

28 March 2026

OBJECTION SUBMISSION
SSD-93020230
40–48 Redan Street, Mosman

I have lived at 21A Redan Street my whole life and I am writing to object to the proposed development.

The applicant has proposed a 10-storey building in a location that is zoned for 4 storeys. Neighbouring houses are 1-3 storeys. It is located in a Heritage Foreshore Protection zone where the local Mosman Council has spent decades protecting the area from excessive developer destruction so that the whole of the Sydney community can come and enjoy our local area. The applicant is asking you for multiple exemptions to allow them to build something that:

- Does not meet the local Mosman planning guidelines,
- Does not meet the SSD Planning Guidelines (!),
- Negative community impact FAR outweighs the additional 20-30 units, and
- Does not facilitate entry to the housing market (except for elite multi-millionaires since these will be priced at \$4-5m - \$20m+)

Living here has always been special because of how close we are to Balmoral and the natural beauty of the area. The streets are low-rise, open and feel connected to the harbour. I understand that more housing is needed, but it shouldn't come at the cost of losing what makes this area unique.

The proposed 10-storey building is far too large for Redan Street. It will dominate the street and change the feel of the area completely. A building of this scale might suit somewhere like Military Road, but it does not belong in a quiet residential street.

I am also very concerned about privacy. The apartments will look directly into our backyard and toward our living areas and bedrooms, which will change how we use our home.

There will also be more traffic and activity, making the street feel much more crowded.

Overall, this development feels out of character and too intense for the area. It risks permanently changing the look and feel of Balmoral and Redan Street for future generations.

I strongly object to the proposal.

Yours sincerely,

Reese Harvey

21A Redan Street, Mosman