

26th March 2026

Edwina Ross
Senior Planning Officer
Department of Planning, Housing and Infrastructure

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Dear Ms Ross

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

1 Summary

- 1.1 I refer to State Significant Development Application SSD-93020230, which seeks consent for the *“demolition of existing dwellings; construction of a 10-storey residential flat building comprising: 53 apartments (including 11 in-fill affordable housing apartments), two basement levels with parking for 106 cars, communal open space; and associated works including site preparation, excavation, earthworks, landscaping and installation of services”* at 40–48 Redan Street, Mosman.
- 1.2 We are the owners of 56 Upper Almora St, Mosman and have lived in the area for nine years. Our property is uphill from the Site and would be directly affected by the Development Proposal’s likely impacts on views, excavation, overshadowing, and traffic in Redan land as entry to our driveway is off Redan Lane.
- 1.3 In our opinion this development represents an excessive and inappropriate form of development for the Site and its surroundings. The excessive bulk and height will result in overshadowing, loss of views, and reduced privacy for neighbouring properties. Furthermore, the scale of the proposed development bears no proportional relationship to adjacent dwellings and fails to respond appropriately to the natural slope of the land.
- 1.4 Our chief concerns regarding the proposal are the excessive bulk and scale, overdevelopment of the site, and negative impact on local traffic.

2 Height, bulk, scale and suitability of the Site

- 2.1 A 10-storey construction with two basement levels and 106 car spaces is completely out of proportion to other residents in Redan Street, especially as this development is proposed for the higher side of the street. While it may appear more set back from Redan Street it very much towers over Redan Lane and properties on the opposite side.

3 Traffic and Parking Impacts

- 3.1 The proposal would undoubtedly create additional traffic in an area that is already constrained. The development allows space for 106 car spaces which would substantially add to vehicle movement, service activity and construction traffic. Given the scale of the units within the proposed building, it is reasonable to expect that several households will require parking for more than two vehicles. This will inevitably increase demand for on-street parking in the surrounding area and further vehicle movement.
- 3.2 There is limited parking available in Redan Lane, which is restricted to one side only. There are only approximately twenty-one legal parking spaces along the entire lane (excluding areas across driveways), plus four additional time-restricted spaces. Redan Lane also functions as driveway access for many residents of both Redan and Muston Streets. Furthermore, an additional development proposed for Redan Street will further increase traffic volumes along this already narrow and irregular accessway.
- 3.3 The parking spaces on Almora Street, while not time-restricted, are heavily utilised by staff from nearby retail and service businesses on Military Road, local shoppers, tradespeople, and existing residents.

In addition, seasonal and weekend demand for parking in Almora Street from visitors accessing Balmoral Beach via the nearby stairway to Lower Almora Street. During peak periods, this additional parking pressure further constrains availability for residents.

- 3.4 Access to our property is from Redan Lane and we are concerned about the increased pedestrian traffic and vehicular traffic to this road resulting from this development. This already creates a pinch-point that is both chaotic and hazardous at times.

4 Summary

Our approach with this objection has been to highlight areas that may have been overlooked or not stressed by other objections previously submitted. It cannot, however, be stressed too strongly that this development completely disregards maintenance of amenity to neighbouring property. The bulk, scale and height of the proposal are completely out of proportion to and disrespect the streetscape and character of the area.

Submission from:
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