

Our ref: Residential development with in-fill affordable housing at 65 Muston Street, Mosman (SSD-98068713)

Mr Timothy Foote
Administrator
Prosker Property Pty Ltd
30A Redan Street
MOSMAN NSW 2088

20 April 2026

Subject: Response to Submissions

Dear Mr Foote

The exhibition of the development application and environmental impact statement (EIS) for the residential development with in-fill affordable housing at 65 Muston Street, Mosman (SSD-98068713) ended on 17 Apr 2026.

We have placed all submissions on the NSW Planning Portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/residential-development-fill-affordable-housing-65-muston-street-mosman>

The Department of Planning, Housing and Infrastructure (the Department) has not yet received a response from Ausgrid. This response will be provided to you once received.

The Department is also considering the proposal as outlined in your EIS and the issues raised in submissions and will separately forward you a list of key issues to be addressed.

The Department requires a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

Please lodge your submissions report, including your response to the Department's forthcoming letter, via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Max Tran, on (02) 8275 1606 or via email at max.tran@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "AWatson".

Amy Watson
Director
Affordable Housing Assessments

as delegate for the Planning Secretary