

## **STRATA SCHEME SP**

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 as chairman of SP35345 to formally object to the proposed state significant development at 40-48 Redan Street, Mosman (SSD-93020230). As residents of the area, we have serious concerns regarding the scale, character, and safety of this proposal.

Our 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.

We also 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!

### **DEVELOPMENT ISSUES:**

#### **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.)

TYPICALLY AN ARCHITECT WOULD DRAW THE PARAMETERS of the project including the setbacks at the start of a project, creating an envelope to design within! In this case the whole project has been compromised by this error.

**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 shows a very WIDE Redan Lane! Deceptive!

What other errors lie within!

#### **Noise, Vibration, Dust and Construction Impact**

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

In the recent past, structural damage has been caused to existing residences next to major excavations including jackhammering & vibrations.

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.

### **Property Devaluation and Financial Impact**

The proposed development **HAS** significantly reduced the value of our strata properties **ALREADY** and of neighbouring properties due to loss of views, loss of privacy, and reduced amenity. In our case, the estimated reduction in value is on average approximately \$1 million For **EACH** APARTMENT from recent evaluations. This creates serious uncertainty for older residents 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!

Council needs to address this issue of reduced revenue!

### **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 stopping access by residents!

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 safe 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 can not be of excessive height. (4 levels). This proposal must be cancelled in its present form!

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.

### **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 properties, like many others in Muston Street, was designed so that the living areas face the existing wonderful views. 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.

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.**

### **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.

### **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 to be from the side of redan lane, **NOT THE CENTRE LINE OF THE LANE!**

### **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.

For this development to be approved the affordability of AL needs to be defined in \$\$\$

### **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! Are there 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,

**Chairman**  
**Strata Scheme Muston Street**