

40-48 Redan Street SSD Development Objection

1. I would observe the time limit for filing objections (14 days) is woefully short. Despite the developer's statements about having engaged in community discussion, the reality is that no details about the proposed development were released such as architectural plans and the various reports that make up the development application. The contents of the web-site were remarkably succinct (see <https://redanstreetmosman.com.au/>). Although the developer has been working on these documents for the last 2-3 years, affected residents are expected to digest this copious information and make comments within 14 days only. This time period does not enable residents to commission their own reports to verify and challenge the reports filed by the developer. This is not serious community engagement.
2. The developer's request to increase the height limits (App. F) beyond what is permitted under LMR and SSD guidelines is egregious and unjustified. The so-called redistribution of "massing" from the south tower to the north tower is simply a proposal to add an additional floor beyond what the rules stipulate. Its purpose is to create a single (!) luxury penthouse on top of the north tower which is designed to maximise the developer's profits rather than alleviate the issue of unaffordable housing. It does not (as the developer claims) facilitate the 15% affordable housing portion because this can exist without the remassing. (Also, it appears the amount "distributed" from the south tower is less than the amount transferred to the north tower.)

Height controls exist for a reason. As a policy matter, the affordable housing criteria have been set out clearly, and it is incongruous for the developer to claim that the provision of affordable housing justifies additional concessions beyond what has been stipulated. The developer's comments that this abides with the future context of Mosman development overlooks the simple point that such development must be in accordance with the rules as stipulated and that the rules should not be bent or manipulated in the manner proposed. The developer is simply saying "the rules shouldn't apply to me".

The fact is that this application is not "compliant" with the existing development controls. There are no persuasive grounds for giving this exemption from the applicable height requirements. The building is already of excessive height and bulk which is out of scale with the Mosman suburb generally, so it would be unpardonable to increase the height and bulk of this development even further. The application to extend the building wall should also be rejected for the same reason.

In the context of the Mosman Local Environmental Plan 2012, clause 4.6 requires the developer to strictly comply with the existing development standards. The stated exceptions to this principle do not exist in this case. Strict compliance is neither unreasonable nor unnecessary, and there are no sufficient environmental planning grounds to justify a contravention. There is therefore no ground to grant the requested waivers. The unreasonableness of the developer's request for a waiver is emphasised by the fact that the non-compliant penthouse apartment will create yet additional non-compliance on that level in terms of the building separation standards specified in the Apartment Design Guide (for which a separate waiver is being requested – Statutory Compliance Table, App. C, p.12). It is best (and indeed required) to simply refuse the waiver requests altogether.

3. Although the development creates “affordable housing” within the statutory definition of that term, this is by no means affordable to the tenants that the developer purports to wish to attract (ie, essential services workers), even despite the required discount from market rental values. Any such tenant will inevitably be well-healed. This is inconsistent with the government’s policy to incentivise the creation of true affordable housing. This supports the notion that the developer should not be granted any relaxation of otherwise applicable controls (such as its request to waive the usual height and separation restrictions), as any such relaxation would not enhance any policy objective.
4. The Transport Impact Assessment Report (App. X, pp. 15-16) concludes that the walking distance from the north-east corner of 48 Redan Street to the Spit Junction Town Centre is 394.7m. This is incorrect. I have commissioned an independent surveyor’s report which concluded that the correct measurement is 402m. The surveyor I retained followed the route described in figure 13 of the report. (The surveyor also stated that, if he were to go the western side of the lane, it would add another 4.5m to the length.) He also found issues with this route because, for the last leg up Melaleuca Lane, there is no footpath to use. His measurements started at the front boundary corner of No. 48 Redan Street, and followed the centre of the footpaths with perpendicular road crossing to the specified destination. This is of course an important issue because, if the 400m threshold is not met, the development site should be treated as a LMR outer area to which different development criteria would apply.

But in any event, all that is irrelevant for another crucial reason. The route chosen by the developer for this measurement does not comply with the definition of “walking distance” in the relevant rules anyway. “Walking distance” is defined as “the shortest distance between two points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings”. The selected route utilises a stretch of road that does not have a functional nor usable footpath, namely, the dog-leg portion of Melaleuca Lane that abuts onto the south-east corner of the Spit Junction Town Centre. There is a very narrow trim section only which is too narrow to walk along. (You can check this on Google Street View.) This route therefore cannot be used for the purpose of calculating the applicable “walking distance”.

However, there is a convenient alternative route that does comply with the definition of “walking distance”. It is reasonably practicable to walk along a route that does contain functional footpaths along its entire length, namely, along Ritchie Lane. This route leads to the same end point as does the route selected by the developer. Using Ritchie Lane, the surveyor measured 423.5m (and, for the sake of completeness, using Military Road he measured 472m). It therefore follows that the “shortest distance” between the development site and the Spit Junction Town Centre, which complies with the definition of “walking distance”, exceeds 400m by a significant margin.

It therefore follows that the proposed development, in terms of its height and floor space area, does not comply with the applicable planning controls and should be rejected on this basis.

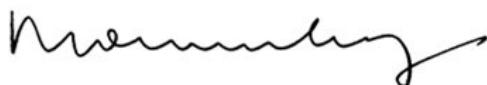
Because of the limited time (two weeks) that has been made available to residents to analyse the developer's documents and prepare responses, the surveyor's final written report is not yet completed. I hope to receive the written report on this coming Monday (30 March 2026) and will forward it to you through the NSW planning portal.

5. I have a major concern about Redan Lane. The pictures in the Architectural Design Report (App. H, p.26) and Environmental Impact Statement (p.70) have been prepared in a way that suggests it is much wider than it is. If a footpath were constructed as proposed by the developer, the reality is that two cars will not be able to pass each other in the lane.
6. The report acknowledges that there will be huge over-shadowing implications for 71 and 69 Muston St (and others) encompassing over 50% of their sites (see Architectural Design Report, App. H, pp. 53-54). As a resident of 71 Muston, which will be most adversely affected by the new development, this is very unfair as it will deprive me of the sunny aspects that I legitimately expect to enjoy. It will also reduce the effectiveness of my solar energy system and generally reduce the quality of my residency at 71 Muston Street.
7. The developer's suggestion that the separation between the north and south towers will enhance views for affected residents would be true for only two houses in Muston Street (73 and 75), but it does not benefit others (including me) because of the angles involved which preclude other residents from looking through the gap. Even the two houses that can look through the separation will be afforded narrow water glimpses only.
8. I am also concerned about the wind tunnel effect resulting from the gap between the two towers, because of the breezes that regularly blow from the ocean. The Qualitative Wind Assessment Report (App. CC) does not address this issue.
9. The authority is obliged to take into account "visual privacy" as a factor in assessing this application (Schedule 9 Design Principles and Apartment Design Guide). The proposal would enable residents in the new development to look into the backs of 71 and 69 Muston (and others). My privacy (and that of others) will therefore be lost. Despite various statements in the Architectural Design Report (App. H) that such privacy is protected, it is not apparent that this is the case. At the least, doors and windows facing the land should be required to be opaque, and balconies removed from the proposal.
10. It is unclear what the implications are for rubbish collection. There appears to be some communal rubbish aggregation (see Operational Waste Management Plan, App. W). Notwithstanding, Council rules permit apartment owners to put out three bins every Sunday evening (rubbish, recyclable, containers). This means potentially 159 bins will be put out on Redan Lane on Sunday nights. This will be a visual nightmare and will interfere with traffic as well as pedestrian egress along Redan Lane.
11. I have been informed (but have not verified) that the tenants of the affordable housing units will have separate access to the main building from the laneway. If this is true, this would create an unnecessary stigma and seek to "punish" such tenants for their financial status. This is undesirable and not in keeping with the dignity that such tenants are entitled to expect and which community standards dictate. Also, I would observe that the market value of such units should be less per unit than that of comparable units to reflect this lower

status, and in turn such lower values would need to be taken into account in calculating the market value of such flats in order to determine if the correct discounted rental amount is being applied to them.

12. The development abuts two heritage homes. Heritage is measured not just by the building itself but also by its context, which includes the surrounding area. The character of these heritage homes will be fundamentally altered by their juxtaposition to this new development which will overwhelm them visually.
13. The height and bulk of the proposed development is inconsistent with the character of Mosman and, more particularly, of the surrounding low-rise areas. To the extent the authority retains discretion, such approvals should be confined to areas of Mosman that are more conducive to this type of high-rise development.
14. My residence is particularly affected by the proposed development and existing views will be completely obliterated and replaced with a building mass. I attach a photo of my existing views and a photomontage that shows the effect of the proposed development on those views. This is a very harsh and unreasonable consequence which will have a severe impact on my well-being and mental health, and has already caused me much stress.
15. Sydney has a beautiful natural harbour. When people outside Australia think about Sydney, they visualise the aerial views of Sydney from entering the harbour. Like Zurich, Wellington, Vancouver, San Francisco and many other major cities, the water vista is dominant. Massive development along the shores of Sydney Harbour will detract from Sydney's perceived beauty and ultimately will have a detrimental effect on tourism and on Sydney's standing in the world in terms of desirability and attractiveness as a place to live. This is not in Sydney's nor Australia's best interests. This factor should be taken into account by you when you assess this application.
16. On a personal note, I am not a NIMBY. I genuinely care about Mosman, the preservation of its character, and the preservation of the vista of Mosman from those enjoying the harbour (both on the water and from above). I believe that the issue of housing should be controlled by confining these types of developments to parts of Mosman where medium-to high-rise buildings already exist. In addition, efforts should be taken to preserve views of existing houses on the Mosman slopes in order to avoid diminutions of property values for those residents who paid a premium for their views when buying their houses. This is a fairness issue. This can be achieved by confining such developments to those parts of Mosman that do not enjoy views already. With sensible planning, the interests of all affected persons can be protected. The proposed development will destroy views of a number of houses and result in a marked reduction in their property values which in turn will create financial hardships for those who are adversely affected.

Regards,



Michael Olesnick

71 Muston Street
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NSW

28 March 2026

TO FOLLOW: Surveyor's report (see item 4 above)