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# Mosman Parks & Bushland Association

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40 – 48 REDAN STREET, MOSMAN 2088

Application Number SSD-93020230

Assessment Type State Significant Development

Development Type Residential flat building with in-fill affordable housing

Local Government Areas Mosman Municipality

Exhibition Start-End Date 17/03/2026 - 30/03/2026

## OBJECTION

Founded in 1964 by the Bradley Sisters, originators of the Bradley Method of Bush Regeneration, and a group of Mosman residents concerned about the lack of protection for public land, the Mosman Parks & Bushland Association (MPBA) continues to work for the practical maintenance of bushland and the protection public land.

The Association also continues to encourage good principles of town planning where they affect parks, bushland and the natural environment.

There are many aspects of this SSD that are objectionable, but this objection will concentrate on those aspects that are particularly related to the objectives of MPBA.

### 1. The Scenic Protection Area

Our advocacy for the protection of Sydney Harbour and the retention of views **from** the water i.e. views of the harbour slopes **from the harbour**. Mosman's position at the entrance to Port Jackson makes its contribution to the value of the Harbour truly inestimable.

MPBA advocated over many years for the retention of Mosman's Scenic Protection Area, gaining the support of Council, our Member of Parliament, and the State Minister of Planning and of Housing.

Sydney Harbour has both special environmental and scenic value. Indeed it is Sydney's greatest natural asset.

The SSD 40-48 Redan Street does not support the aim of preserving the environmental and scenic value of Sydney Harbour.

- a) It is huge in height
- b) It is massive in bulk and the area occupied by the 2 towers
- c) It is totally out of keeping with the character of the existing houses
- d) It ignores the heritage nature of the area
- e) It ignores the adjoining heritage houses
- f) It ignores the streetscape – both Redan Street and Redan Lane

The Summary of Appendix K\_Visual Impact Assessment states "It is unlikely the proposal will be visible from Sydney Harbour to an extent that would result in any

significant or unreasonable visual impacts on the built, natural and visual environment”

MPBA disagrees.

It is a massive overdevelopment, out of character with the area and totally denies the aims of the Scenic Protection Area and the protection of views from the Harbour.

## 2. Appendix J Landscape Plan

The landscaping design uses a preponderance of native species, but only some are characteristic of the Sydney Sandstone Gully Forest bioregion. Lacking also are the shade trees which residents need so badly and particularly those which characterise this bioregion.

In fact the building covers so much of the space it occupies, that there is hardly room for a garden, let alone shade trees. The vegetation is limited to the periphery.

Where is the vegetation to soften the appearance of the building and its scenic impact?

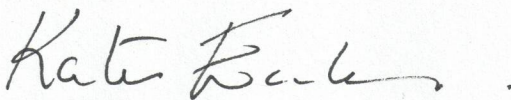
Where is the observance of the intention of the Scenic Protection Area to maintain a balance of landscaping over built form?

## CONCLUSION

The proposed development is unacceptable.

Views from Sydney Harbour and its foreshores will certainly be affected by this development if it is permitted. Furthermore, if this development *is* allowed to proceed, it will create a precedent for more developments like it, and further detract from the value of Sydney Harbour.

If the New South Wales government values this most precious of its natural assets, Sydney Harbour, it will refuse this application.



Kate Eccles OAM  
President

30.03.2026