

Appendix 6 – Cumulative Impact Assessment

Introduction to Cumulative Impact Assessment

This cumulative impact assessment (CIA) has been prepared to support the Environmental Impact Statement (EIS) for the subject State Significant Development Application (SSDA), having regard to the State Significant Development Guidelines and the Cumulative Impact Assessment Guidelines referenced therein.

The purpose of the CIA is to identify and assess the potential cumulative impacts arising from the project in combination with other relevant future projects within the surrounding area. The assessment has been prepared proportionately, with consideration given to the scale, nature, and likely interactions between developments.

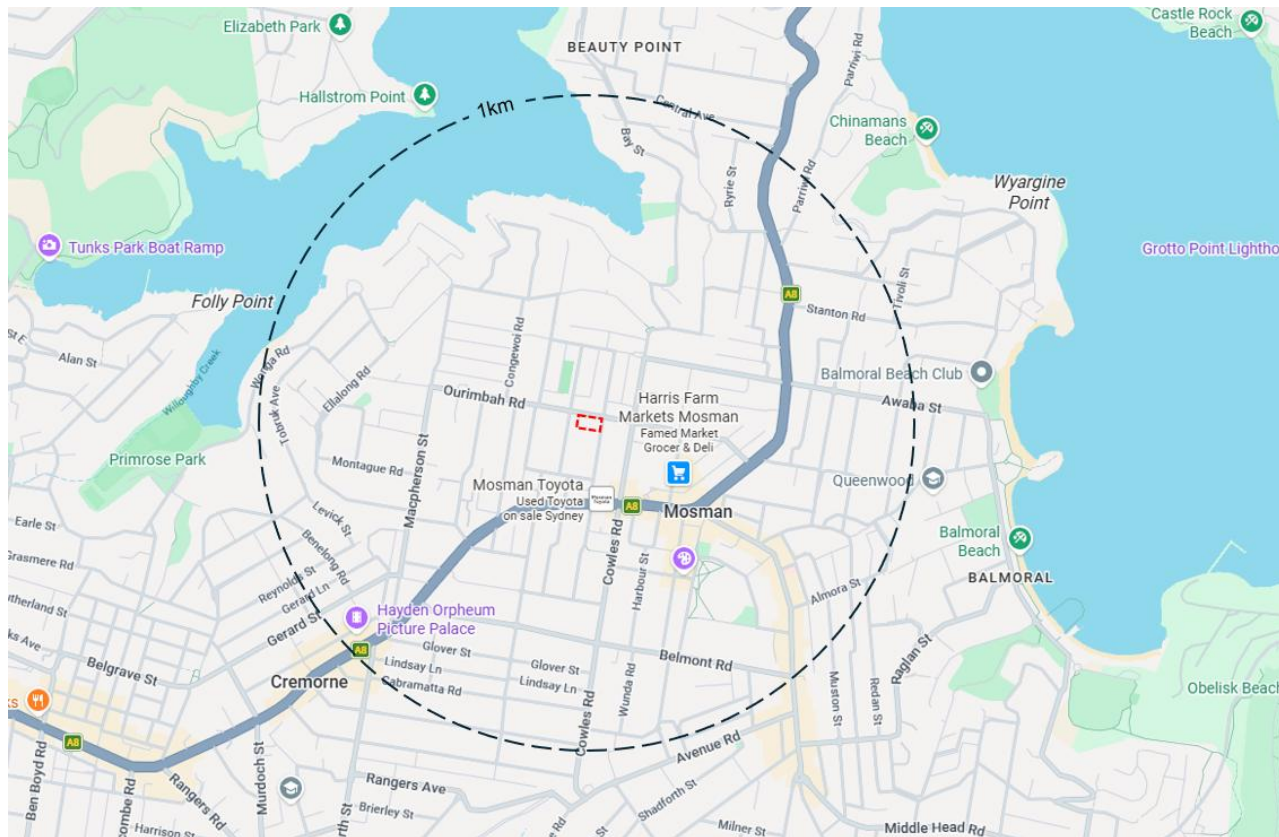
In accordance with the [CIA Guidelines](#), relevant future projects generally comprise projects that are approved or under assessment and fall within the following categories:

- other State Significant Development (SSD) and State Significant Infrastructure (SSI) projects;
- projects classified as designated development requiring an EIS;
- projects requiring assessment under Division 5.1 of the *Environmental Planning and Assessment Act 1979* that are likely to significantly affect the environment and require an EIS;
- projects declared to be controlled actions under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act); and
- major greenfield or urban renewal developments that are scheduled for the area.

Accordingly, this assessment focuses on approved or under assessment projects considered relevant to the cumulative impact analysis at the time of EIS preparation. Other surrounding developments, including local development applications, may be referenced where they contribute to the changing character or built form context of the area, but are not necessarily included as formal CIA projects unless specifically relevant to the technical assessment being undertaken.

The list of projects considered as part of the CIA has been informed by available information at the time of preparation and may be refined should the assessment context materially change during the EIS process.

Cumulative Impact (1km radius)



DA/SSDA Number	Address	Proposal	Status	Date Determined	Distance from Site	Construction Related Cumulative Impact Assessment
Mosman Council DA Tracker (Closest to Furthest in metres)*						
8.2025.270.1	5-9 Bond Street, Mosman	Demolition, new residential flat building comprising 27 dwellings with basement parking (Housing SEPP)	Under Appeal	Deemed Refusal 10/03/2026	150 m	Likely – if this appeal is approved within the next 12 months, construction period may overlap.
8.2026.27.1	89-101 Cowles Road, Mosman	Demolition, construction of a residential flat building comprising 41 dwellings (including 8 affordable dwellings), basement parking, and communal indoor swimming pool (Housing SEPP)	Lodged 17/03/2026	N/A	200 m	Likely – if this DA is approved within the next 12 months, construction period may overlap.
8.2022.121.1	566 – 570 Military Road, Mosman	Demolition, construction of a mixed use development comprising a commercial premises, 11 dwellings, basement carpark, and strata subdivision	Approved Planning Panel Currently under construction	21/06/2023	210 m	Unlikely – this DA is already under construction.
8.2025.117.1	93 – 101A Awaba Street, Mosman	Demolition, construction of a residential flat building comprising 29 dwellings, basement parking, and lot consolidation (Housing SEPP)	Completed	02/10/2025	285 m	N/A – Construction is complete.
8.2022.276.1	87 Cowles Road, Mosman	Demolition, construction of a residential flat building comprising of 15 dwellings with basement carpark	Upheld with Changes or Conditions L&E Court Currently under construction	04/10/2023	330 m	Unlikely – this DA is already under construction.

DA/SSDA Number	Address	Proposal	Status	Date Determined	Distance from Site	Construction Related Cumulative Impact Assessment
8.2025.202.1	27 – 29 Heydon Street, Mosman	Demolition, construction of a residential flat building comprising 27 dwellings (including 5 affordable housing dwellings), basement parking, and lot consolidation (Housing SEPP)	Lodged 12/09/2025	N/A	400 m	Likely – if this DA is approved within the next 12 months, construction period may overlap.
8.2022.81.1	64 – 66 Spit Road, Mosman	Mixed development comprising commercial space and 32 dwellings	S34 Agreement L&E Court Currently under construction	02/02/2023	450 m	Unlikely – this DA is already under construction.
8.2022.165.1	19-25 Myahgah Road, Mosman	Demolition and construction of a residential flat building comprising 21 dwellings	Deferred Commencement Planning Panel Currently under construction	21/12/2022	500 m	Unlikely – this DA is already under construction.
8.2024.138.1	686 - 692 Military Road, Mosman	Demolition with retention of front facade, construction of a mixed use development comprising commercial premises, 6 dwellings, and basement parking	Approved Planning Panel	19/02/2025	500 m	Likely – if this DA is approved within the next 12 months, construction period may overlap.
8.2024.144.1	696 – 706 Military Road, Mosman	Demolition, construction of a mixed-use development comprising 5 commercial premises, 27 dwellings (including 8 affordable housing dwellings), and basement parking	S34 Agreement L&E Court Currently under construction	09/04/2025	515 m	Unlikely – this DA is already under construction.
8.2025.312.1	1A Punch Street, Mosman	Demolition, construction of a residential flat building comprising	Completed	20/02/2026	630 m	N/A – Construction is complete.

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		6 dwellings with basement parking (Housing SEPP)				
8.2025.274.1	1 – 3 Moruben Road, Mosman	Demolition, construction of a residential flat building comprising 27 dwellings (including 6 affordable dwellings), basement parking, and stratum subdivision (Housing SEPP)	Determined	13/02/2026	730 m	Unlikely – The site is not within close proximity of the subject site.
8.2021.30.1	28 Moruben Road, Mosman	Demolition of structures, construction of a residential flat building development comprising two dwellings, parking, swimming pools, landscaping works and strata subdivision	Approved Planning Panel Constructed	20/10/2021	750 m	N/A – Construction is complete.
8.2025.313.1	23 Noble Street, Mosman	Demolition, construction of a multi dwelling housing development comprising 3 dwellings with basement parking (Housing SEPP)	Lodged 05/01/2026	N/A	800 m	Unlikely – The site is not within close proximity of the subject site.
8.2022.200.1	1A Hampden Street and 8 Waringah Road, Mosman	Demolition, construction of a residential flat building comprising of 3 dwellings	S34 Agreement L&E Court	19/05/2023	910 m	Unlikely – The site is not within close proximity of the subject site.
8.2025.208.1	48 Almora Street, Mosman	Demolition, construction of a residential flat building comprising 14 dwellings (including 3 affordable dwellings), basement parking, and swimming pool (Housing SEPP)	Completed	02/12/2025	965 m	N/A – Construction is complete.
North Sydney Council DA Tracker (Closest to Furthest in metres, projects west of Macpherson Street)*						
10.2025.00000030.001	72 Gerard Street and 118-	Demolition of existing structures, construction of a part 4/5 storey	Determined NSLPP	10/07/2025	850 m	Unlikely – The site is not within close

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	124 Benelong Road, Cremorne	residential flat building containing 23 units & basement parking.				proximity of the subject site.
16.2021.00000323.001	124 Benelong Road, Cremorne	Demolition of dwelling house and construction of twenty (20) room boarding house including manager's residence and associated works.	Determined LEC	09/02/2024	850 m	Unlikely – The site is not within close proximity of the subject site.
10.2025.00000464.001	57 – 61 Reynolds Street, Cremorne	The demolition of all structures and the construction of an eight (8) storey residential flat building comprising thirty-two (32) apartments including Infill affordable housing together with site landscaping, car parking, site services and associated site development works	Deemed Refusal, LEC Lodged	Deemed Refusal 15/12/2025	930 m	Unlikely – the DA has not been determined and the site is also not within close proximity of the subject site.
10.2022.00000409.001	40 Brightmore Street, Cremorne	Demolition of existing residential flat building and construction of residential flat building with 5 x 3 bedroom apartments.	Determined NSLPP deferred commencement	05/06/2024	950 m	Unlikely – The site is not within close proximity of the subject site.
Major Projects Register (Closest to Furthest in metres)						
SSD-93787211	494 & 516 Military Road, Mosman	Shop-Top Housing - Military Rd, Mosman Construction of 107 apartments including up to a 3% allocation of affordable housing in a 4 – 8 storey building with commercial GFA.	Prepare EIS	N/A	420 m	Likely – if the SSD this is lodged and approved within the next 12 months, construction period may overlap.

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SSD-49472213	50-88 Parraween St and 59-67 Gerard Street, Cremorne	Pathways Cremorne Seniors Housing Demolition and construction of a seniors living development including 58 independent living units and 41 residential aged care facility beds contained within 3x4 storey buildings, a 7 storey building and adaptive reuse of 6 heritage listed cottages.	Determined	04/04/2025	965 m	Unlikely – The site is not within close proximity of the subject site.
SSD-98068713	65 Muston Street, Mosman	Demolition of existing buildings and associated structures on the site, preparatory site works, excavation and the erection of a new residential flat building containing 13 x 3 bedroom units all but one of which is oriented to the view	Respond to Submissions	N/A	1000 m	Unlikely – The site is also not within close proximity of the subject site.
SSD-93020230	40-48 Redan Street Mosman	Demolition of existing dwellings construction of a 53 10 storey residential flat building comprising apartments (including 11 in-fill affordable housing apartments), two basement levels with parking for 106 cars communal open space. Associated works including site preparation, excavation, earthworks, landscaping and installation of services.	Respond to Submissions	N/A	1050 m	Unlikely - The site is not within close proximity of the subject site.
HDA Declared Projects						
HDA EOI 274656,	11 – 17 Countess Street	Demolition of existing structures and construction of residential flat	HDA declared 24/09/2025,	N/A	100 m	Unlikely – HDA has not been

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SSD-131129488	and 20-228 Rosebery Street	building consisting of 2 levels of basement parking, 130 residential units (including 3% affordable housing units).	SEARs request <u>not yet</u> issued.			declared and coordination of HDA SSD can take between 9 -12 months till lodgement. Construction period is unlikely to overlap.
HDA EOI 289472, SSD-124738990	35 - 45 Awaba St, Mosman	A nine-storey residential building – 100 dwellings including 4% affordable housing offered in perpetuity	HDA Declared 18/12/2025, SEARs request issued on 4 June 2026.	N/A	530 m	Unlikely – Coordination of HDA SSD can take between 9 -12 months till lodgement. Construction period is unlikely to overlap.

*Mosman and North Sydney DA Trackers have been reviewed for the last 5 years, dating back to 1 January 2021 onwards for both lodged and determined DAs. These searches exclude modifications, dwelling houses, dual occupancies, additions and alterations, signage and subdivision DAs.

Sources:

- Item: Mosman DAs
 - Mosman Council DA Tracker (Searched by: Street name, 2021 – Present (March 2026), Lodged and Determined)
- Item: North Sydney Council DAs
 - North Sydney DA Tracker (Searched by: Street name, 2021 – Present (March 2026), Lodged and Determined)
- Major Projects Portal
 - Advanced Search, filtered ONLY by LGA: Mosman
 - NSW Planning Portal Application Tracker > [State Significant Applications Map](#)
- HDA Declared Projects

- HDA EOI 274656: [Signed State Significant Development Declaration Order \(No 14\) 2025 - IRF25 2071.pdf](#)
- HDA EOI 289472: [State Significant Development Declaration Order \(No. 17\) 2025 dated 18/12/2025](#)