the development. Poor health now leaves us in limbo with an uncertain future. Reduced sunlight will also affect our health and general living conditions.

Infrastructure and Services

Existing sewerage, drainage, flood mitigation and electrical and other services are not adequate for a development of this scale, especially if further high-density developments follow. Emergency service access via Redan Lane is **VERY** inadequate.

It should also be noted that planning documents contain mapping errors, with Redan Lane incorrectly labelled where Muston Street should appear on pages 2 and 3. This raises concerns

about the accuracy of the whole building assessment. As mentioned above, the 6m set back from redan lane, **NOT THE CENTRE LINE OF THE LANE!**

Property Devaluation and Financial Impact

The proposed development **HAS** significantly reduced the value of our property and of neighbouring properties due to loss of views, loss of privacy, and reduced amenity. In our case, the estimated reduction in value is approximately \$1 million from recent evaluations. This creates serious uncertainty for older residents like ourselves who may need to downsize due to stairs and rely on property value for future security.

Reduced property values also **WILL** affect council rate revenue and should be taken into consideration. Residents whose properties are adversely affected should not be required to pay the same rates for significantly reduced amenity.

Concerns Regarding “Affordable Living” Claims

The proposal refers to affordable living, yet it is unclear how affordability is defined, who determines it, or whether any government subsidy applies. Given the location and scale of the development, it is difficult to accept that the proposed apartments will **genuinely** provide affordable housing. More suitable areas exist within the Mosman district where such developments would have less impact on established residential communities.

Conclusion

For the reasons outlined above, the proposed development at 40–48 Redan Street will have a severe and lasting negative effect on the surrounding community, including safety risks, traffic problems, loss of sunlight and views, health impacts, infrastructure strain, and significant property devaluation.

There are also some glaring errors evident such as the 6m setback from the boundary of Redan Lane, and others!

I respectfully request that - The Department of Planning, Housing and Infrastructure - reconsider the proposal in its current form and give proper weight to the effect on existing residents and the long established character of the Balmoral / Mosman area.

Yours faithfully,

Concerned resident

