

SUBMISSION IN OBJECTION State Significant Development Application No.

SSD-93020230 40–48 Redan Street, Mosman NSW 2088

Submitted by: Vaughan Woods, 15 Mandolong Road, Mosman NSW 2088

PERSONAL DETAILS

My family and I have lived at 15 Mandolong Road and elsewhere in Mosman for decades. Our home is approximately 275 metres from the proposed development site.

This affords me with an extensive knowledge of the of the historic aspects of the area and likely impact of this development on the surrounding streets and the Mosman locale in general.

Objection Submission Summary

Overall Planning

This submission presents a comprehensive case that the proposed redevelopment of 40-48 Redan St is fundamentally incompatible with its site and surroundings and should be cancelled. While the proposal relies heavily on state housing policy incentives and claimed affordable housing delivery, I believe that these mechanisms have been applied in a way that produces disproportionate, permanent harm to Mosman.

The submission maintains that the proposal fails the statutory planning test under section 4.15 of the *Environmental Planning and Assessment Act 1979 (NSW)*. It asserts that the development's impacts, considered both individually and cumulatively, are severe, irreversible, and contrary to the public interest, and that compliance with selected numerical controls or guidelines cannot override those outcomes.

My property will be adversely affected by the proposed development, especially through increased traffic and construction in an already crowded zone.

1. Strategic Misuse of Planning Pathways

The applicant has combined the Low and Mid-Rise Housing Policy, infill affordable housing bonuses, and Clause 4.6 variations to achieve a height five times the permitted maximum under the Mosman LEP. This "stacked" incentive approach relies on a minor (21%) affordable housing component that is both temporary (15 years) and socially segregated, featuring a separate "poor door" entrance on Redan Lane. This represents an exploitation of policy intended for genuine community benefit to deliver a premium luxury product.

2. Permanent Destruction of Views and Amenity

The proposal will eliminate defining outlooks toward Manly, North Head, and Middle Harbour for residents on Redan, Muston, and Almora Streets. Replacing open sky and water views with a ten-storey mass constitutes a fundamental diminution of residential liveability. Per *Tenacity Consulting v Warringah*, this loss is unreasonable given the impact is caused by a deliberate election to ignore base height controls.

3. Unacceptable Bulk, Scale, and Visual Dominance

Despite claims of "architectural modulation," the structure remains a dominant vertical mass that overwhelms the low-rise, fine-grain character of the neighbourhood. As established in *Newcastle City Council v White*, bulk must be assessed by real visual impact, not design intent. This building will visually enclose adjoining properties and destroy the landscape-embedded character of the Balmoral foreshore and surrounding ridgelines.

4. Heritage and Scenic Protection Failure

The site sits within one of Mosman's most intact Federation-era precincts and a designated Scenic Protection Area (SPA). A 12-storey tower will reduce heritage dwellings to subordinate objects and disrupt the very scenic values the SPA was designed to preserve. No amount of design "softening" can offset the irreversible transformation of this historic low-rise streetscape.

5. Environmental Impacts: Shadow, Privacy, and Noise

- **Overshadowing:** Properties at 77A–C Redan Lane will suffer near-total loss of solar access during the winter solstice.
- **Privacy:** Elevated balconies will create direct downward sightlines into private living spaces that cannot be mitigated by fencing.
- **Acoustics:** The building will create a "canyon effect," reflecting noise from 53 households and stacked balconies into a currently quiet environment.

6. Traffic, Safety, and Infrastructure Strain

With 106 car spaces, overflow parking will saturate the local network. Directing pedestrian and service traffic for the affordable housing units into the narrow, footpath-free Redan Lane creates significant safety risks. Furthermore, the massive scale of construction—eight times larger than typical local projects—will render Redan Street practically inaccessible for years.

7. Procedural and Representational Concerns

The applicant's visual materials are misleading, using hypothetical future buildings to create a false baseline for consistency. Furthermore, community consultation has been a mere procedural exercise; the developer has consistently failed to provide substantive answers to specific concerns raised by Mosman Council and local residents regarding scale and traffic.

Conclusion. Approval would create an unacceptable precedent for future development across other areas of Mosman. I submit that the proposal fails to achieve an acceptable planning outcome and should be refused.

Yours faithfully,

Vaughan Woods