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RE: Objection to Development Application SSD-93020230 at 40-48 Muston St, Mosman

I am writing to formally object to the proposed development at 40-48 Redan Street. While I support thoughtful and sustainable growth in our community, this particular proposal presents significant and unacceptable impacts on the surrounding residents.

1. Loss of Immediate Views

The scale and height of the proposed structure will result in a substantial and permanent loss of outlook for neighbouring properties. The current views contribute meaningfully to residential amenity and local character. The development fails to respect the existing visual landscape and does not demonstrate appropriate consideration of view-sharing principles.

2. Noise Transfer and Increased Disturbance

The intensity of use associated with this development will significantly increase noise levels, both during construction and ongoing operation. The proximity to existing homes raises serious concerns about noise transfer, particularly during early mornings, evenings, and weekends. The proposal does not adequately mitigate these impacts.

3. Overshadowing

The height and bulk of the building will cast extensive shadows over 77, 75, 73, 71 and 69 Muston street, reducing natural light and affecting liveability. Overshadowing will impact outdoor spaces, gardens, and internal rooms, contrary to planning guidelines that require developments to protect solar access for neighbouring homes.

4. Privacy Intrusion

The proposed design includes elevated windows, balconies, and sightlines that directly overlook private yards and internal living areas of surrounding residences. This represents a significant loss of privacy and does not meet reasonable expectations for separation, screening, or sensitive design.

5. Danger for pedestrians – especially children

The proposed development poses a significant threat to pedestrians given the lack of footpath and two-way traffic. As a local resident with three young children, I am aware of many families and children who walk to and from Mosman public School and Mosman High School via Redan Lane. Increasing the foot traffic in this already dangerous laneway, would be negligent to say the least.

5. Suggested amendments

I would strongly suggest the design be reviewed. The highest buildings, under the LMRH, should be between Post Office land and the upper side of Muston Street. The buildings should then reduce in height with the natural slope towards Balmoral beach. This will enable existing homes to retain some level of privacy and maintain some level of aspect and natural light. The planned development on Redan Street should be no higher than 5 levels at an absolute maximum. This will allow development on both sides of Muston Street.

Conclusion

For these reasons, I respectfully request that the development application be refused or substantially amended to address the issues of view loss, noise transfer, overshadowing, and privacy. The proposal, in its current form, is inconsistent with the principles of responsible, community-minded planning and would result in long-term negative impacts on neighbouring residents.