

OBJECTION FOR DEVELOPMENT APPLICATION SSD-93020230 AT 40-48 REDAN STREET,
MOSMAN BY CAROLE POLLITT – 69B MUSTON STREET MOSMAN

1. I am placing an objection to the building of the 10-storey apartment building application SSD-93020230 at 40-48 Redan Street, Mosman
2. I am Carole Ann Graham Pollitt - a “10-pound pom” who came to Sydney in 1967, married to an Australian. We have lived in Muston Street, Mosman for over 45 years - first in a heritage house - No.97 - then to our 2 bedroom + study apartment at 69B - directly behind the development - we have worked hard and saved all our lives, and now have to fear that 40-48 Redan Street development will TOTALLY block our views - as the agent who sold us the apartment said - “the purchase price is almost double because of your never-to-be-built-out views” (as were protected by requirements of the Mosman Council LEP for Redan Street!). If this goes ahead, we will lose a lot of value of our home unlike the owners of 40-48 who will get paid millions of dollars over the market price for their homes. NO compensation for us - just a HUGE devaluation of our home! The development will demolish one Queen Anne house and 2 Federation houses! Looking from Balmoral up to the renowned “Balmoral Amphitheatre” with low rise character homes will be destroyed by this HUGE block of a development!
3. I have become very depressed and upset about this potential development - sleepless nights, headaches and full of anxiety, when we should be enjoying a peaceful retirement. We will lose so much sun and light – adding to power bills in summer and winter – with our present through breezes we hardly need air conditioning in summer – and will need more heating in winter.
4. Presently we enjoy sunrise, moonrise (“stairway to heaven on the water!), activity on Middle Harbour – twinkling lights at night – views to the Heritage Rotunda at Balmoral, parts of the Esplanade, Grotto Point Lighthouse, Bombora, Heritage Crater Cove Huts, Manly (& the fireworks!) Quarantine Station, North Head, Middle Head, HMAS Penguin, Naval Jetty & their activities, Balmoral Bay and National Park - enjoyed in ALL sun and storm weather - plus sea breezes - which will ALL be lost!
5. The ‘safe walking distance’ is from the FRONT of Country Road (we also first believed that the measurement from the ‘town centre’ was originally to be from the fire station!?) - would be left along Military Road - turn left into Upper Almora Street, cross over Muston Street, down STEEP slope along Almora Street (only very steep flight of narrow steps on right hand side - unsuitable for prams, wheelchairs, elderly) down to Redan Street and then right to 40-48. So that would take you over the 400 metre “safe walking distance” requirement! Beach Lane and Melaleuca Lane are narrow, with parked cars with VERY narrow approx. 500mm footpaths – MUCH TOO NARROW to walk down - NO room for prams or wheelchairs! Redan Lane is also very narrow with parked cars and NO footpath - NOT safe! Garaging for Muston St & Redan St residents is onto Redan Lane and with well over 100 additional pedestrians potentially accessing the development from the lane would make it very dangerous with cars coming & going. Presently most pedestrians come in/out on the STREETS NOT LANE for convenience as well as safety
6. The proposed building would be too huge in bulk and scale for Redan Street (and BELOW the ridgeline, not ON the ridgeline, as stated by the developer!), which is also listed as a local heritage street in the Mosman LEP - dwarfing neighbours, some of which are in heritage houses. It would be a totally inappropriate eyesore from Balmoral, with windows looking across Redan Lane into our property – losing our privacy.

7. The proposed 'affordable housing' would hardly get any sun - occupants discriminated against with separate entrances "POOR DOOR ACCESS". Also having to go out their front door in Redan Lane along to the main door to access garaging, or to walk up to Mosman shops and transport.

8. I feel there is no benefit to the affordable housing for the State, as 40-48 Redan Street apartments will be mostly MULTI-MILLION \$ apartments, with the "affordable" apartments NOT affordable for essential workers. High rise blocks would be better suited to Spit & Military Roads, where there are already some high rise buildings - with affordable renting/purchasing, and easier access to bus routes (although these are already over-stretched - as are ALL the amenities and services in Mosman! - shops, schools/roads/parks/old water & sewage pipes, etc.). I think this development is taking unfair advantage of the 'affordable housing' component - which is only for 15 years! - then where do those essential workers go?! We need them in the area - where a lot are at the moment but are being turfed out of affordable blocks to make way for more proposed multi-million dollar apartments!

9. This proposed development comes within the Scenic Protection Zone, since 1961 - recognising special significance to views up to and across the area recognised in both State and Council planning

10. I am concerned that heavy excavation works will cause damage to nearby structures - as was experienced by us when we lived at 97 Muston Street - our neighbours using rock saws and hammers caused damage to the walls of our Heritage house! - and this was just building a house!

11. Drilling down 2 floors for parking will be excavating into areas affecting stormwater issues and water flows, with potential huge problems & damage to properties nearby

12. The proposed driveway, in Redan Street, to access underground parking, is across elevated, sandstone, landscaped, council land and footpath (which has native vegetation, attracting birds) - will be destroyed. I think there is also not enough landscaping allowed as the 'set-back' is inadequate - not properly measured on the Redan Lane side, with the bulk of the building TOO LARGE - out of proportion to the block and surrounding areas

13. The 'dogleg' part in Redan Lane is VERY difficult for trucks & garbage vehicles to navigate - there have already been several mishaps on this corner! Redan Lane is NOT suitable for increased traffic OR pedestrians - with MORE potential pedestrians plus - taxis - ubers - delivery vans - trucks

14. Photos, below, of our current views! From our bedroom & side balcony, from our kitchen from our balcony all overlooking Redan Lane. ALL THESE WILL BE TOTALLY OBLITERATED! The TOP of the arm on the red crane shows approximately the proposed height of the development! (see pics below).

15. I have found the EIS material very long and impossible for a lay person like me to totally understand with the 14 day period for submissions far too short without professional help

In conclusion I consider this high-rise apartment block, along with others proposed in this area to be inappropriate - especially if they demolish family homes - which we also need in Mosman to maintain the mixed community, village atmosphere, heritage and existing affordable housing to be maintained! Consequently, considering all the points I have made, I request this development application be rejected.

If only we had another Jack Munday to help fight our cause for retaining heritage Mosman and the many tourists it attracts! I have seen so many tourists taking photos of Mosman & Balmoral!



North Head, Middle head, HMAS Penguin, bushland taken from our main balcony



Middle Harbour, Middle Head, HMAS Penguin Jetty, Balmoral, taken from our main balcony



Middle Harbour, Pacific Ocean, Manly, Grotto point, Balmoral Esplanade. Taken from our main balcony.



Middle Harbour, Clontarf taken from our main balcony.



Middler Harbour, Lounge/Dining room taken from our kitchen.



North Head, Middle Head, Middle Harbour, side balcony. Taken from our bedroom