

EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

RESIDENTIAL DEVELOPMENT WITH IN-FILL AFFORDABLE HOUSING – 11-23 RANGERS AVENUE, MOSMAN

Application No	SSD-96272465
Location	11-23 Rangers Avenue, Mosman (Lots 41 and 42 Section A in DP2509, Lots 1 and 2 in DP748842 and Lots 37-39 in DP2509)
Applicant	Grand Noble Project 1 Pty Ltd
Council Area	Mosman
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

Residential development with in-fill affordable housing including:

- demolition of existing site structures
- construction of a seven-storey building set above a basement level, comprising:
 - 44 apartments (including 10 affordable housing apartments)
 - basement car parking for 91 cars
 - communal open spaces at ground and first floor levels
- associated works including site preparation, tree removal, excavation, landscaping and infrastructure works.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned proposal. The application, environmental impact statement (EIS) and accompanying documents are on exhibition from **Thursday 4 December 2025** until **Wednesday 17 December 2025**. You can view these documents online at [Residential development with in-fill affordable housing - 11-23 Rangers Avenue, Mosman | Planning Portal - Department of Planning and Environment](#)

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require further assistance, please contact Service NSW on 1300 305 695.



Department of Planning, Housing and Infrastructure

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Ritu Shankar on (02) 9274 6228, or via email at ritu.shankar@dpie.nsw.gov.au.

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.
