

# ENVIRONMENTAL IMPACT STATEMENT

**Residential Flat Building,  
Including In-Fill Affordable Housing**  
65 Muston Street, Mosman

Prepared for Prosker Property Pty Ltd

**B | B | C**  
CONSULTING PLANNERS





# **ENVIRONMENTAL IMPACT STATEMENT**

**65 MUSTON STREET, MOSMAN**

**RESIDENTIAL FLAT BUILDING INCLUDING IN-FILL  
AFFORDABLE HOUSING**

**(SSD-98068713)**

**Prepared by**  
BBC Consulting Planners

**Prepared for**  
Prosker Property Pty Ltd

Job No.25-135  
Environmental Impact Statement  
March 2026



## Table of Contents

### EIS DECLARATION

### ABBREVIATIONS AND GLOSSARY

|            |                                                                                |           |
|------------|--------------------------------------------------------------------------------|-----------|
| <b>I.</b>  | <b>COMPLIANCE WITH SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS .....</b> | <b>I</b>  |
| <b>II.</b> | <b>EXECUTIVE SUMMARY .....</b>                                                 | <b>IX</b> |
| <b>1.</b>  | <b>INTRODUCTION .....</b>                                                      | <b>1</b>  |
| 1.1        | Applicant.....                                                                 | 1         |
| 1.2        | Proposed Development.....                                                      | 1         |
| 1.3        | Project Background.....                                                        | 2         |
| 1.4        | Previous Approvals .....                                                       | 2         |
| 1.5        | Pre-Lodgement Engagement (DPHI).....                                           | 2         |
| 1.5.1      | Consistency with SEARs Request .....                                           | 2         |
| 1.6        | Planning Approval Process .....                                                | 4         |
| 1.7        | Feasible Alternatives .....                                                    | 4         |
| 1.8        | Strategic Planning Context.....                                                | 5         |
| <b>2.</b>  | <b>SITE AND CONTEXT.....</b>                                                   | <b>9</b>  |
| 2.1        | Site Characteristics .....                                                     | 9         |
| 2.2        | Site Photos .....                                                              | 12        |
| 2.3        | Surrounding Context.....                                                       | 16        |
| <b>3.</b>  | <b>THE PROPOSED DEVELOPMENT .....</b>                                          | <b>20</b> |
| 3.1        | Objectives .....                                                               | 20        |
| 3.2        | Overview .....                                                                 | 20        |
| 3.3        | Detailed Description .....                                                     | 21        |
| 3.3.1      | Level by Level Description .....                                               | 21        |
| 3.3.2      | Demolition, Tree Removal and Earthworks .....                                  | 23        |
| 3.3.3      | Site Orientation .....                                                         | 23        |
| 3.3.4      | Design and Materiality .....                                                   | 23        |
| 3.3.5      | Affordable Housing.....                                                        | 25        |
| 3.3.6      | Landscaping.....                                                               | 25        |
| 3.3.7      | Parking and Access .....                                                       | 26        |
| 3.3.8      | Waste Management .....                                                         | 26        |
| 3.3.9      | Integrated Water Management Plan.....                                          | 26        |
| 3.3.10     | Groundwater Management.....                                                    | 27        |
| <b>4.</b>  | <b>COMMUNITY ENGAGEMENT AND CONSULTATION .....</b>                             | <b>28</b> |
| 4.1        | Community Engagement Objectives .....                                          | 28        |
| 4.2        | Community and Stakeholders .....                                               | 28        |
| 4.3        | Details of Community Engagement Undertaken .....                               | 29        |
| 4.4        | Feedback Received .....                                                        | 29        |
| 4.5        | Further Community Engagement (Post Approval).....                              | 30        |
| <b>5.</b>  | <b>STATUTORY CONTEXT.....</b>                                                  | <b>31</b> |
| 5.1        | Pre-conditions for consent .....                                               | 31        |
| 5.2        | Mandatory Considerations .....                                                 | 33        |
| 5.3        | Other Approvals Required .....                                                 | 33        |

|             |                                                                 |           |
|-------------|-----------------------------------------------------------------|-----------|
| <b>6.</b>   | <b>ENVIRONMENTAL ASSESSMENT.....</b>                            | <b>35</b> |
| <b>6.1</b>  | <b>Design Quality.....</b>                                      | <b>35</b> |
| <b>6.2</b>  | <b>Built Form and Urban Design .....</b>                        | <b>36</b> |
| 6.2.1       | Relationship to existing and future character of the area ..... | 36        |
| 6.2.2       | Bulk and scale .....                                            | 37        |
| 6.2.3       | Solar Access and Natural Ventilation to Apartments.....         | 40        |
| <b>6.3</b>  | <b>Environmental Amenity.....</b>                               | <b>41</b> |
| 6.3.1       | Solar Access Analysis .....                                     | 41        |
| 6.3.2       | Building Separation and Visual Privacy .....                    | 42        |
| 6.3.3       | Wind Impacts .....                                              | 43        |
| 6.3.4       | Lighting and Reflectivity Impacts .....                         | 44        |
| <b>6.4</b>  | <b>Visual Impacts.....</b>                                      | <b>45</b> |
| 6.4.1       | Existing visual character and views.....                        | 45        |
| 6.4.2       | Potential Impacts .....                                         | 46        |
| <b>6.5</b>  | <b>Transport, Traffic and Parking Related Impacts.....</b>      | <b>48</b> |
| 6.5.1       | Existing road network .....                                     | 48        |
| 6.5.2       | Public transport, walking and cycling.....                      | 48        |
| 6.5.3       | Vehicle access and circulation .....                            | 48        |
| 6.5.4       | Car parking.....                                                | 48        |
| 6.5.5       | Road network assessment .....                                   | 49        |
| 6.5.6       | Construction traffic and pedestrian management plan .....       | 49        |
| 6.5.7       | Mitigation Measures .....                                       | 49        |
| <b>6.6</b>  | <b>Noise and Vibration Impacts .....</b>                        | <b>49</b> |
| 6.6.1       | Existing conditions .....                                       | 49        |
| 6.6.2       | Potential Impacts .....                                         | 50        |
| 6.6.3       | Mitigation Measures .....                                       | 50        |
| <b>6.7</b>  | <b>Water Management Impacts .....</b>                           | <b>52</b> |
| 6.7.1       | Proposed Stormwater Management Design .....                     | 52        |
| 6.7.2       | Servicing Infrastructure .....                                  | 53        |
| <b>6.8</b>  | <b>Ground and Groundwater Conditions .....</b>                  | <b>53</b> |
| 6.8.1       | Existing conditions and data collection.....                    | 53        |
| 6.8.2       | Potential Impacts .....                                         | 54        |
| 6.8.3       | Mitigation Measures .....                                       | 55        |
| <b>6.9</b>  | <b>Contamination and Remediation.....</b>                       | <b>56</b> |
| 6.9.1       | Existing conditions and data collection.....                    | 56        |
| 6.9.2       | Potential Impacts .....                                         | 57        |
| 6.9.3       | Mitigation Measures .....                                       | 57        |
| <b>6.10</b> | <b>Trees and Landscaping.....</b>                               | <b>58</b> |
| 6.10.1      | Potential Tree Impacts.....                                     | 59        |
| 6.10.2      | Mitigation Measures .....                                       | 59        |
| 6.10.3      | Landscaping.....                                                | 59        |
| <b>6.11</b> | <b>Ecologically Sustainable Development.....</b>                | <b>59</b> |
| 6.11.1      | Assessment of ESD principles .....                              | 59        |
| 6.11.2      | Mitigation Measures .....                                       | 64        |
| <b>6.12</b> | <b>Biodiversity .....</b>                                       | <b>65</b> |
| <b>6.13</b> | <b>Waste Management .....</b>                                   | <b>65</b> |
| 6.13.1      | Construction and Demolition Waste Management .....              | 65        |





|             |                                               |           |
|-------------|-----------------------------------------------|-----------|
| 6.13.2      | Operational Waste Management .....            | 66        |
| 6.13.3      | Mitigation Measures .....                     | 66        |
| <b>6.14</b> | <b>Social Impacts.....</b>                    | <b>67</b> |
| 6.14.1      | Introduction .....                            | 67        |
| 6.14.2      | Community Profile.....                        | 67        |
| 6.14.3      | Potential Impacts .....                       | 67        |
| <b>6.15</b> | <b>Contributions and Public Benefits.....</b> | <b>72</b> |
| 6.15.1      | Housing and Productivity Contribution .....   | 72        |
| 6.15.2      | Local Contributions.....                      | 72        |
| <b>6.16</b> | <b>Flood Risk.....</b>                        | <b>72</b> |
| 6.16.1      | Draft Mosman LGA Flood Study 2025 .....       | 72        |
| 6.16.2      | Flood Planning Considerations .....           | 73        |
| 6.16.3      | Conclusions and Mitigation Measures .....     | 73        |
| <b>6.17</b> | <b>Aboriginal Cultural Heritage .....</b>     | <b>74</b> |
| 6.17.1      | Existing Environment .....                    | 74        |
| 6.17.2      | Potential Impacts .....                       | 74        |
| 6.17.3      | Mitigation Measures .....                     | 74        |
| <b>6.18</b> | <b>Environmental Heritage .....</b>           | <b>75</b> |
| 6.18.1      | Summary of Statutory Listings .....           | 75        |
| 6.18.2      | Potential Impacts .....                       | 75        |
| <b>6.19</b> | <b>Cumulative Impacts .....</b>               | <b>76</b> |
| <b>6.20</b> | <b>Mitigation Measures .....</b>              | <b>78</b> |
| <b>6.21</b> | <b>Project Justification .....</b>            | <b>86</b> |
| 6.21.1      | Strategic and Policy Context.....             | 86        |
| 6.21.2      | Statutory Compliance .....                    | 86        |
| 6.21.3      | Site Suitability and Urban Context .....      | 87        |
| 6.21.4      | Housing Diversity .....                       | 87        |
| 6.21.5      | Likely Impacts of the Development.....        | 87        |
| <b>7.</b>   | <b>CONCLUSION .....</b>                       | <b>90</b> |



## LIST OF TABLES

|                                                                         |           |
|-------------------------------------------------------------------------|-----------|
| <b>Table 1: Secretary’s Environmental Assessment Requirements .....</b> | <b>i</b>  |
| <b>Table 2: Applicant Details .....</b>                                 | <b>1</b>  |
| <b>Table 3: Development Metrics .....</b>                               | <b>1</b>  |
| <b>Table 4: Consistency of final design with SEARs Request .....</b>    | <b>3</b>  |
| <b>Table 5: Consideration of Alternatives .....</b>                     | <b>4</b>  |
| <b>Table 6: Consistency with Strategic Planning Documents .....</b>     | <b>5</b>  |
| <b>Table 7: Description of the Site .....</b>                           | <b>9</b>  |
| <b>Table 8: Aspects of the Development .....</b>                        | <b>20</b> |
| <b>Table 9: Level by Level Description .....</b>                        | <b>22</b> |
| <b>Table 10: Stakeholder Categories .....</b>                           | <b>28</b> |
| <b>Table 11: Stakeholder Activities .....</b>                           | <b>29</b> |
| <b>Table 12: Pre-conditions for development consent .....</b>           | <b>31</b> |
| <b>Table 13: Other Approvals .....</b>                                  | <b>33</b> |
| <b>Table 14: Building Separation .....</b>                              | <b>42</b> |
| <b>Table 15: Lighting Sources .....</b>                                 | <b>44</b> |
| <b>Table 16: Viewpoint Locations and Impacts .....</b>                  | <b>46</b> |
| <b>Table 17: Assessment of ESD Principles .....</b>                     | <b>60</b> |
| <b>Table 18: Social Impacts .....</b>                                   | <b>69</b> |
| <b>Table 19: Surrounding proposed LMR developments .....</b>            | <b>76</b> |
| <b>Table 20: Mitigation Measures .....</b>                              | <b>78</b> |

## LIST OF DIAGRAMS

|                                                          |           |
|----------------------------------------------------------|-----------|
| <b>Diagram 1: Landscape Concept .....</b>                | <b>26</b> |
| <b>Diagram 2: Photomontage of the Development .....</b>  | <b>36</b> |
| <b>Diagram 3: Design Approach .....</b>                  | <b>38</b> |
| <b>Diagram 4: Height Blanket Diagram .....</b>           | <b>39</b> |
| <b>Diagram 5: Indicative Solar Access to Units .....</b> | <b>40</b> |
| <b>Diagram 6: Natural Cross-Ventilation .....</b>        | <b>41</b> |
| <b>Diagram 7: Viewpoint Locations .....</b>              | <b>46</b> |



## **FIGURES (located at end of EIS)**

- Figure 1:           Location**
- Figure 2:           Site**
- Figure 3A:        Aerial Photo – Detail**
- Figure 3B:        Aerial Photo – Surrounding Context**
- Figure 3C:        Aerial Photo – Wider Area**
- Figure 4A:        Zoning Map – Mosman LEP 2012**
- Figure 4B:        Height of Buildings Map – Mosman LEP 2012**
- Figure 4C:        Floor Space Ratio Map – Mosman LEP 2012**
- Figure 4D:        Lot Size Map – Mosman LEP 2012**
- Figure 4E:        Heritage Map – Mosman LEP 2012**
- Figure 4F:        Scenic Protection Map – Mosman LEP 2012**
- Figure 5A:        Balmoral Townscape Map – Mosman DCP 2012**
- Figure 5B:        Biodiversity Corridor and Habitat Link Map – Mosman DCP 2012**
- Figure 6A:        Town Centres Map – Housing SEPP 2021**
- Figure 6C:        Spit Junction Town Centre Map – Low and Mid-Rise Housing Policy**

## **LIST OF APPENDICES**

| <b>Appendix No.</b> | <b>Title</b>                                        |
|---------------------|-----------------------------------------------------|
| <b>1</b>            | SEARs                                               |
| <b>2</b>            | Community Housing Provider – Letter of Support      |
| <b>3</b>            | Community Engagement Outcomes Report                |
| <b>4</b>            | Architect Design Report                             |
| <b>5</b>            | Architectural Plans                                 |
| <b>6A</b>           | Survey Plan                                         |
| <b>6B</b>           | Travel Distance Survey                              |
| <b>7A</b>           | Visual Impact Assessment                            |
| <b>7B</b>           | Visual Impact Assessment Appendix A                 |
| <b>8</b>            | Construction Traffic and Pedestrian Management Plan |
| <b>9</b>            | Transport Impact Assessment                         |





| Appendix No. | Title                                                                    |
|--------------|--------------------------------------------------------------------------|
| 10           | Acoustic Impact Assessment                                               |
| 11           | Noise and Vibration Management Plan                                      |
| 12           | Geotechnical Investigation                                               |
| 13           | Groundwater Impact Assessment and Dewatering Management Plan             |
| 14           | Preliminary Site Investigation                                           |
| 15           | Landscape Plans                                                          |
| 16A          | BASIX Certificate                                                        |
| 16B          | Summary NatHERS Certificate                                              |
| 17           | ESD Report                                                               |
| 18A          | BDAR Waiver                                                              |
| 18B          | BDAR Waiver Application                                                  |
| 19           | Construction and Demolition Waste Management Plan                        |
| 20           | Operational Waste Management Plan                                        |
| 21           | Aboriginal Cultural Heritage Advice                                      |
| 22           | Flood Impact and Risk Assessment                                         |
| 23A          | Integrated Water Management Plan                                         |
| 23B          | Stormwater Management Drawings                                           |
| 24           | Heritage Impact Assessment                                               |
| 25           | Arboriculture Impact Assessment with Preliminary Tree Plan of Management |
| 26           | BCA Report and Access Report                                             |
| 27           | Adaptable Housing and LHDG Report                                        |
| 28           | Statutory Compliance Table                                               |
| 29A          | Clause 4.6 Variation Request: Building Height                            |
| 29B          | Clause 4.6 Variation Request: Wall Height                                |
| 30           | Estimated Development Cost Report                                        |



## Abbreviations

| Reference:                    | Description:                                                                                                                                                                                                |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACM</b>                    | Asbestos containing materials                                                                                                                                                                               |
| <b>AEP</b>                    | Annual Exceedance Probability                                                                                                                                                                               |
| <b>AHD</b>                    | Australian Height Datum                                                                                                                                                                                     |
| <b>AHIMS</b>                  | Aboriginal Heritage Information Management System                                                                                                                                                           |
| <b>AIA</b>                    | Arboriculture Impact Assessment                                                                                                                                                                             |
| <b>ARI</b>                    | Annual Recurrence Interval                                                                                                                                                                                  |
| <b>AS</b>                     | Australian Standard                                                                                                                                                                                         |
| <b>ASS</b>                    | Acid Sulphate Soil                                                                                                                                                                                          |
| <b>Background noise level</b> | The ambient sound-pressure noise level in the absence of the sound under investigation exceeded for 90% of the measurement period. Normally equated to the average minimum A-weighted sound pressure level. |
| <b>BDAR</b>                   | Biodiversity Development Assessment Report                                                                                                                                                                  |
| <b>CEMP</b>                   | Construction Environmental Management Plan.                                                                                                                                                                 |
| <b>CHP</b>                    | Community Housing Provider                                                                                                                                                                                  |
| <b>Council</b>                | Mosman Council                                                                                                                                                                                              |
| <b>DA</b>                     | Development Application                                                                                                                                                                                     |
| <b>DCP</b>                    | Development Control Plan                                                                                                                                                                                    |
| <b>DPHI</b>                   | NSW Department of Planning, Housing and Infrastructure                                                                                                                                                      |
| <b>EDC</b>                    | Estimated Development Cost                                                                                                                                                                                  |
| <b>EIS</b>                    | Environmental Impact Statement                                                                                                                                                                              |
| <b>EP&amp;A Act</b>           | Environmental Planning and Assessment Act 1979                                                                                                                                                              |
| <b>EP&amp;A Regulation</b>    | Environmental Planning and Assessment Regulation 2021                                                                                                                                                       |
| <b>EPI</b>                    | Environmental Planning Instrument                                                                                                                                                                           |
| <b>ESCP</b>                   | Erosion and Sediment Control Plan                                                                                                                                                                           |
| <b>ESD</b>                    | Ecologically Sustainable Development                                                                                                                                                                        |
| <b>FPA</b>                    | Flood Planning Area                                                                                                                                                                                         |
| <b>GFA</b>                    | Gross Floor Area (as defined in the Standard Instrument—Principal Local Environmental Plan)                                                                                                                 |
| <b>GPT</b>                    | Gross Pollutant Trap                                                                                                                                                                                        |
| <b>HIS</b>                    | Heritage Impact Statement                                                                                                                                                                                   |
| <b>HPC</b>                    | Housing and Productivity Contribution                                                                                                                                                                       |
| <b>LEP</b>                    | Local Environmental Plan                                                                                                                                                                                    |
| <b>LGA</b>                    | Local Government Area                                                                                                                                                                                       |
| <b>LMR</b>                    | Low and Mid-rise Housing                                                                                                                                                                                    |
| <b>MLEP 2012</b>              | Mosman Local Environmental Plan 2012                                                                                                                                                                        |



| Reference:          | Description:                                                                         |
|---------------------|--------------------------------------------------------------------------------------|
| <b>MRDCP 2012</b>   | Mosman Residential Development Control Plan 2012                                     |
| <b>NPW Act</b>      | National Parks and Wildlife Act 1974                                                 |
| <b>RL</b>           | Reduced Level                                                                        |
| <b>PMF</b>          | Probable Maximum Flood                                                               |
| <b>PSI</b>          | Preliminary Site Investigation                                                       |
| <b>SEARs</b>        | Secretary's Environmental Assessment Requirements                                    |
| <b>SEPP</b>         | State Environmental Planning Policy. A State level environmental planning instrument |
| <b>SIA</b>          | Social Impact Assessment                                                             |
| <b>Housing SEPP</b> | State Environmental Planning Policy (Housing) 2021                                   |
| <b>SDRP</b>         | State Design Review Panel                                                            |
| <b>SSD</b>          | State Significant Development                                                        |
| <b>SSDA</b>         | State Significant Development Application                                            |
| <b>SSP</b>          | Shared Socioeconomic Pathway                                                         |
| <b>SQUID</b>        | Stormwater Quality Improvement Device                                                |
| <b>TfNSW</b>        | Transport for NSW                                                                    |
| <b>TIA</b>          | Transport Impact Assessment                                                          |
| <b>VIA</b>          | Visual Impact Assessment                                                             |

## EIS DECLARATION

| Project Details                       |                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name                          | Residential Flat Building, including In-fill Affordable Housing                                                                                                                                                                                                                                                                                                                     |
| Project Address                       | 65 Muston Street, Mosman, NSW 2088                                                                                                                                                                                                                                                                                                                                                  |
| Application Number                    | SSD-98068713                                                                                                                                                                                                                                                                                                                                                                        |
| Applicant Details                     |                                                                                                                                                                                                                                                                                                                                                                                     |
| Applicant Name                        | Prosker Property Pty Ltd. ABN: 87 687 137 391                                                                                                                                                                                                                                                                                                                                       |
| Applicant Address                     | 30a Redan Lane, Mosman, NSW 2088                                                                                                                                                                                                                                                                                                                                                    |
| Details of EIS Preparation            |                                                                                                                                                                                                                                                                                                                                                                                     |
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|                                       | <b>Robert Chambers (Director – BBC Consulting Planners)</b> <ul style="list-style-type: none"> <li>- Diploma in Town Planning (Leeds Polytechnic)</li> <li>- Diploma in Company Directorship (University of New England)</li> </ul>                                                                                                                                                 |
|                                       | <b>Niall Mc Ateer (Principal Planner – BBC Consulting Planners)</b> <ul style="list-style-type: none"> <li>- Bachelor of Science Environmental Planning (Queens University Belfast)</li> <li>- Master of Science Urban and Rural Design (Queens University Belfast)</li> <li>- Chartered Member of the Royal Town Planning Institute</li> </ul>                                     |
| Address                               | Level 2, 22 – 36 Mountain Street, Ultimo, NSW 2007                                                                                                                                                                                                                                                                                                                                  |





| <b>Assessment by person who prepared the statement of environmental impact</b>                                                                                                           |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| The undersigned confirms that the EIS deals with the matters referred to in Division 5 of Part 8 of the EP&A Regulation 2021 and has regard to State Significant Development Guidelines. |  |
| <b>Signature</b>                                                                                                                                                                         |  |
| <b>Robert Chambers, Director – BBC consulting Planners</b>                                                                                                                               |  |
|                                                                                                         |  |
| <b>Date:</b> 17 March 2026                                                                                                                                                               |  |



| Declaration by Registered Environmental Assessment Practitioner ("REAP")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Julie Horder (Director – Planning Bricks Pty Ltd, PO Box 10 Oyster Bay 2225) |
| Member Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 8693                                                                         |
| <b>Declaration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                              |
| <p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none"><li>• has been prepared in accordance with this Regulation, and</li><li>• contains all available information that is relevant to the environmental assessment of the development, and</li><li>• the information contained in the statement is not false or misleading, and</li><li>• contains the information required under the Registered Environmental Assessment Practitioner Guidelines in that the EIS:<ul style="list-style-type: none"><li>○ addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project</li><li>○ identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments</li><li>○ has been prepared having regard to the Department's State Significant Development Guidelines – Preparing an Environmental Impact Statement</li><li>○ contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development</li><li>○ contains an accurate summary of the findings of any community engagement</li><li>○ contains a consolidated description of the project in a single chapter of the EIS</li><li>○ contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.</li></ul></li></ul> |                                                                              |
| <b>Signature</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                              |
| Julie Horder (Director – Planning Bricks Pty Ltd, PO Box 10 Oyster Bay 2225)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                              |
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| <b>Date:</b> 17 March 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                              |

## I. COMPLIANCE WITH SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

BBC Consulting Planners, on behalf of Prosker Property Pty Ltd, made a request for Secretary's Environmental Assessment Requirements ("SEARs") on 26 September 2025 pursuant to Division 2, Section 173 of the *Environmental Planning and Assessment Regulation 2021* ("EP&A Regulation").

This Environmental Impact Statement ("EIS") has been prepared in accordance with the requirements of Part 4 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), Section 175 of the EP&A Regulation and the SEAR's.

SEARs for the EIS were issued by the NSW Department of Planning, Housing and Infrastructure ("DPHI") on 12 November 2025.

The SEARs are set out below in **Table 1** and are addressed in various sections of the EIS and the accompanying appendices. A complete copy of the SEARs is included in full at **Appendix 1**.

**Table 1: Secretary's Environmental Assessment Requirements**

| Key Issues                                                                                                                                                                                                                                                                    | Supporting Documentation                                                                                     | Where Addressed in EIS                       |
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| <b>Statutory Context</b>                                                                                                                                                                                                                                                      |                                                                                                              |                                              |
| - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.                                                                                                                         | If required:<br>Clause 4.6 Variation Request (for any non-compliances with applicable development standards) | Sections 1.8, 5, Appendices 28, 29A and 29B. |
| - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.                                                                                                                                                     |                                                                                                              | Section 5, Appendices 28, 29A and 29B.       |
| - Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences.                            |                                                                                                              | Section 1.5.1.                               |
| - Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination.                                                                          |                                                                                                              | Section 1.4.                                 |
| - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.                                                   |                                                                                                              | II Executive Summary                         |
| - If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility. |                                                                                                              | Section 3.3.5 and Appendix 2.                |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Supporting Documentation                                                                                                             | Where Addressed in EIS                          |
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| Estimated Development Cost and Employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                      |                                                 |
| <ul style="list-style-type: none"><li>- Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EDC Report                                                                                                                           | Appendix 30                                     |
| <ul style="list-style-type: none"><li>- As applicable, the EDC Report must separately specify the EDC of:<ul style="list-style-type: none"><li>o the residential component of the development.</li><li>o the tenant component of the built-to-rent development.</li><li>o the seniors housing component of the development.</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                      | Appendix 30                                     |
| Contributions and Public Benefit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                      |                                                 |
| <ul style="list-style-type: none"><li>- Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement. and include details of any proposal for further material public benefit.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                     | Address in EIS<br>If required:<br>Draft planning agreement                                                                           | Section 6.15.                                   |
| <ul style="list-style-type: none"><li>- Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note- February 2021.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                      | No VPA                                          |
| Engagement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                      |                                                 |
| <ul style="list-style-type: none"><li>- Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.<ul style="list-style-type: none"><li>o If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li></ul></li></ul> | Engagement Report                                                                                                                    | Section 4 and Appendix 3                        |
| Design Quality                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |                                                 |
| <ul style="list-style-type: none"><li>- Demonstrate how the development will achieve:<ul style="list-style-type: none"><li>o design excellence in accordance with any applicable EPI provisions.</li><li>o good design in accordance with the seven objectives for good design in Better Placed.</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                       | Design Excellence Strategy (where design excellence is required by an EPI)<br>Competition Report (where a competitive design process | Sections 6.1 and 6.2 and Appendices 4, 5 and 15 |
| <ul style="list-style-type: none"><li>- Demonstrate that the development:<ul style="list-style-type: none"><li>o where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or</li><li>o in all other instances, has been reviewed by the</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      | N/A<br>Section 1.6.                             |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Supporting Documentation                                                                                                               | Where Addressed in EIS                                                     |
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| State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | has been held) Design Review Report (where the project has been reviewed by the SDRP)                                                  |                                                                            |
| - Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                        | N/A<br>Section 1.6.                                                        |
| Built Form and Urban Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                        |                                                                            |
| - Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.                                                                                                                                                                                                                                                    | Architectural Drawings<br>Design Report<br>Survey Plan<br>Schedule of Colours, Materials and Finishes<br>Design Verification Statement | Sections 3, 6.1 and 6.2 and Appendices 4, 5, 6A and 15                     |
| - If relevant, provide an assessment of the development against: <ul style="list-style-type: none"><li>the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide.</li><li>the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.</li></ul> |                                                                                                                                        | Sections 3, 6.1 and 6.2 and Appendix 4.                                    |
| - If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                        | Section 3.3.5 and Appendix 5.                                              |
| Environmental Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                        |                                                                            |
| - Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.                                                                                                                                                                                                                                                                                      | Shadow Diagrams<br>Chapter 4<br>Housing SEPP Assessment (ADG)                                                                          | Sections 6.3 and 6.4<br>Appendices 4 and 5.<br>VIA in Appendices 7A and 7B |
| - Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.                                                                                                                                                                                                                                                        | If required:<br>View Impact Analysis                                                                                                   | Section 6.3<br>Appendices 4 and 5.                                         |
| Visual Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                        |                                                                            |
| - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Visual Impact Analysis                                                                                                                 | Section 6.4 and Appendices 4,                                              |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                | Supporting Documentation                                                               | Where Addressed in EIS                                   |
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| and likely future development.                                                                                                                                                                                                                                                                                                                                            | <u>If required:</u><br>Visual Impact Assessment                                        | 5, 7A and 7B                                             |
| - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.                                                                                                                                                  |                                                                                        | Section 6.4 and Appendices 7A and 7B                     |
| Transport                                                                                                                                                                                                                                                                                                                                                                 |                                                                                        |                                                          |
| - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) published by TfNSW.                                                                                                                                                                                         | Transport Impact Assessment                                                            | Section 6.5 and Appendix 9                               |
| - If the construction of the development would cause interruptions to regular pedestrian and transport routes (including public transport, active transport or general traffic), a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts.                                             | <u>If required:</u><br>Preliminary Construction Traffic (or Transport) Management Plan | Section 6.5 and Appendix 8 and 9                         |
| Noise and Vibration                                                                                                                                                                                                                                                                                                                                                       |                                                                                        |                                                          |
| - Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. | Noise and Vibration Impact Assessment                                                  | Section 6.6 and Appendices 10 and 11                     |
| Water Management                                                                                                                                                                                                                                                                                                                                                          |                                                                                        |                                                          |
| - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).                                                                                                                                                                                                                             | Integrated Water Management Plan                                                       | Sections 3.3.9 and 6.7 and Appendix 23A and 23B          |
| - Demonstrate how the development complies with council’s drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.                                                                                                                                                               |                                                                                        | Sections 3.3.9 and 6.7 and Appendix 23A and Appendix 23B |
| Ground and Groundwater Conditions                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                                                          |
| - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion.                                                                                                                                                                                                                               | Geotechnical Assessment<br><u>If required:</u><br>Groundwater Impact Assessment        | Sections 3.3.10 and 6.8 and Appendix 12 and 13           |
| - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity                                                                                                                        | Salinity Management                                                                    | Sections 3.3.10 and 6.8 and Appendix 12                  |



| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Supporting Documentation                                                                                                                                                | Where Addressed in EIS                      |
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| Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.                                                                                                                                                                                                                                                                                                                                                                                                  | Plan<br>Acid Sulfate<br>Soils<br>Management<br>Plan                                                                                                                     | and 13                                      |
| Contamination and Remediation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                         |                                             |
| <ul style="list-style-type: none"><li>- In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li></ul>                                                                                                                                                                                         | Preliminary Site Investigation Report<br><u>If required:</u><br>Detailed Site Investigation Remedial Action Plan<br>Preliminary Long-term Environmental Management Plan | Section 6.9 and Appendix 14                 |
| Trees and Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                         |                                             |
| <ul style="list-style-type: none"><li>- Provide a landscape plan, that:<ul style="list-style-type: none"><li>o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li><li>o provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li></ul></li></ul>                                                                     | Landscape Plan<br><u>If required:</u><br>Arboricultural Impact Assessment                                                                                               | Section 3.3.6 and Appendix 15               |
| <ul style="list-style-type: none"><li>- If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including:<ul style="list-style-type: none"><li>o any existing canopy coverage to be retained on-site.</li><li>o tree root mapping. If the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant .</li></ul></li></ul> |                                                                                                                                                                         | Section 3.3.6 and Appendices 15 and 25      |
| Ecologically Sustainable Development (ESD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                         |                                             |
| <ul style="list-style-type: none"><li>- Identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li></ul>                                                                                                                                                                                                                                                                                                       | ESD Report<br>BASIX<br>Certificate                                                                                                                                      | Section 6.11 and Appendices 16A, 16B and 17 |
| <ul style="list-style-type: none"><li>- Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.</li></ul>                                                                                                                                                                                                                                                          |                                                                                                                                                                         | Not relevant                                |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Supporting Documentation                                                          | Where Addressed in EIS                      |
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| Biodiversity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                   |                                             |
| <ul style="list-style-type: none"><li>- Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020.<br/>OR</li></ul>                                                                                                                                                                                                                                                                           | Biodiversity Development Assessment Report or BDAR Waiver                         | Waiver Granted Appendix 18A                 |
| <ul style="list-style-type: none"><li>- If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li></ul>                                                                                                                                                                                                                                                                                         |                                                                                   | The site is not biodiversity certified land |
| Waste Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |                                             |
| <ul style="list-style-type: none"><li>- Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                        | Waste Management Plan                                                             | Section 3.3.8 and Appendices 19 and 20      |
| <ul style="list-style-type: none"><li>- Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                   | Section 3.3.8 and Appendices 19 and 20      |
| Social Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |                                             |
| <ul style="list-style-type: none"><li>- The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects.</li></ul>                                                                                                                                                                                                                                                                                                                         | <u>If required:</u><br>Social Impact Assessment in accordance with the guidelines | Section 6.14                                |
| Flood Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |                                             |
| <ul style="list-style-type: none"><li>- Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;<ul style="list-style-type: none"><li>o The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans</li><li>o The site access and egress routes</li><li>o the potential effects of climate change,</li><li>o any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines</li></ul></li></ul> | <u>If required:</u><br>Flood Impact and Risk Assessment (FIRA)                    | Section 6.16 and Appendix 22                |
| <ul style="list-style-type: none"><li>- Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and</li></ul>                                                                                                                                                                                                                                                                                                                   |                                                                                   | Section 6.16 and Appendix 22                |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Supporting Documentation                                               | Where Addressed in EIS                                   |
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| category of the FIRA the requirements outlined in the FIRA guide must be considered.                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                                          |
| <ul style="list-style-type: none"><li>- Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).</li></ul>                                                                                                                                                   |                                                                        | Section 6.16 and Appendix 22                             |
| Bushfire Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                        |                                                          |
| <ul style="list-style-type: none"><li>- If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</li></ul>                                                                                                                                                                | If required:<br>Bush Fire Assessment                                   | Site is not bushfire prone land                          |
| Aboriginal Cultural Heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |                                                          |
| <ul style="list-style-type: none"><li>- Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by:<ul style="list-style-type: none"><li>o Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or</li><li>o Providing an initial assessment of the potential impacts.</li></ul></li></ul> | If required:<br>Aboriginal Cultural Heritage Assessment Report         | Section 6.17 and Appendix 21                             |
| <ul style="list-style-type: none"><li>- If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:<ul style="list-style-type: none"><li>o Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.</li><li>o Is prepared in accordance with relevant guidelines.</li></ul></li></ul>                                                                                          |                                                                        | Not required. See Section 6.17 and Appendix 21           |
| Environmental Heritage                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                        |                                                          |
| <ul style="list-style-type: none"><li>- Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</li></ul>                                                                                                                                                                                                                           | If required:<br>Statement of Heritage Impact Archaeological Assessment | Section 6.18 and Appendix 24                             |
| Public Space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                        |                                                          |
| <ul style="list-style-type: none"><li>- If public space is proposed as part of the development, demonstrate how the development:<ul style="list-style-type: none"><li>o maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</li><li>o provides accessible public space.</li></ul></li></ul>    | If required:<br>Public Space Plan                                      | Public space is not proposed as part of this development |

| Key Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Supporting Documentation                                                                       | Where Addressed in EIS                                      |
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| <ul style="list-style-type: none"><li>○ maximises permeability and connectivity.</li><li>○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li><li>○ maximises street activation.</li><li>○ minimises potential vehicle, bicycle and pedestrian conflicts.</li></ul>                                                                                                        |                                                                                                |                                                             |
| Hazards and Risks                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                |                                                             |
| <ul style="list-style-type: none"><li>- If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location:<ul style="list-style-type: none"><li>○ Report on any consultation outcomes with operators.</li><li>○ Consider whether the development would cause these storages non-compliance with Australian Standards.</li></ul></li></ul> | If required:<br>Hazard Analysis                                                                | Development is not affected by above ground dangerous goods |
| <ul style="list-style-type: none"><li>- Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</li></ul>                                                                                                                                                                                                                                                                                                                             |                                                                                                | Not applicable                                              |
| Additional Assessment Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                |                                                             |
| <ul style="list-style-type: none"><li>- Address the requirements of Clause 4.3A Height of buildings (additional provisions) of the Mosman Local Environmental Plan 2012 (MLEP 2012) in relation to view sharing, bulk and scale and desired future character of the area with a supporting Clause 4.6 variation request, if the application proposes to vary the requirements of Clause 4.3A(4) (building wall heights).</li></ul>                                                |                                                                                                | Appendix 29B                                                |
| <ul style="list-style-type: none"><li>- If the communal open space (COS) is proposed below the natural ground level, provide hourly shadow diagrams, including shadows cast by boundary fences and retaining walls, to demonstrate that the principal COS can receive 2 hours of sunlight available between 9am - 3pm during winter solstice (June 21st).</li></ul>                                                                                                               | Shadow diagrams provided in Appendix 5. Communal open space now provided primarily on the roof |                                                             |

## II. EXECUTIVE SUMMARY

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Project Overview</b>                       | The proposed development includes demolition of the existing residential flat building and associated structures, excavation and the construction of a new residential flat building containing 13 x 3 bedroom apartments (3 of which will be used as affordable housing and managed by a community housing provider for 15 years) along with basement car parking, communal facilities and landscaping under the NSW state government policies relating to low and mid-rise housing and in-fill affordable housing.                                                                                                                                                                       |
| <b>Site Details</b>                           | The site is located on the eastern side of Muston Street in Mosman approximately 160 metres to the south of Almora Street and 275 metres to the north of Raglan Street. The site comprises land in Strata Plan 32953. The site has an area of approximately 1,342m <sup>2</sup> and has a frontage of approximately 24 metres to Muston Street and 36.5 metres to Redan Lane. The site is oriented east-west, similar to most lots on the Balmoral slopes, thereby affording an easterly outlook. The site contains a strata subdivided residential flat building containing 6 units.                                                                                                      |
| <b>Proposed Development</b>                   | The DA seeks approval for the demolition of the existing residential flat building 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 predominantly oriented to the view (i.e. to the east). On Lower Ground 02 and 01 there will be one unit per level, on Levels 1 – 3 there will be two units per floor each aligned east-west. On Levels 4 – 6, there will be one unit per floor. Parking will be provided for residents and visitors over four levels with access off Redan Lane at the site’s north eastern corner (utilising an existing double width kerb crossing).    |
| <b>Community Housing Provider</b>             | Link Wentworth Housing ( <b>Appendix 2</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Objectives of the proposed development</b> | <p>The objectives of the proposed development are to provide: -</p> <ul style="list-style-type: none"> <li>• residential accommodation in an accessible location close to public transport, shops and services to assist in achieving NSW housing targets and meet the demand for housing;</li> <li>• new in-fill affordable housing to meet the needs of moderate-income households;</li> <li>• a high-quality designed building that respects the transitioning character of the locality;</li> <li>• housing with excellent amenity, taking advantage of the site’s location and outlook; and</li> <li>• a high-performance building in terms of amenity and sustainability.</li> </ul> |
| <b>Power to grant approval</b>                | The proposal is State Significant Development (“SSD”) pursuant to Section 26A of Schedule 1 of the <i>State Environmental Planning Policy</i> (“Planning Systems SEPP”), as it is development to which Chapter 2, Part 2, Division 1                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

of *State Environmental Planning Policy (Housing) 2021*, (“Housing SEPP”) applies in that it:

- is permitted with consent under an Environmental Planning Instrument (“EPI”) applying to the land;
- has an Estimated Development Cost (“EDC”) that exceeds \$75 Million for the residential component;
- is for the purposes of residential accommodation on land identified as a ‘Low and Mid Rise Housing Area’;
- meets the locational requirements of the Housing SEPP; and
- will provide at least 15% of the gross floor area as affordable housing, managed by a CHP for at least 15 years.

In accordance with Section 4.5 of the Environmental Planning and Assessment Act 1979 (“EP&A Act”), the Minister for Planning and Public Spaces is the consent authority for the proposal. Accordingly, this DA is lodged with the DPHI as a SSDA.

#### **Community Stakeholder Engagement**

Community and stakeholder engagement has been undertaken by Urbis and the project team in preparation of the SSDA including with:-

- adjoining landowners and occupants;
- the DPHI; and
- the Council.

The outcomes of the community and stakeholder engagement have been incorporated into the Engagement Report (see **Appendix 3**).

#### **Environmental Impact Statement**

This EIS accompanies a SSDA which seeks approval for the construction of a new residential flat building (with an in-fill affordable housing component). It describes the site and its context and provides details of the proposed development. The EIS carries out an environmental assessment of the proposed development as required by the EP&A Act including the SEAR’s prepared in accordance with Section 175 of the EP&A Regulation.

The proposed development demonstrates consistency with prevailing planning instruments at the State and local levels.

#### **Summary of Impacts:**

##### **Built form and urban design**

The proposal has been designed in accordance with the seven design objectives of Better Placed and the nine design quality principles for residential flat buildings in the Housing SEPP. An integrated architectural and landscape design achieves good amenity and sustainability.

The proposed building mass responds to the site terrain and orientation, ADG setbacks and LMR height controls. The building form has been articulated to maximise views and solar access while minimising privacy and bulk issues. The building is sited having regard to views to the east. The development integrates into the emerging urban and landscape context allowing for a building of modern architectural expression.

The apartments are designed to comply with ADG requirements for solar access and natural ventilation.

The development has an FSR of 2.58:1 which is less than the maximum permissible FSR of 2.86:1. The majority of the building complies with the maximum building height of 28.6m, with the exception of elements associated with the provision of a communal outdoor area on the roof of the building, centrally located roof plant and a minor part of the leading edge of the Level 6 roof slab.

The proposed residential flat building has a height, floor space ratio, bulk and scale significantly greater than surrounding and nearby dwellings that reflect the planning controls which have applied to the R3 Medium Density Residential zoned area around Spit Junction Town Centre for many years. The development provides a bulk and scale consistent with the planning controls for the site which permit and encourage height and density where affordable housing is provided in accessible locations. The development is consistent with the desired future character of the precinct surrounding the Spit Junction Town Centre as reflected in the low and mid rise planning controls applicable to the precinct.

#### **Overshadowing impacts**

Most surrounding properties will continue to receive compliant solar access in mid-winter. Shadow impacts are generally commensurate with those of a building with a height and FSR consistent with the height and FSR controls in Chapters 2 and 6 of the Housing SEPP. Any development on the site that complies with the LMR planning controls will overshadow the neighbouring properties to the south. The shadow diagrams demonstrate that the height exceedance beyond the permissible 28.6 metre height limit will not cause any significant adverse additional overshadowing impacts on surrounding properties.

#### **Wind impacts**

Potential impacts from prevailing winds at ground level and to the facades have been mitigated by the design of the building with highly articulated facades, varying setbacks, recessed glazing elements with slab overhangs and outdoor terraces and extensive landscaping in deep soil and on the building. These act to diffuse winds hitting facades and moving down and around the building.

#### **Reflectivity**

The potential for impacts from glare from the proposed building on motorists in surrounding streets and for residents of other buildings in the area has been minimised through the design process by selection of low reflective materials such as brick and concrete, well-proportioned facades with a mix of materials, glazing elements recessed behind the building facades often with slab overhangs and awnings and provision of planters on each level.

#### **Impact on views**

The assessment of view loss experienced from public and private locations varies between Negligible and Severe. These have been assessed in primary and secondary living areas, in addition to public street views. Where view loss has been classified as Severe, it would not be considered likely that significant views would be retained from these positions with a compliant



design, within the LMR envelope. Additionally, many views are maintained to the east-northeast, across the harbour towards Manly and North Head.

Where the impact of the proposal relates to the upper ridgeline of Mosman, from viewpoints looking west, this should be considered in the context of future developments in the area under the LMR provisions of the Housing SEPP with in-fill affordable housing in and around the Spit Junction Town Centre. Over time, the cumulative effect will diminish the impact of any individual proposal.

The Visual Impact Assessment (**Appendices 7A and 7B**) recommends that the SSDA be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site.

### **Traffic and Parking**

The proposed parking provision complies with the non-discretionary development standard in the Housing SEPP (i.e. at least 1 space per 3 bedroom affordable housing unit and at least 1.5 spaces per 3 bedroom unit) and Mosman DCP 2012 (2 spaces per dwelling). There will be no increase in parking demand on the street and the existing driveway crossing on Muston Street will be removed.

The traffic generation arising from the development has been assessed as a net change over existing conditions, and equates to an additional three (3) vehicle trips per hour during the morning and evening peak. As such, no external improvements are required to facilitate the proposed development. The traffic impacts of the development are therefore considered acceptable.

Construction traffic is to be managed during construction by the implementation of a detailed Construction Traffic & Pedestrian Management Plan to be prepared by the principal contractor.

### **Noise and vibration**

Noise and vibration during excavation could potentially disturb neighbours or damage the nearby structures unless appropriate methods are employed to keep ground vibration at adjacent buildings and structures within acceptable limits. The Demolition, Excavation & Construction Noise & Vibration Management Plan (**Appendix 11**) and the Report on Geotechnical Investigation (**Appendix 12**) identify a number of measures to keep construction noise and vibration at acceptable limits.

The development is to be designed to ensure that noise from plant and from the use of the premises, including the communal open spaces, are compliant.

### **Water management**

Stormwater will be collected in a series of pipes and pits and conveyed to on-site detention tanks with a controlled discharge to stormwater infrastructure in accordance with Council guidelines. The proposal aims to help limit the peak discharge to pre-development flow rates for all storm intensities and durations up to and including the 1% AEP storm event.

Stormwater will be treated prior to discharge from the site to ensure that the Stormwater Quality Targets (Policy for Stormwater Management in Mosman, 2024) are met. The stormwater treatment system involves the integration

and operation of gross pollutant traps (GPTs) and stormwater quality improvement devices (SQIDs).

Water and sewer services are available to service the site. Services will be designed by a hydraulic services consultant and a Water Servicing Coordinator will also be engaged, as required

### **Ground and Groundwater Conditions**

The key geological features of the site include a surficial layer of sandy fill and clayey sand or sand (residual soil) to depths of between about 0.9m and 1.0m over sandstone.

Basement excavation is likely to intercept groundwater requiring management during construction and operation. Groundwater is proposed to be managed by constructing a drained basement with on-site treatment and disposal to stormwater subject to approval from relevant authorities, and appropriate testing and treatment.

Mitigation measures are recommended to manage noise and vibration impacts during construction and to manage groundwater seeping into the excavation during construction and following construction on an on-going basis.

### **Contamination**

The PSI indicates that site is considered suitable for the proposed development, subject to mitigative measures to investigate any potential for contamination in residual soils retained on site. Further testing of contaminants in groundwater will be undertaken as part of the groundwater dewatering design.

### **Trees**

Eleven trees, three of which are within the Muston Street road reserve area adjoining the site, seven are located within the site and one is located on the common boundary between site and No. 67 Muston Street have been investigated. Seven trees on the site are to be removed and replaced with new landscaping integrated into the design of the building generally in accordance with the Tree Canopy Guideline.

### **Biodiversity**

The requirement for a BDAR to accompany the SSD application has been waived because the proposed development is not likely to have any significant impact on biodiversity values (**Appendix 18A**).

### **Ecologically Sustainable Development**

As required by S192 of the EP&A Regulation, consideration has been given to the principles of ESD set out in S193 of the EP&A Regulation as presented in Section 6.11 and Appendix 17.

### **Waste Management**

Measures have been identified to manage, reuse, recycle and safely dispose of waste during demolition, excavation and construction. The DA drawings identify appropriate waste storage and collection areas.

### **Social Impacts**

The demographic characteristics of the existing population give an indication of the capacity to adapt to change. The population of Mosman

LGA has been stable exhibiting a high level of socio-economic advantage based on the Economic Indexes for Areas (SEIFA) scores. The site is in an established urban area, accessible to a range of amenities and services including open space, beaches, community facilities, leisure facilities as well as schools, child care and health facilities.

The proposed development has been found to have a positive social impact through the provision of additional housing affordable housing and the high-quality design outcome of the proposal. Negative temporary impacts relating to construction have been addressed in detail and appropriate mitigation measures identified.

There are likely to be changes to the existing local character of the area through increased building intensity affecting sense of place affecting sense of satisfaction of surrounding residents. However this is consistent with the desired future character of the precinct around the Spit Junction Town Centre and Mosman under the new LMR planning controls for the precinct.

### **Economic Impacts**

The development is expected to result in beneficial economic impacts through construction job creation, residential expenditure in the area and greater efficiencies in travel to work, school and community facilities and services created by good accessibility. The development will make a contribution towards the cost of public amenities and services, the demand for which results from the development.

### **Flooding**

The draft Mosman LGA Flood Study considers the site not to be within the extent of the preliminary Flood Planning Area (FPA) and the site is not categorized as having any flood function in the 1% AEP design event. During the PMF design event, the site is classified as a flood fringe area and the flood function within the Muston Street carriageway increases to become a floodway. The site frontage along Redan Lane is not affected by any flooding in both design events.

The flood study finds that, since the site is neither considered within the floodway nor flood storage area, the civil engineers anticipate that no flood controls need to be implemented for the development, including for the basement car park entry on Redan Lane, which is not flood-affected in both the 1% AEP and PMF design events.

### **Aboriginal cultural heritage**

The Aboriginal Cultural Heritage Advice concludes that 'Harm' to an 'Aboriginal object' (as defined in the NPW Act) is considered unlikely to occur as a result of development work on the site. Unexpected finds protocols are recommended.

### **European heritage**

The heritage impact assessment concludes that, given that the site does not contain any identified heritage item and is not located within a heritage conservation area, the assessment focuses on potential impacts to the setting and visual context of nearby heritage items. The proposed development will not result in the removal of any heritage fabric and will not adversely affect the heritage significance, setting, or appreciation of nearby heritage items when viewed from the public domain.

## **Public Interest**

The public interest is best served by the orderly and economic development and use of land for permissible purposes in a form which is consistent with the intent of the Housing SEPP which is to promote the supply of additional housing cognisant of, and which does not impact unreasonably on, the likely development of surrounding land, and which satisfies a market demand, in this case for well-designed apartments in an area which enjoys excellent amenity and which is in close proximity to essential services, shops and public transport. The proposal is in the public interest as it:-

- contributes to an increase in high quality housing stock;
- includes affordable housing; and
- exhibits a high quality design which will provide a high level of amenity for future residents.

While the proposed height is greater than the current prevailing built form in Mosman, on balance, the environmental, social and economic benefits outweigh residual impacts. The proposal is therefore considered to be in the public interest.

## **Conclusion**

This EIS has been prepared to identify and assess the potential socio-economic and environmental impacts of a residential flat building with in-fill affordable housing. The EIS evaluates impacts of the development and strategies to mitigate adverse impacts. The EIS has addressed the SEARs, and has been prepared in accordance with the Department's State Significant Development Guidelines and the requirements of the EP&A Act and EP&A Regulation. Mitigation measures have been identified to manage the impacts of the development through construction and during operation.

The development has strategic merit in meeting the objectives and directions outlined in the relevant State, regional and local strategic land use planning policies for the site, locality, and broader region.

The proposal is permissible with development consent under Chapters 2 and 6 of the Housing SEPP and under the provisions of MLEP 2012. The proposal is consistent with the objects of the Act and the aims and objectives Chapters 2, 4 and 6 of the Housing SEPP and other relevant environmental planning instruments including the relevant provisions of MLEP 2012.

The development complies with relevant development standards except for the maximum building height under Chapter 6 of the Housing SEPP and, to the extent that it applies, the maximum wall height control under MLEP 2012. Analysis of these non-compliances shows that the additional height does not result in unacceptable impacts on the amenity of neighbouring sites and enables a robust and resilient architectural form, good building articulation, efficient residential layouts and meets the objectives of the controls.

The development is consistent with the in-fill affordable housing and LMR planning reforms and supports State government priorities to deliver well-located housing. The development provides a bulk and scale that aligns with the planning controls for the site including affordable housing in accessible locations and in this context would not result in unreasonable environmental or amenity impacts on surrounding development on the public domain.

## 1. INTRODUCTION

This Environmental Impact Statement (**EIS**) has been prepared by BBC Consulting Planners to accompany a DA lodged by Prosker Property Pty Ltd (**the Applicant**) for a residential flat building including in-fill affordable housing. The DA is lodged pursuant to S4.12 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**).

The development is SSD pursuant to Chapter 2 of *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*. Under Section 26A of Schedule 1 of the Planning Systems SEPP, residential development with an Estimated Development Cost (**EDC**) more than \$75 million in an accessible area and with an affordable housing component of at least 10% is SSD.

### 1.1 Applicant

The Applicant's details are set out in **Table 2**.

**Table 2: Applicant Details**

|                 |                                      |
|-----------------|--------------------------------------|
| Applicant Name: | Prosker Property Pty Ltd             |
| Postal Address: | 30a Redan Lane Mosman NSW 2088       |
| ABN:            | 87 687 137 391                       |
| Contact:        | Tim Foote<br>timfoote@prosker.com.au |

### 1.2 Proposed Development

The proposed development comprises the demolition of the existing strata subdivided residential flat building 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 predominantly oriented to the view (i.e. to the east). Three of the units will be used as affordable housing and managed by a community housing provider as affordable housing for 15 years.

Key development metrics are provided in **Table 3**.

**Table 3: Development Metrics**

| Metric                       | Proposed             |
|------------------------------|----------------------|
| GFA                          | 3,471m <sup>2</sup>  |
| FSR                          | 2.58:1               |
| Building Height              | 31.68 metres         |
| Affordable Housing Component | 19%                  |
| Community Housing Provider   | Link Wentworth       |
| Affordable Housing Units     | Units LG01, G02, 102 |
| Parking                      | 29 spaces            |

### 1.3 Project Background

The NSW Government acknowledges the critical need to increase housing supply and enhance affordability to accommodate the State's growing population. Under the National Housing Accord, New South Wales is committed to delivering approximately 377,000 new, well-located dwellings by 2029, of which around 15,800 are to be social and affordable homes.

To achieve these outcomes, DPHI has established five-year housing delivery targets for 43 local government areas across Greater Sydney, the Illawarra-Shoalhaven, Central Coast, Lower Hunter, Greater Newcastle and regional NSW. The Mosman Local Government Area has been allocated a target of 500 additional dwellings to be completed by 2029.

In support of these objectives, DPHI has introduced two key policy measures under State Environmental Planning Policy (Housing) 2021 ("the Housing SEPP") to facilitate and incentivise housing delivery, including affordable housing:

- the in-fill affordable housing provisions, gazetted on 14 December 2023; and
- the Low- and Mid-Rise Housing (LMR) policy, gazetted on 28 February 2025.

The site and proposed development are eligible for the planning uplifts available under both reform packages. This presents a significant opportunity to deliver a mix of affordable and market housing in a manner that directly aligns with Commonwealth and NSW Government housing policy objectives.

### 1.4 Previous Approvals

There are no previous approvals relating to the site, as recorded on the Mosman Council DA Tracker or the Major Projects portal. There are no former Part 3A concept approvals, no endorsed or draft master plans, no precinct plans and no recommendations from Gateway determination.

### 1.5 Pre-Lodgement Engagement (DPHI)

On 22 October 2025, a scoping meeting was held with officers of the DPHI and attended by representatives of the project team. Following the meeting, DPHI provided feedback, which was subsequently addressed and incorporated into the refined proposal that formed the basis of the SEARs request. SEARs were issued for the project on 12 November 2025.

Matters raised by the DPHI during the scoping meeting and the design response are discussed in the Engagement Report prepared by Urbis (**Appendix 3**).

DPHI has confirmed that the proposed development is not required to be referred to the State Design Review Panel (SDRP) for review.

#### 1.5.1 Consistency with SEARs Request

The SEARs require an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. The development as described in this EIS is highly consistent with the development described in the request for SEARs made on 30 October 2025 as outlined in the **Table 4**.

**Table 4: Consistency of final design with SEARs Request**

|                              | SEARs Request                | EIS                                       | Consistency and Justification                                                                                                                                         |
|------------------------------|------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site                         | 65 Muston Street, Mosman     | 65 Muston Street, Mosman                  | Consistent                                                                                                                                                            |
| Site Area                    | 1,342m <sup>2</sup>          | 1,342m <sup>2</sup>                       | Consistent                                                                                                                                                            |
| No. of units                 | 13 x 3 bedroom units         | 13 x 3 bedroom units                      | Consistent                                                                                                                                                            |
| Parking                      | 26 residents<br>3 visitors   | 26 residents<br>3 visitors                | Consistent                                                                                                                                                            |
| Affordable housing units     | 3                            | 3                                         | Consistent                                                                                                                                                            |
| Affordable housing component | 19%                          | 19%                                       | Consistent                                                                                                                                                            |
| Community housing provider   | Link Wentworth               | Link Wentworth                            | Consistent                                                                                                                                                            |
| GFA                          | 3,561m <sup>2</sup>          | 3,471m <sup>2</sup>                       | Consistent                                                                                                                                                            |
| FSR                          | 2.65:1                       | 2.58:1                                    | Consistent                                                                                                                                                            |
| Building height              | 28.68m                       | 31.68m                                    | Inconsistent, but the result of inclusion of a rooftop communal outdoor area.                                                                                         |
| Communal open space          | 365m <sup>2</sup>            | 340.74m <sup>2</sup>                      | Communal open space correctly measured and generally consistent in area, but different in location as a result of a communal outdoor area being provided on the roof. |
| Setbacks to Redan Lane       | L1 to L5 -6m<br>L6 – ≈9m     | L1 to L3 -6m<br>L4 and L5 ≈-9m<br>L6 ≈ 9m | Setbacks to Levels 4 and 5 increased from 6 metres to 9 metres.                                                                                                       |
| Vehicular entry              | From Redan Lane              | From Redan Lane                           | Consistent                                                                                                                                                            |
| Pedestrian entry             | Muston Street and Redan Lane | Muston Street and Redan Lane              | Consistent                                                                                                                                                            |



## 1.6 Planning Approval Process

The proposal is SSD pursuant to Schedule 1, Section 26A of the Planning Systems SEPP, as it is development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies in that it:

- is permitted with consent under an Environmental Planning Instrument (“EPI”) applying to the land;
- has an Estimated Cost of Development (“EDC”) that exceeds \$75 Million for the residential components;
- is development for the purposes of residential accommodation on land identified as a ‘Low and Mid Rise Housing Area’;
- meets the locational requirements of the Housing SEPP; and
- will provide at least 10% of the total floor space as affordable housing, managed by a CHP for at least 15 years.

In accordance with Section 4.5 of the EP&A Act, the Minister is the consent authority for the proposal. Accordingly, this DA is lodged with the DPHI as a SSDA.

There is no requirement for a competitive design process and no requirement for referral to the State Design Review Panel.

## 1.7 Feasible Alternatives

Clause 192(1)(c) of the EP&A Regulation requires an analysis of feasible alternatives, including the consequences of not carrying out the development. Consideration of feasible alternatives is provided in **Table 5**.

**Table 5: Consideration of Alternatives**

| Alternatives                                                            | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Option 01 – Do not develop the site</b>                              | <p>Spit Junction is one of a large number of town centres identified in the Low and Mid-rise Housing Policy. Spit Junction provides a broad range of shopping, commercial and community services and the precinct around it is suitable for additional housing.</p> <p>Under a “do nothing” approach, the site would forgo the opportunity to realise its potential in accordance with the Housing SEPP. This would be inconsistent with the NSW Government’s objective of delivering increased low- and mid-rise housing in well-located areas. Furthermore, a “do nothing” scenario would result in the loss of an opportunity to provide in-fill affordable housing with excellent amenity in a safe and accessible location.</p> |
| <b>Option 02 – Proceed with the proposal without affordable housing</b> | <p>This option would result in a residential flat building that did not include an affordable housing component resulting in the non-delivery of three affordable three bedroom units with excellent amenity in a safe and accessible location and suitable for families.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Alternatives                                 | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Option 03 – Proceed with the proposal</b> | <p>The proposed development responds to the NSW Government's Low and Mid-Rise Housing Policy, which permits mid-rise residential development within 800 metres of the Spit Junction Town Centre, and the NSW Government aim of increasing the supply of affordable housing.</p> <p>By replacing an old residential flat building containing 6 units with a new high quality residential flat building containing 13 well-designed apartments, the proposal will:</p> <ul style="list-style-type: none"> <li>• Provide residential accommodation in an accessible location close to public transport, shops and services to assist in achieving NSW housing targets and meet the demand for housing;</li> <li>• Provide new in-fill affordable housing to meet the needs of moderate-income households;</li> <li>• Provide a high-quality designed building that responds to the transitioning character of the precinct around Spit Junction Town Centre;</li> <li>• Provide housing with excellent amenity, taking advantage of the site's location and outlook; and</li> <li>• Provide a high-performance building in terms of amenity and sustainability.</li> </ul> |

## 1.8 Strategic Planning Context

The proposed development is consistent with relevant State, district and local strategic plans and policies relating to the site as set out in **Table 6**.

**Table 6: Consistency with Strategic Planning Documents**

| Strategic Plan                                                   | Provision/ Objective                                                             | Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Greater Sydney Region Plan – A Metropolis of Three Cities</b> | <b>Overview</b>                                                                  | The <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> serves as the strategic blueprint for Sydney's future growth, reimagining the area as a network of three interconnected hubs: the Western Parkland City, the Central River City, and the Eastern Harbour City. This framework addresses the significant challenge of managing a population projected to reach 6.4 million by 2036 and 7.9 million by 2056. The plan seeks to provide additional affordable, well-located housing and jobs in a sustainable and liveable manner. |
|                                                                  | <b>Objective 7:</b><br>Communities are healthy, resilient and socially connected | The site is located within a highly accessible area and is in close proximity to existing infrastructure located within walking distance of Spit Junction Town Centre.                                                                                                                                                                                                                                                                                                                                                                               |

| Strategic Plan                                      | Provision/ Objective                                                                                                                 | Consistency                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                     |                                                                                                                                      | The location of the site will enable future residents to conveniently access local shops, community services and public transport links.                                                                                                                                                                   |
|                                                     | <b>Objective 10:</b> Greater housing supply                                                                                          | The proposal will deliver 13 new, spacious apartments directly supporting housing supply targets.                                                                                                                                                                                                          |
|                                                     | <b>Objective 11:</b> Housing is more diverse and affordable                                                                          | The proposed development will dedicate 19% of the total GFA to the provision of affordable housing in the form of three 3 x bedroom units which will contribute towards the provision of high quality affordable rental accommodation for moderate and low income households in greater Sydney.            |
| <b>Our Greater Sydney 2056: North District Plan</b> | <b>Overview</b>                                                                                                                      | The <i>North District Plan</i> is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the vision for Greater Sydney. It assists councils to plan for and support growth and change, and align their local planning strategies to place-based outcomes. |
|                                                     | <b>Planning Priority N3:</b> Providing services and social infrastructure to meet people's changing needs                            | The development provides social infrastructure in the form of affordable housing suitable for families.                                                                                                                                                                                                    |
|                                                     | <b>Planning Priority N4:</b> Fostering healthy, creative, culturally rich and socially connected communities.                        | The development provides a variety of communal facilities including communal open space and indoor areas accessible to all apartments. The proximity to services and public transport provides for a safe and connected community.                                                                         |
|                                                     | <b>Planning Priority N5:</b> Providing housing supply, choice and affordability, with access to jobs, services and public transport. | The development delivers three bedroom dwellings in a location with access to public transport, jobs and employment. Three of the thirteen apartments are affordable.                                                                                                                                      |
|                                                     | <b>Planning Priority E10:</b> Delivering integrated land use and transport planning and a 30-minute city                             | The proposed development is consistent with the objectives of the 30-minute city providing high quality housing in close proximity to shops, services, jobs and public transport.                                                                                                                          |
|                                                     | <b>Planning Priority N21:</b> Reducing carbon emissions and managing water and waste efficiently                                     | The development will reduce carbon emissions through proximity to services and public transport, accommodating active transport and sustainable building design including a range of ESD initiatives and BASIX compliance.                                                                                 |

| Strategic Plan                                   | Provision/ Objective                                                                                                                                                             | Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  | <b>Planning Priority N22:</b><br>Adapting to the impacts of urban and natural hazards and climate change                                                                         | The development has been designed to incorporate measures to reduce urban heat and has considered the long term flood potential of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (Draft) The Sydney Plan 2025                     | <b>Overview</b>                                                                                                                                                                  | The <i>Sydney Plan</i> sets out how the NSW Government will address growth in the Sydney region over the next 20 years in light of forecast population increases. The Plan applies to the 33 LGA's in the region and will inform local strategic planning and assessment processes, infrastructure planning and prioritisation and public and private investment decisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                  | <b>Priorities: Housed</b>                                                                                                                                                        | <p>The proposed development contributes to the supply of medium density housing across the region in a well-located area that offers capacity for increased density.</p> <p>The provision of affordable housing in this location will ensure a greater diversity of choice for low to moderate income families and will promote social inclusivity. The proposal will provide 3 x three bedroom units of affordable housing, improving affordability and meeting the needs of a growing and changing population.</p> <p>Urban renewal and in-fill development in the east of the City is seen as the most viable solution to utilising greater housing diversity in close proximity to existing and planned transport networks. The proposed development will provide new housing (including affordable housing) in well-located areas to meet the needs of a wide range of households on very low to moderate incomes.</p> |
|                                                  | <b>Priorities: Connected</b>                                                                                                                                                     | The development provides additional housing supply within a 30 minute public transport journey to and from key centres and destinations. The site is part of a compact, attractive, walkable environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Mosman Local Strategic Planning Statement</b> | <b>Planning Priority 5:</b><br>Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations. | The development will provide greater housing diversity/choice in the precinct around Spit Junction Town Centre. The site is zoned medium density residential development, reflecting its proximity to shops, services, jobs and public transport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Mosman Local Housing Strategy</b>             | <b>Overview</b>                                                                                                                                                                  | The Mosman Local Housing Strategy is a 20-year framework to ensure that local housing supply effectively aligns with anticipated demand. The                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Strategic Plan              | Provision/ Objective | Consistency                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |                      | development supports the Strategy's key planning priorities by utilising capacity within the R3 Medium Density Residential Zone around the Spit Junction Town Centre and promoting housing diversity by providing large apartments suitable for families including those that will be affordable.                                                                                                                                                                                                                                                                                                                                               |
| <b>NSW Housing Strategy</b> |                      | <p>The NSW Government released <i>Housing 2041: The NSW Housing Strategy</i>, is a whole-of-government housing strategy with a 20-year vision for the people of NSW. The Strategy recognises the importance of housing in the right locations and increased affordability. It promotes enhanced liveability and universal design elements.</p> <p>This proposed development directly supports the objectives of Housing 2041 by delivering additional dwellings in a well-located area which will increase housing choice in Mosman while contributing to an increase in the supply of affordable housing supply in a resilient built form.</p> |

## 2. SITE AND CONTEXT

### 2.1 Site Characteristics

The characteristics of the site are described in **Table 7**.

**Table 7: Description of the Site**

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>               | The site is located on the eastern side of Muston Street in Mosman approximately 270 metres from Military Road. The site boundaries are shown on <b>Figure 2</b> . The immediate, surrounding and wider contexts of the site are illustrated on the aerial photographs in <b>Figures 3A, 3B and 3C</b> respectively.                                                                                                                                                                                                                                                                                                                                   |
| <b>Property description</b>   | 65 Muston Street, Mosman comprising land in SP32953.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Area and dimensions</b>    | 1,342m <sup>2</sup> with a frontage of 24 metres to Muston Street and a depth of approximately 56 metres. It is generally rectangular in shape except for the splayed corner at the bend in Redan Lane. The characteristics of the site and adjoining buildings are also shown on the site survey ( <b>Appendix 6A</b> ).                                                                                                                                                                                                                                                                                                                              |
| <b>Existing Improvements</b>  | <p>Erected on the site is two storey strata-titled residential flat building containing 6 units. The building has a hipped terracotta tile roof.</p> <p>The front red brick fence with metal railings encloses a front garden. A detached, single storey, double garage is located at the site's south western corner with access off Muston Street.</p> <p>The rear boundary abuts Redan Lane and is defined by a chain link fence (with pedestrian gate). A detached double garage accessed from Redan Lane and is located in the site's north eastern corner. There is a rear garden comprising retaining walls, trees, garden beds and paving.</p> |
| <b>Heritage Status</b>        | <p>The site is not a heritage item and is not located within a heritage conservation area.</p> <p>As shown on <b>Figure 4E</b>, No's.36 and 38 Redan Street (Item reference: I262), comprising a pair of semi-detached houses are located opposite the site on the eastern side of Redan Lane.</p>                                                                                                                                                                                                                                                                                                                                                     |
| <b>Aboriginal Archaeology</b> | The site is disturbed. Advice from the archaeologist is that 'Harm' to an 'Aboriginal object' (as defined in the NPW Act) is considered unlikely to occur as a result of development work on the property. Mitigation measures are proposed.                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Topography</b>                            | The site slopes from approximately RL70mAHD at Muston Street to approximately RL62mAHD at Redan Lane, consistent with the general topographic form of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Significant public views</b>              | As indicated on <b>Figure 5A</b> taken from Mosman DCP 2012, the site is not in the vicinity of any significant public views or vistas, with the nearest significant public view being from Military Road down Almora Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Vegetation and biodiversity</b>           | <p>This vegetation on and adjacent to the site consists of common species typical of an urban environment, as well as areas of disturbed exotic vegetation and roadside street trees. Native canopy cover includes <i>Eucalyptus racemosa</i>. Non-native canopy cover includes <i>Jacaranda mimosifolia</i> and <i>Syagrus romanzoffiana</i>. This assemblage of species does not conform to any locally occurring Plant Community Type (PCT) and has therefore been classified as Urban Exotic and Native Vegetation (Refer to BDAR Waiver Request in <b>Appendix 18B</b>). A BDAR waiver has been issued (<b>Appendix 18A</b>)</p> <p>The structures on the site which may provide habitat for threatened species such as microbats, will be demolished as part of the proposed development. Targeted surveys of areas within the structures such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted by Narla Ecologists in November 2025 and no individuals were identified (see <b>Appendix 18B</b>).</p> |
| <b>Access and Parking</b>                    | Currently, vehicular access is provided to the site via a driveway crossing from Muston Street and Redan Lane accessing double garage on each frontage. Pedestrian access is also provided from each street frontages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Subsurface Conditions and Groundwater</b> | <p>The site comprises a surficial layer of residual soil to a depth of around 1 metre (possibly deeper in some areas) and including large sandstone floaters. This is underlain by sandstone bedrock inferred to possibly step down the site to the east in a series of small (obscured) near vertical steps and ledges. This profile is characteristic of the landforms developed on Hawkesbury Sandstone in the vicinity of Sydney Harbour. The Geotechnical Investigation in <b>Appendix 12</b> indicates that there will generally be sandstone present at depths of between about 0.5 m and 1.5 m below the existing surface levels.</p> <p>The groundwater monitoring results suggest that the proposed basement excavation will be constructed below the groundwater level as measured in the boreholes. Groundwater will be managed during construction and operation in accordance with a Groundwater</p>                                                                                                                                                       |



|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   | Impact Assessment and Dewatering Management Plan ( <b>Appendix 13</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Flooding and Overland Flow</b> | The draft Mosman LGA Flood Study completed in 2025 identifies part of Muston Street as being in the flood planning area. The site is not categorized as having any flood function in the 1% AEP design event and is classified as a flood fringe area during the PMF design event.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Bushfire</b>                   | The site is not bushfire prone land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Biodiversity</b>               | The site is in a highly urbanised area and has been disturbed by past development. It does not contain significant native vegetation or habitat used by threatened fauna, including microbats. An application to waive the requirement for a Biodiversity Development Assessment Report (BDAR) was submitted to DPHI. The BDAR waiver has been issued ( <b>Appendix 18A</b> ).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Contamination</b>              | <p>A Preliminary Site Investigation (PSI) has been undertaken on the site (<b>Appendix 14</b>). Based on the results and discussions undertaken, the PSI concludes that the site is considered suitable for the proposed development, subject to recommendations which are summarised below:</p> <ul style="list-style-type: none"> <li>• Further assessment of any soils proposed to remain on site for lead, zinc and Benzo(a)pyrene (B(a)P) to determine whether they are suitable to remain on site, or if remediation is required.</li> <li>• Preparation of an unexpected finds protocol.</li> <li>• A hazardous building material survey be carried out prior to the demolition of the structures on site.</li> <li>• Formal waste classification of all fill on the site prior to offsite disposal.</li> <li>• The concentrations of recorded analytes in groundwater should be considered in assessing disposal requirements for any groundwater dewatering required during or following construction. It is anticipated that groundwater will likely require some treatment prior to disposal.</li> </ul> |
| <b>Acid Sulphate Soils</b>        | The PSI advises that published acid sulfate soils (ASS) risk mapping from the NSW Department of Environment and Change indicates that the site is located within an area with extremely low probability of occurrence of ASS. As such, with consideration of the mapped geology and elevation of the site, no further ASS assessment or management is considered necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## 2.2 Site Photos

A selection of site photos is provided below and overleaf.



**Photo 1:** No.65 Muston Street, seen from Muston Street



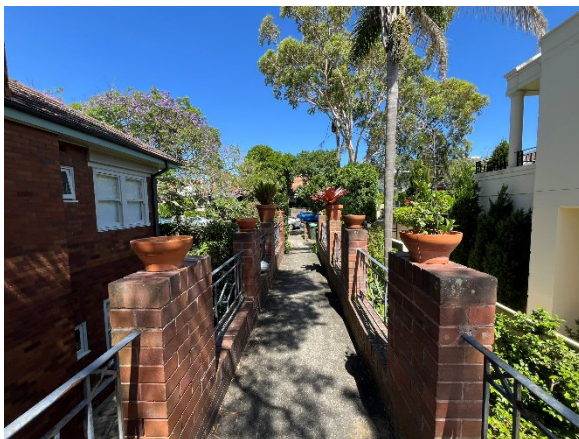
**Photo 2:** View into the site from Muston Street



**Photo 3:** View looking south-east to existing residential flat building across front setback



**Photo 4:** Elevated walkway access to upper floor units



**Photo 5:** View looking back towards Muston Street from elevated walkway



**Photo 6:** View south across front yard with double detached garage in background at centre right





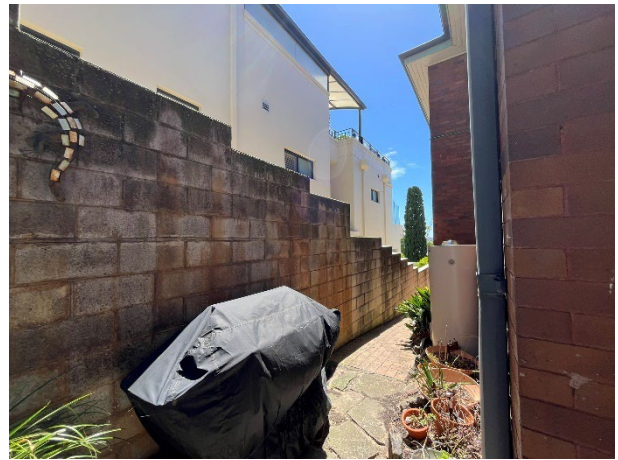
**Photo 7:** Rear of garage/ laundry room



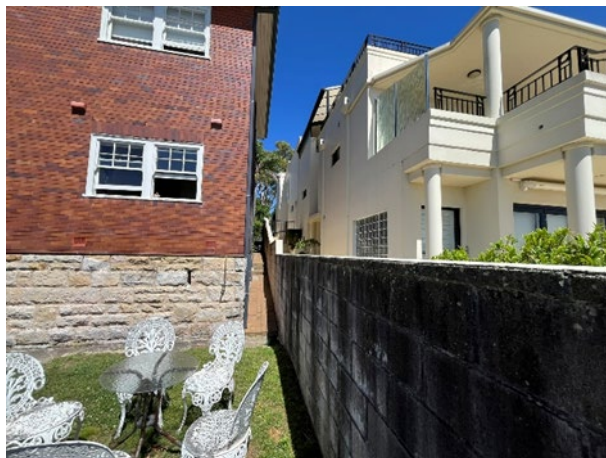
**Photo 8:** Northern side of existing building and elevated walkway



**Photo 9:** View east alongside setback from the northern boundary of the site with No.67 Muston Street at left and centre



**Photo 10:** Southern façade of No. 67 Muston Street seen from the northern courtyard of the existing building



**Photo 11:** View west from rear garden along the northern site boundary with No. 67 Muston Street at right



**Photo 12:** View east along northern site boundary





**Photo 13:** View south east along southern site boundary



**Photo 14:** View from rear yard looking north towards No.67 Muston Street: rear of the existing building on the site is at left on the photo



**Photo 15:** View from the rear yard looking south towards No.63 Muston Street: rear of the existing building on the site is at right on the photo



**Photo 16:** Sub-floor space at the rear of the existing building



**Photo 17:** View looking south east over rear yard towards Redan Lane



**Photo 18:** View looking west towards the rear of the existing building. No. 63 is at left of picture





**Photo 19:** View east from rear garden towards the pedestrian entrance to the site off Redan Lane



**Photo 20:** View north west from Redan Lane towards the rear garage on the site

## 2.3 Surrounding Context

The site is located on the east facing Balmoral slopes (east of Military Road) and forms part of a residential area characterised by a variety of dwelling types and ages including houses, duplexes and residential flat buildings. The proximity of the site to Military Road and the Spit Junction Town Centre (and to the Mosman town centre), together with the R3 Medium Density zoning of the area contributes to the variety of residential accommodation and the intended character of the area in a medium density context. The site is not in a scenic protection area although Redan Street to the east is.

Redan Lane predominantly serves as an access to garages to lots fronting Muston and Redan Streets.

Immediately to the north of the site is No.67 Muston Street, a duplex located on a relatively narrow lot with vehicular access from Redan Lane (see **Photo 23** and **Photo 28** overleaf).

To the east of the site is Redan Lane. On the opposite side of Redan Lane are the garages and rear yards of a pair of heritage-listed, semi-detached dwellings being No's 36 – 38 Redan Street (see **Photo 33** to **Photo 35** below).

To the south of the site is No. 63 Muston Street, a part two and part three storey duplex above semi-basement parking with access from Redan Lane (see **Photo 21** and **Photo 22** overleaf).

To the west of the site, on the opposite side of Muston Street, are semi-detached dwellings and detached dwelling houses (see **Photo 25** overleaf).

The NSW State Government, in response to what is widely acknowledged and agreed to be a significant housing shortage in metropolitan areas, has introduced new controls for the areas around town centres which are designed to encourage the supply of more housing. One of the identified town centres is Spit Junction and the site is located in the area around the Spit Junction Town Centre to which the new controls apply (see **Figures 6A** and **6B**). The planning framework for the Spit Junction Town Centre envisages a transition to residential flat buildings of a similar scale and character to the proposal.

Photos of surrounding context are provided overleaf.





**Photo 21:** No. 63 Muston Street, which adjoins the site to the south, seen from Muston Street



**Photo 22:** From right to left, No's 61 and 63 Muston Street seen from Muston Street with the front garage on the site at left of picture.



**Photo 23:** No. 67 Muston Street, which adjoins the site to the north, seen from Muston Street with the site at the right of picture.



**Photo 24** No. 67 and 69 Muston Street seen from Muston Street



**Photo 25:** View looking west across Muston Street from the front of the site





**Photo 26:** View north along the eastern side of Muston Street with the site at right



**Photo 27:** View south along the eastern side of Muston Street with the site at left



**Photo 28:** View of rear of No. 67 Muston Street, seen from Redan Lane. The existing building on the site is at centre left.



**Photo 29:** View looking north towards No. 60 Muston Street



**Photo 30:** View looking north towards No. 62 Muston Street



**Photo 31:** View looking north of, from left to right, No's 64, 66 and 68 Muston Street





**Photo 32:** View looking north towards No's 66 and 68 Muston Street



**Photo 33:** View of rear of No. 69 Muston Street, seen from Redan Lane



**Photo 34:** View to the south west along Redan Lane



**Photo 35:** View of the front of the pair of heritage-listed semi-detached dwellings at No's 36 – 38 Redan Street, looking west from Redan Street

### 3. THE PROPOSED DEVELOPMENT

This section of the EIS identifies the objectives of the proposed development and provides an overview (including the numeric components) and a detailed description.

#### 3.1 Objectives

The objectives of the proposed development are to provide: -

- residential accommodation in an accessible location close to public transport, shops and services to assist in achieving NSW housing targets and meet the demand for housing;
- new in-fill affordable housing to meet the needs of moderate-income households;
- a high-quality designed building that respects the transitioning character of the locality;
- housing with excellent amenity, taking advantage of the site's location and outlook; and
- a high-performance building in terms of amenity and sustainability.

#### 3.2 Overview

The proposal is for the demolition of the existing residential 2 storey strata-titled flat building and associated structures, preparatory site works, excavation and the erection of a new residential flat building containing 13 x 3 bedroom units, 3 of which be used as affordable housing and managed by a community housing provider for 15 years predominantly oriented to the view (i.e. to the east). On Lower Ground 02 and 01 there will be one unit per level, on Levels 1 – 3 there will be two units per floor each aligned east-west. On Levels 4 – 6, there will be one unit per floor. Parking will be provided for residents and visitors over four levels with access off Redan Lane at the site's north eastern corner (utilising an existing double width kerb crossing).

The key elements of the proposed development are summarised in **Table 8**. A set of Architectural Plans is provided in **Appendix 5**.

**Table 8: Aspects of the Development**

| Project Element | Summary                                                   |
|-----------------|-----------------------------------------------------------|
| Site Area       | 1,342m <sup>2</sup>                                       |
| LGA/ Council    | Mosman                                                    |
| Zoning          | R3 Medium Density Residential                             |
| Permissibility  | With consent                                              |
| Proposed Use    | Residential flat building with in-fill affordable housing |
| Demolition      | Existing structures to be demolished                      |

| Project Element              | Summary                                                                                                                                                                                         |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Floor Area ("GFA")     | 3,470.69m <sup>2</sup>                                                                                                                                                                          |
| Floor Space Ratio ("FSR")    | 2.58:1                                                                                                                                                                                          |
| Apartments/ Mix              | 13 x 3 bedroom apartments                                                                                                                                                                       |
| Affordable units             | 3 (LG01, G02, 102)                                                                                                                                                                              |
| Affordable Housing Component | 657.53m <sup>2</sup> equivalent to 19% of total GFA                                                                                                                                             |
| Maximum Height               | 31.68m                                                                                                                                                                                          |
| Setbacks                     | <p>Muston Street – 4.5m</p> <p>Redan Lane – variable 6m for GF1 to L3 and 9m for L4 to L6</p> <p>Northern boundary - variable 4.5m to 6.0m</p> <p>Southern boundary – variable 4.5m to 6.0m</p> |
| Vehicular Access             | From Redan Lane                                                                                                                                                                                 |
| Pedestrian Access            | From Muston Street for all units and also from Redan Lane for Unit LG02                                                                                                                         |
| Parking                      | 29                                                                                                                                                                                              |
| Communal Open Space          | 340.74m <sup>2</sup> (25.4%)                                                                                                                                                                    |
| Landscaped Area              | 659.87m <sup>2</sup> (49.2%)                                                                                                                                                                    |
| Deep Soil                    | 135.73m <sup>2</sup> (10.1%)                                                                                                                                                                    |
| Tree Planting Rate           | 1 per 335.5m <sup>2</sup>                                                                                                                                                                       |
| Tree Canopy Coverage         | <p>210.5m<sup>2</sup> (15.7%) (deep soil)</p> <p>310.3m<sup>2</sup> (23.1%) (including canopy coverage from trees on structure)</p>                                                             |
| Cost of Development          | \$83,993,610                                                                                                                                                                                    |

### 3.3 Detailed Description

#### 3.3.1 Level by Level Description

The key elements of the proposed development on a level by level basis are summarised in **Table 9** below.

**Table 9: Level by Level Description**

| Level           | Finished Floor Level (m AHD) | Uses                                                                                                                                                                                                                                                                                                                                                       |
|-----------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Basement 02     | 57.2                         | 6 double garages with storage, plant rooms, stormwater and sewer pump pits, and basement parking access.                                                                                                                                                                                                                                                   |
| Basement 01     | 60.6                         | 4 double garages with storage, three visitor parking spaces (one disabled space and two visitor/car wash bay spaces), bin and bulk storage room, OSD tank, plant rooms and risers, and basement parking access.                                                                                                                                            |
| Lower Ground 02 | 64.0                         | One 3 bedroom adaptable unit, communal facilities comprising a wellness centre (gym, sauna steam room and amenities), and golf simulator room, two double garages with storage, OSD tank, plant rooms and vehicular entry from Redan Lane leading to Basement 01, private open space, two double garages, planters and landscaping and a bin holding area. |
| Lower Ground 01 | 67.4                         | One 3 bedroom unit (affordable housing), communal facilities comprising a pool and spa and outdoor communal open space, private open space and planters, one double garage, fire tank and pump room and plant.                                                                                                                                             |
| Ground          | 70.8                         | Main pedestrian entry to building, two 3 bedroom units with the east facing unit as an affordable unit, entry lobby with mail room, fire booster pump to Muston Street frontage, water meters and mail boxes recessed behind building line, private open space, planters and landscaping.                                                                  |
| Level 1         | 74.2                         | Two 3 bedroom units oriented east west, private open space and planters.                                                                                                                                                                                                                                                                                   |
| Level 2         | 77.6                         | Two 3 bedroom units oriented east west, private open space and planters.                                                                                                                                                                                                                                                                                   |
| Level 3         | 81.0                         | Two 3 bedroom units oriented east west, private open space and planters.                                                                                                                                                                                                                                                                                   |
| Level 4         | 84.4                         | One 3 bedroom unit oriented east west and setback further from all boundaries, private open space and planters.                                                                                                                                                                                                                                            |
| Level 5         | 87.8                         | One 3 bedroom unit oriented east west and setback further from all boundaries, private open space and planters.                                                                                                                                                                                                                                            |
| Level 6         | 91.2                         | One 3 bedroom unit oriented east west and setback further from all boundaries and from Redan Lane, private open space and planters.                                                                                                                                                                                                                        |
| Level 7 (Roof)  | 94.6                         | Rooftop communal open space with bathroom, storage, BBQ, retractable awning, gardens and rooftop plant (condensers).                                                                                                                                                                                                                                       |
| Roof            | 99.5                         | Services and lift overrun, and solar panels.                                                                                                                                                                                                                                                                                                               |

### 3.3.2 Demolition, Tree Removal and Earthworks

The existing residential flat building and all associated structures will be demolished. Seven (7) trees will be removed as stated in the Arborist Report (**Appendix 25**).

Excavation is proposed into the slope towards Muston Street over four levels to Muston Street and two levels to Redan Lane. Excavation will occur as recommended by the geotechnical engineer and generally as described in the Report on Geotechnical Investigation (**Appendix 12**).

Groundwater was encountered during the geotechnical investigation at depths of approximately 3 to 4 metres below existing ground level. The basement excavation will intercept the groundwater table. A dewatering management plan has been prepared to manage groundwater during construction and operation (see **Appendix 13**).

### 3.3.3 Site Orientation

The site is oriented east-west providing the opportunity for east facing units to benefit from the outlook to the east over Balmoral Bay and Hunters Bay. Twelve of the 13 units are oriented to the east. Ten units are oriented both east and west. All affordable units are oriented to the east with one affordable unit oriented both east and west.

### 3.3.4 Design and Materiality

#### ***Design Intent***

The project architect, Studio Johnston, has described the design intent as follows:

*The proposal seeks to create an inclusive, sustainable and culturally responsive housing environment that responds sensitively to the local context, incorporates best practice design principles and aligns with initiatives such as Better Placed. The design process has been informed by collaboration with a landscape architect and other consultants, embedding cultural and environmental sustainability from the outset.*

*The development responds thoughtfully to the site's steep topography and embeds itself into the topography with a landscaped garden podium which allows the upper building to sit harmoniously within the landscape. Above this landscaped podium, a four-storey brick structure and three-storey lightweight structure is articulated with distinct vertical circulation features and balconies framed by leafy outlooks, thus creating a palette of human-scaled detail and visual interest.*

*The building has been carefully sculpted to maximise internal spaces and sunlight penetration into the apartment, whilst minimising privacy and overlooking concerns to the neighbours through brick screens. An engaging street presence has been achieved through a collaboration between the architecture and the landscaping, breaking down the scale of the built form. Facade treatments ensure privacy and optimal thermal, acoustic and visual comfort.*

*Generous private outdoor spaces and communal open spaces encourage outdoor living and social interaction.*

*Overall, the design embodies a responsive, liveable and sustainable environment that enhances local character, promotes communal well-being and sets a high benchmark for future housing projects in the area.*



### **Built Form**

The development comprises 7 residential levels to Muston Street and 9 residential levels to Redan Lane. The basement levels at Muston Street accommodates vehicle parking, storage and services. Level LG02 contains an east facing residential apartment on the northern side of the building and communal facilities (sauna, steam room, golf simulator and wellness centre) together with parking and plant. LG01 also contains one residential apartment and communal facilities (pool, spa and adjoining recreation areas) together with parking and plant.

Ground level contains the main entry on the southern side of the building accessed via a clear path of travel from Muston Street and two residential apartments with one oriented to the east and one to Muston Street with private outdoor terraces.

Levels 1 to 3 contain two apartments oriented east west with living rooms and private open space to the east. Levels 4 to 6 have a reduced footprint and each level contains one apartment with an outlook to the east and west.

Apartment layout is efficient and legible supporting flexibility, ease of movement and strong connections between indoor and outdoor spaces, whilst visual and acoustic privacy has been carefully considered across all dwellings.

The roof (i.e. Level 7) is accessible and provides communal open space with landscaping and outdoor facilities.

The building massing responds to the site terrain, to ADG setback and building separation guidance and to Housing SEPP height controls. Facades are heavily articulated minimising perceived bulk and privacy impacts.

### **Height and FSR**

The development has a maximum building height of 31.68m and an FSR of 2.58:1.

### **Façade Materials**

The façades and built form addressing Muston Street and Redan Lane demonstrate a balanced and well-proportioned composition that clearly expresses the internal layout. The massing is carefully articulated with a coherent interplay of horizontal and vertical elements that contribute to a refined and human scale streetscape presence.

A variety of materials colours and textures is used with “autumn” coloured face brick being the primary façade material. Light-toned façade tiles and exposed concrete elements complement the brickwork providing contrast and refinement. Hit-and-miss brick detailing is incorporated into the northern and southern facades allowing for privacy and screening. Expressed concrete planters are a key architectural feature of the design and accommodate lush vegetation on each level softening the overall built form.

### **Universal Design**

All apartments have been designed to achieve the Liveable Housing Guideline’s silver level universal design features. 20% of the apartments have adaptable designs (**Appendices 2 and 27**).

### **NCC and Access Compliance**

A BCA and Access Report has been prepared by Building Innovations Australia (Appendix 26). This report concludes:

*Although demonstrating compliance with the BCA at SS DA assessment stage is not a prescribed head of consideration under Section 4.15 (formally Section 79C) of the Environmental Planning & Assessment Act 1979, the consent authority has an obligation to consider whether the proposal, as lodged, is indicatively capable of complying with the BCA - without significant modification to those plans for which approval is sought.*

*In this instance we are confident that any modifications and advancement in level of details required to the proposal in order to satisfy the requirements of the BCA (in force at the time the Construction Certificate application is lodged) will not necessitate the need for any significant design changes that in turn would necessitate the submission of an application under Section 4.55 (formally Section 96) of the Environmental Planning and Assessment Act 1979.*

*In the same regard, we draw the Department of Planning, Housing and Infrastructure's (DPHI) attention to the requirements of Section 19 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021, and suggest that detailed & specific BCA compliance matters shall be addressed to the satisfaction of the appointed Certifying Authority prior to the issue of the Construction Certificate.*

*Further, it is considered that this BCA review and the additional preparation of the required Construction Certificate documentation will be sufficient to ensure that the proposed design will achieve the necessary compliance with the BCA*

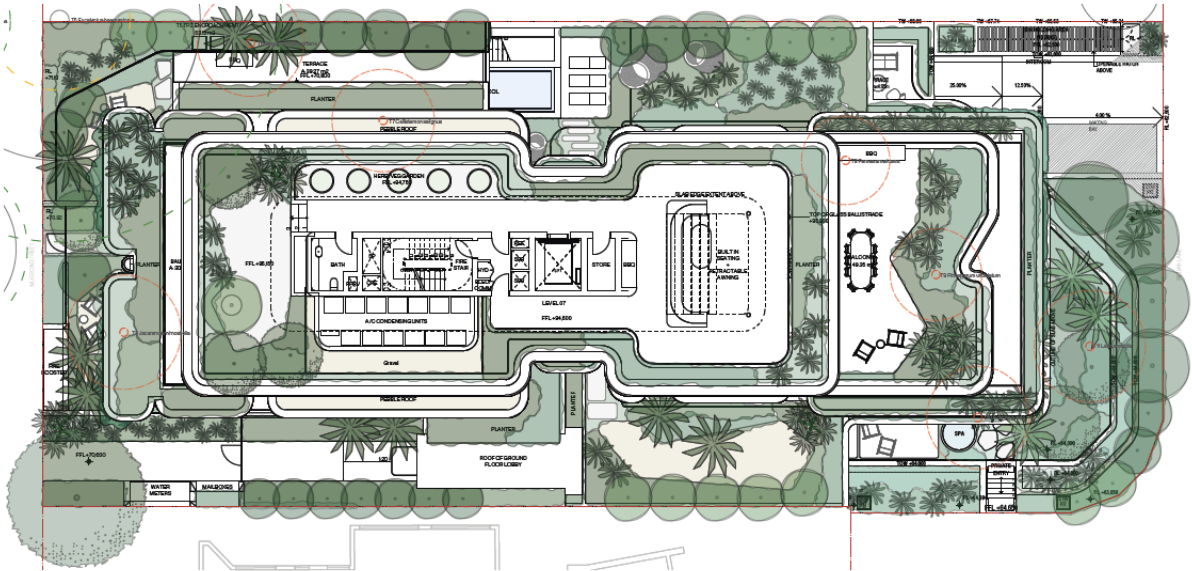
### **3.3.5 Affordable Housing**

Units LG01, G02, 102 have been identified as affordable housing apartments. These apartments have a GFA of 658m<sup>2</sup> comprising 19% of the total GFA. Link Wentworth (ABN: 62 003 084 928) is a registered Tier 1 Community Housing Provider and will be responsible for managing the affordable housing component. The letter from Link Wentworth (**Appendix 2**) confirms the provider's agreement to this responsibility. The affordable apartments are of a comparable size and quality to other apartments.

### **3.3.6 Landscaping**

Landscape plans have been prepared by Dangar Barin Smith (**Appendix 15**). The proposed landscaping design integrates the architecture and landscaping through deep soil landscaping on grade and planted balconies and terraces.

Deep soil landscaping is provided to both street frontages and additional significant planting on structure provides additional amenity and climate protection and a range of outdoor experiences. A rooftop terrace is provided giving residents recreational facilities in a garden setting including a communal herb and vegetable garden.



### Diagram 1: Landscape Concept

### 3.3.7 Parking and Access

On site parking is provided for 29 vehicles including 3 visitor car parking spaces with two of these also functioning as car wash bays. Access is from Redan Lane via a 5.5m wide driveway narrowing to a 3.6m wide ramp to the basement levels. A security door, intercom and remote control access will be provided together with a signal system with on-site waiting bay. Compliance with relevant design standards for the parking bays and internal ramps and aisle widths and grades is discussed in the Transport Impact Assessment (**Appendix 9**).

A bicycle parking space is provided for each dwelling. Two motorcycle parking spaces are provided.

### 3.3.8 Waste Management

### **Construction and Demolition Waste Management**

Construction and demolition waste will be managed in accordance with the Construction and Demolition Waste Management Plan prepared by Foresight Environmental (**Appendix 19**).

### **Operational Waste Management**

Residential waste will be managed in accordance with the Operational Waste Management Plan prepared by Foresight Environmental (**Appendix 20**). A waste storage area is provided on Basement 01 level adjacent to the entry ramp. Residents will transfer waste from the units via the lift to the waste storage room. On collection days, the building manager or waste contractor will transfer bins from the B01 storage area to the temporary holding area collection point adjacent to Redan Lane for collection and returning bins once emptied.

### 3.3.9 Integrated Water Management Plan

An integrated water management plan (**Appendix 23A**) and accompanying stormwater management design (**Appendix 23B**) include erosion and sediment controls, on site detention and treatment measures for pollutant reduction.

### **3.3.10 Groundwater Management**

As outlined in the Report on Geotechnical Investigation (**Appendix 12**) and the Groundwater Impact Assessment and Dewatering Management Plan (**Appendix 13**), groundwater will be intercepted during bulk excavation and will need to be managed during construction and on an ongoing basis once the development is completed. Groundwater will be managed in accordance with the management measures outlined in the two reports in **Appendices 12 and 13**.

## 4. COMMUNITY ENGAGEMENT AND CONSULTATION

Engagement with key stakeholders, affected landowners, neighbours and the broader community is an important aspect of this environmental assessment as required by the SEARs.

The following sections of this report outline the community and stakeholder engagement activities undertaken during the preparation of the EIS. They also detail the comprehensive ongoing community engagement program that will be implemented throughout the assessment, construction, and operational phases in the event that the SSDA is approved.

All engagement activities have been carried out in accordance with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (the Engagement Guidelines) and the Engagement Institute's (formerly IAP2 Australasia) Public Participation Spectrum. An Engagement Outcomes Report is provided in **Appendix 3**.

### 4.1 Community Engagement Objectives

Community engagement was undertaken in accordance with the engagement guidelines the Engagement Institute's Public Participation Spectrum and DPHI's Community Participation Plan. The objectives of the community engagement process were as follows:

- Provide consistent, relevant, jargon-free and up-to-date information on the project potential impacts and benefits, and the planning process through accessible, tailored open lines of communication;
- Provide methods and opportunities for the community to give feedback to help inform the planning process;
- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project; and
- Manage expectations by closing the feedback loop and sharing how stakeholder and community views influenced the project.

### 4.2 Community and Stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Stakeholders have been identified as those individuals or groups who are interested or likely to be affected by the project and are categorised in **Table 10**:

**Table 10: Stakeholder Categories**

| Government Authorities                             | Relevant Agencies | Surrounding Community                             |
|----------------------------------------------------|-------------------|---------------------------------------------------|
| Department of Planning, Housing and Infrastructure | Transport for NSW | Nearest neighbours in close proximity to the site |
| Mosman Council                                     | Ausgrid           | Wider Mosman community                            |
| Parliament (Local MP's)                            | Sydney Water      |                                                   |
|                                                    | Water NSW         |                                                   |



### 4.3 Details of Community Engagement Undertaken

Community engagement activities for the project included the distribution of a community newsletter, updates via the project website, neighbour briefing sessions and maintaining phone and email communication with stakeholders. A summary of the community engagement activities is provided in **Table 11**.

**Table 11: Stakeholder Activities**

| Engagement Activity             | Target Stakeholders                 | Details                                                                                                                                                                                                                                                                     |
|---------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community newsletter            | Near neighbours and wider community | <ul style="list-style-type: none"> <li>Four-page newsletter - Distributed on 20 September 2025 to 187 residents and businesses within a 300-meter catchment.</li> <li>Emails to 10 key stakeholders and elected officials on 30 September 2025.</li> </ul>                  |
| Invitation to project briefings | Near neighbours                     | <ul style="list-style-type: none"> <li>Hand delivery of letters to nearest neighbours on Muston Street and Redan Street inviting attendance at a briefing session with Prosker Property and Urbis.</li> <li>10 neighbours registered to attend briefing session.</li> </ul> |
| Stakeholder briefings           | Near neighbours                     | <ul style="list-style-type: none"> <li>Three in person briefings were held on 15 October and 3 November 2025 attended by 10 residents from surrounding area.</li> </ul>                                                                                                     |
| Project website                 | All stakeholders                    | <ul style="list-style-type: none"> <li>Project website provides access to project updates and how to get involved in the community engagement process.</li> </ul>                                                                                                           |
| Project enquiries               | All stakeholders                    | <ul style="list-style-type: none"> <li>Enquiries submitted and responded to via a dedicated telephone number and email address.</li> </ul>                                                                                                                                  |

### 4.4 Feedback Received

The following themes were identified through consultation with community members and stakeholders:

#### ***Built Form Impacts***

Neighbours at all three briefings expressed concerns about the proposed building's height, which they said would dominate the low to medium-rise streetscape, cause overshadowing (including to solar panels and private spaces), privacy intrusions from windows and balconies, and cause loss of views, and an irreversible change to Mosman's peaceful, low-density character. While acknowledging the need for affordable and downsizer housing, they felt the scale was

inappropriate for the area and should be limited to four storeys or redirected to more suitable locations such as Spit Junction or along major roads.

### ***Planning Process and Consultation***

Attendees sought clarity on the consent authority, Council's role, the submission timeline, and how the State Significant Development (SSD) pathway differs from local approval. They also asked about lodgement and public exhibition timing, as well as the qualifiers for an SSD.

### ***Affordable Housing***

Neighbours sought clarification on the proposed inclusion of affordable rental housing, asking whether the affordable units would match the design quality of market-rate homes, how they would be allocated, managed (including pricing mechanisms and ongoing maintenance), and the duration for which they would remain classified as affordable. Some neighbours held the view that the proposal would displace the relatively affordable homes at 65 Muston Street.

### ***Site Access and Parking***

Questions were raised in relation to parking levels and access as well as servicing the site for waste collection.

### ***Landscaping***

Respondents queried how 38 trees would physically fit in the site and sought clarification on the species, height, and maintenance of new plantings. They expressed support in preserving a green character but stressed that this should not threaten the structural integrity of building.

### ***Construction Impacts***

Concerns were raised in relation to the cumulative impacts of construction in relation to noise, traffic congestion, vibration and dust.

### ***Structural Integrity***

Neighbours raised concerns about the proposed basement excavation such as the basement wall thickness and structural stability during construction, the risk of undermining neighbouring properties, potential impacts on subterranean water movement through porous sandstone, worsened stormwater drainage and flooding during heavy rain, and the need to carefully manage palm tree roots in the landscape design to avoid foundation damage.

## **4.5 Further Community Engagement (Post Approval)**

As recommended by Urbis, Prosker Property Pty Ltd will keep stakeholders, and the community, updated during the exhibition and determination phases by enabling the community to seek clarification about the project through ongoing management two-way communication channels, including an email address ([engagement@urbis.com.au](mailto:engagement@urbis.com.au)) and phone number (1800 244 863).

## 5. STATUTORY CONTEXT

### 5.1 Pre-conditions for consent

The proposal is SSD pursuant to Section 26A of Schedule 1 of the Planning Systems SEPP, as it is development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies because it:

- is permitted with consent under an Environmental Planning Instrument (“EPI”) applying to the land;
- has an Estimated Cost of Development (“EDC”) that exceeds \$75 Million for the residential components;
- is development for the purposes of residential accommodation on land identified as a ‘Low and Mid Rise Housing Area’;
- meets the locational requirements of the Housing SEPP; and
- will provide at least 10% of the total floor space as affordable housing, managed by a CHP for at least 15 years.

In accordance with Section 4.5 of the EP&A Act, the Minister is the consent authority for the proposal. Accordingly, the DA for the proposal is lodged with the DPHI as a SSDA.

Other pre-conditions for the grant of consent are discussed in **Table 12**.

**Table 12: Pre-conditions for development consent**

| Statute Reference                                                         | Pre-condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Where addressed    |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| State Environmental Planning Policy (Resilience and Hazards Systems) 2021 | <p>S4.6(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p> <p>A report specifying the findings of a preliminary investigation of the site land concerned has been prepared.</p> | Appendix 28.       |
|                                                                           | S20(3) Development consent must not be granted to development under this division unless the consent authority has considered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Appendix 4 and 28. |

| Statute Reference                                  | Pre-condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Where addressed                                                                                                                                                                                          |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| State Environmental Planning Policy (Housing) 2021 | whether the design of the residential development is compatible with—<br><br>(a) the desirable elements of the character of the local area, or<br><br>(b) for precincts undergoing transition—the desired future character of the precinct.                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                          |
|                                                    | S21(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—<br><br>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and<br><br>(b) the affordable housing component will be managed by a registered community housing provider.                                                                                                                                           | CHP letter in Appendix 2 and condition to be imposed in accordance with s82 of the EP&A Regulation.                                                                                                      |
|                                                    | 147(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—<br><br>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,<br><br>(b) the Apartment Design Guide,<br><br>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel. | Design Report at Appendix 4 and Section 5.2.<br><br>Referral to a design review panel is not required.                                                                                                   |
|                                                    | s177(2) Development consent must not be granted for development for the purposes of residential flat buildings or shop top housing unless the consent authority has considered the Tree Canopy Guide for Low and Mid Rise Housing, published by the Department in February 2025.                                                                                                                                                                                                                                                                                                                                                          | The provisions of the Tree Canopy Guide for Low and Mid Rise Housing are discussed in the Statutory compliance table in Appendix 28 and the landscape and architectural drawings in Appendices 15 and 5. |
| SEPP (Sustainable Buildings) 2022)                 | S2.1(5) Development consent must not be granted to development to which the standards specified in Schedule 1 apply unless the consent authority is satisfied the embodied emissions                                                                                                                                                                                                                                                                                                                                                                                                                                                      | ESD report in Appendix 17 and BASIX certificate, stamped plans and associated                                                                                                                            |

| Statute Reference                                                        | Pre-condition                                                                        | Where addressed                            |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------|
|                                                                          | attributable to the development have been quantified using an approved BASIX system. | documents in Appendix 16A and 16B.         |
| State Environmental Planning Policy (Biodiversity and Conservation) 2021 | Part 6.2 for development in regulated catchments (s6.6 to s6.10)                     | Statutory compliance table in Appendix 28. |

## 5.2 Mandatory Considerations

This application is submitted pursuant to Section 4.12 of Part 4 of the EP&A Act. Further, this application is for SSD and is accompanied by an EIS pursuant to section 4.12(8) of the EP&A Act.

The principal legislative and environmental planning instruments relevant to the proposal are:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Biodiversity Conservation Act 2016;
- State Environmental Planning Policy (Housing) 2021);
- State Environmental Planning Policy (Planning Systems) 2021;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Draft Climate Change and Natural Hazards State Environmental Planning Policy; and
- Mosman Local Environmental Plan 2012.

Relevant provisions are discussed below and in **Appendix 28A**.

## 5.3 Other Approvals Required

Other approvals required to carry out the proposed development are outlined in **Table 13** below:

**Table 13: Other Approvals**

|                                                                                     |                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental Protection and Biodiversity Conservation Act 1999 ( <b>EPBC Act</b> ) | This is Commonwealth government's primary environmental law and provides a framework to protect matters of national environmental significance. Such matters are not affected by the proposed development.                                                                                     |
| Biodiversity Conservation Act 2016 ( <b>BC Act</b> )                                | Part 7 of the BC Act contains biodiversity assessment and approvals requirements of the EP&A Act. Section 7.9(2) of the BC Act 2016 requires applications for SSD to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Head determine that the proposed development is not likely to have any significant impact on biodiversity values.</p> <p>A BDAR Waiver application was lodged and the waiver was granted (<b>Appendix 18A</b>).</p>                                                                                                                          |
| Heritage Act 1977                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The site is not state heritage listed and therefore, approval under this Act is not required.                                                                                                                                                                                                                                                   |
| Roads Act 1993                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The proposal is likely to require consent under Section 138 in relation to digging up or disturbing the surface of a public road.                                                                                                                                                                                                               |
| <p>Approvals that must be consistently applied under S4.42 of the EP&amp;A Act:</p> <p>Fisheries Management Act 1994 (s144)</p> <p>Coal Mine Subsidence Compensation Act 2017 (s22)</p> <p>Mining Act 1992</p> <p>Protection of the Environment Operations Act 1997 (s43)</p> <p>Roads Act 1993 (s138)</p> <p>Pipelines Act 1967</p> <p>Petroleum (Onshore) Act 1991</p>                                                                                                                                                                                                                                                                         | <p>No approval or licence required.</p> <p>No approval or licence required.</p> <p>No approval or licence required.</p> <p>No approval or licence required.</p> <p>A s138 approval may be required for any works in the road reserve.</p> <p>No approval or licence required.</p> <p>No approval or licence required.</p>                       |
| <p>Approvals that do not apply:</p> <p>a permit under section 201, 205 or 219 of the Fisheries Management Act 1994</p> <p>an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977</p> <p>an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974</p> <p>a bush fire safety authority under section 100B of the Rural Fires Act 1997</p> <p>a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the Water Management Act 2000.</p> | <p>N/A</p> <p>No approval or licence required.</p> <p>No approval or licence required.</p> <p>No approval or licence required.</p> <p>Approvals under s89, s90 or s91(1) are not required. An approval under s91(2) for an aquifer interference approval will be required as the groundwater level will be affected by basement excavation.</p> |

## 6. ENVIRONMENTAL ASSESSMENT

This section of the EIS explains how the proposal has responded to the SEARs. It details the assessment process undertaken for each key issue, supported by specialist technical studies prepared by appropriately qualified experts where required.

This evaluates the potential environmental, social, and economic impacts of the proposed development and identify appropriate avoidance, mitigation, minimisation, and management measures to ensure that any residual impacts remain acceptable and consistent with relevant planning controls and sustainability objectives.

A detailed SEARs compliance table is provided in **Section I** of this EIS. It cross-references each SEARs requirement with the specific sections of the EIS and supporting technical appendices where the matter has been addressed.

### 6.1 Design Quality

The proposal has been designed in accordance with the seven design objectives of Better Placed and the nine design quality principles of the Housing SEPP as detailed in the Design Report contained in **Appendix 4**.

The high-quality architectural and landscape design is demonstrated in the accompanying architectural plans, design report and landscape plans and in the photomontage overleaf:



**Diagram 2: Photomontage of the Development**

MLEP 2012 does not contain specific design excellence provisions. There is no requirement for a competitive design process and the DPHI has advised that referral to the State Design Review Panel is not required.

## **6.2 Built Form and Urban Design**

### **6.2.1 Relationship to existing and future character of the area**

The existing character of the area is a residential context east of the Military Road ridge on the east facing Balmoral slopes characterised by a variety of dwelling types and ages including dwelling houses, duplexes, residential flat buildings on predominantly east west facing sites oriented to the view. The proximity to Military Road and to the Mosman and Spit Junction town centres, together with the R3 Medium Density zoning of the area, contributes to the variety of residential accommodation and the changing character of the area in a medium density context.

The proposed residential flat building has a height, floor space ratio, bulk and scale significantly greater than surrounding and nearby dwellings. The height, floor space ratio, bulk and scale of those surrounding and nearby dwellings are generally consistent with the planning controls which have applied to the R3 Medium Density Residential zoned area around Spit Junction Town Centre

for many years. These controls are contained in MLEP 2012 and in the MRDCP 2012. The proposal does not comply with these controls. It is different in its height, bulk and scale to the type of development which these controls permit.

The NSW State Government, in response to what is widely acknowledged and agreed to be a significant housing shortage in metropolitan areas, has introduced new controls for the areas around 171 town centres and stations which are designed to encourage the supply of more housing. One of the identified town centres is Spit Junction and the site is located in the area around the Spit Junction Town Centre to which the new controls apply (see **Figures 6A and 6B**).

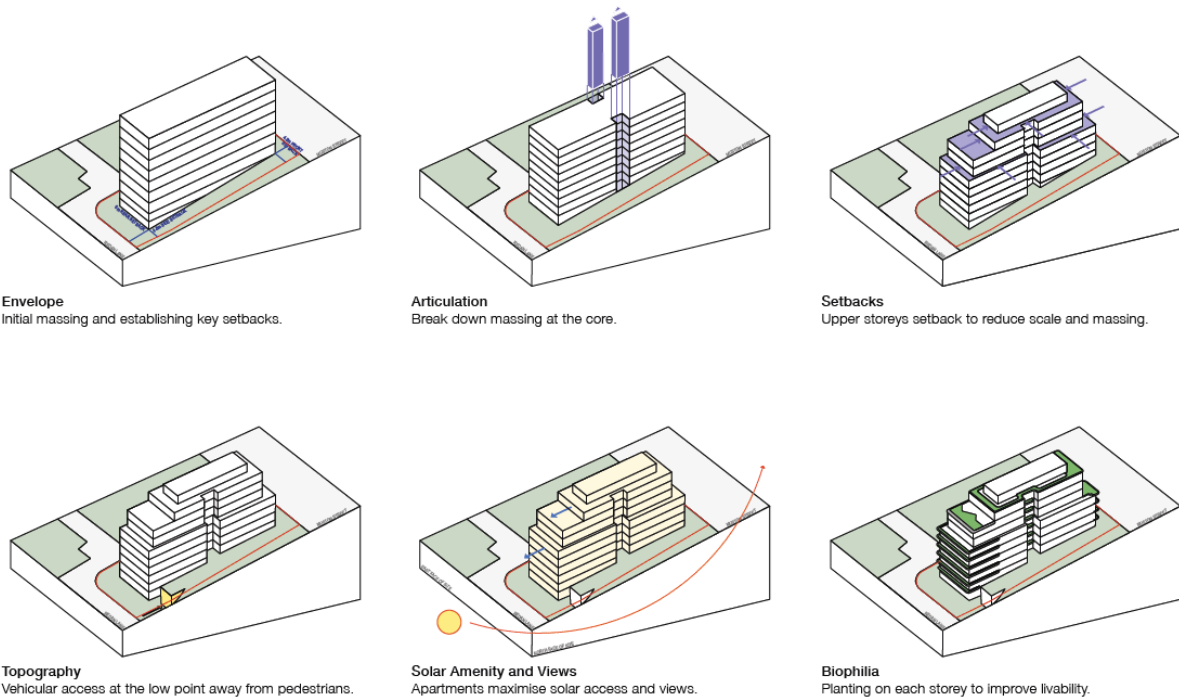
Whereas under the controls which apply to the site in MLEP 2012, the maximum height limit is 8.5m and the maximum FSR is 0.55:1, under the new controls contained in Chapter 6 of Housing SEPP which apply to land within 400m walking distance of an identified town centre, the maximum height limit is 22m (6 storeys) and the maximum FSR limit is 2.2:1.

The NSW State Government has also identified a State-wide need for more affordable housing. Affordable housing is housing which provides secure rental options for low to moderate income households who cannot afford private market rents. In order to encourage the supply of more affordable housing, the NSW State Government has introduced controls which provide for a potential increase in the height and FSR limits for residential flat buildings in an accessible area (the site is in an accessible area) which include an affordable housing component. Where the affordable housing component equates to 15% of GFA, the height and FSR controls increase by 30%. These affordable housing “incentives” apply to residential flat buildings in accessible areas, including around town centres, including Spit Junction. As a result, the height control on the site increases to 28.6m (i.e. 22 x 30%) and the FSR control increases to 2.86:1 (i.e. 2.2:1 x 30%) for a residential flat building which includes an affordable housing component equivalent to 15% of the GFA of the building. The proposal has an affordable housing component equivalent to 19% of GFA.

The proposal is generally compliant with the controls in Housing SEPP, but for a non-compliance with the 28.6m height limit. The proposal is therefore representative of what is intended for the area around Spit Junction Town Centre of which the site forms part. The bulk and scale of the proposed building is different to those of existing buildings which surround the site but are consistent with what is now intended for the area around the town centre and what is its emerging character as reflected in the new planning controls in place.

### **6.2.2 Bulk and scale**

The proposed building mass responds to the site terrain and orientation, ADG setbacks and LMR height controls. The building form has been articulated to maximise views and solar access while minimising privacy and bulk issues.



**Diagram 3: Design Approach**

The central core breaks the massing into two basic elements addressing both street frontages - Muston Street and Redan Lane. The building has a street frontage of four levels to Muston Street with upper levels recessed from front and side boundaries. To Redan Lane, the built form takes advantage of the sloping site and outlook, again with setbacks to the upper levels.

### **Building Height**

The majority of the building complies with the maximum building height of 28.6m, with the exception of elements associated with the provision of a communal outdoor area on the roof of the building, centrally located roof plant and a minor part of the leading edge of the Level 6 roof slab. The building has a maximum building height of 31.68m (see Diagram 4 Height Blanket Diagram). This diagram identifies in red, the 28.6m height limit. The parts of the building which protrude through the height blanket are non-compliant with the 28.6m height limit. This non-compliance has been addressed in the Clause 4.6 request (**Appendix 29A**).





**Diagram 4: Height Blanket Diagram**

### **Density**

The development has an FSR of 2.58:1 which is less than the maximum permissible FSR of 2.86:1.

### **Setbacks**

The proposal has considered both the existing context and the future development potential of neighbouring sites and incorporates appropriate separation distances within the site. Whilst the building separation distances are less than AGD guidance in some instances, they are appropriate in the circumstances of this case for the following reasons:

- Windows to the north and south have been minimised with privacy mitigation measures incorporated;
- Balconies do not extend into the side setbacks (ie. setback 6m from the boundary) to limit overlooking;
- Apartments have been oriented towards the view, which is to the east, thus limiting privacy concerns; and
- Access to sunlight, ventilation and outlook are still maintained for existing neighbouring properties.

The proposed bulk and scale of the development is appropriate in the context of the height and density controls which apply to the site, and the proposal provide a design and setbacks which respond to the future context of the site and minimise impacts on neighbouring properties.

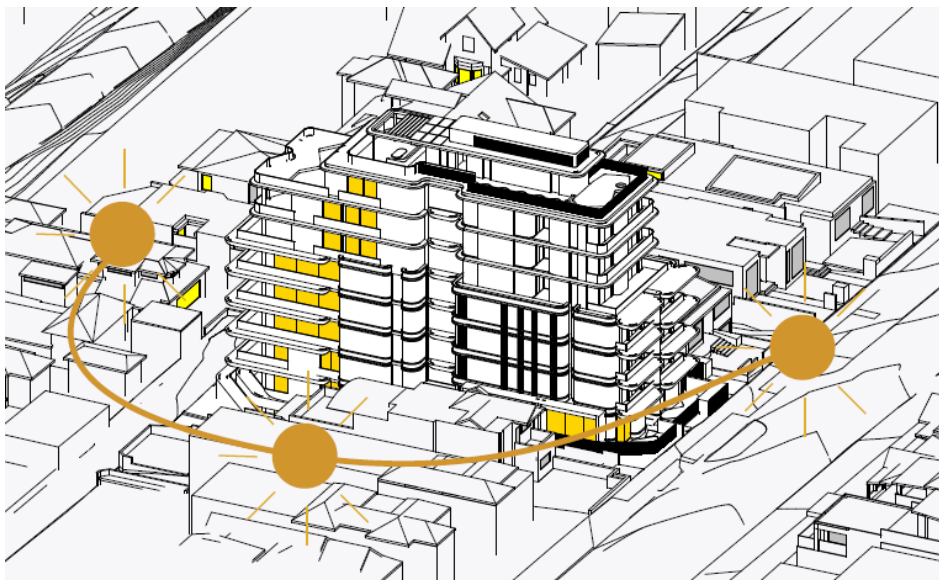
The bulk and scale of the building are considered acceptable for the following reasons:

- Built form is consistent with the planning controls for the site which permit height and density in accessible locations and is therefore consistent with the desired future character of the area;
- The building form distributes the building through the stepped form, adequate setbacks to adjoining properties and with deep soil buffers to street frontages;
- The building façades have been articulated by a skillful mix of design elements to provide an attractive presentation to the site boundaries;
- The building mass is broken down to smaller elements to create a successful relationship to the street and to the pedestrian scale; and
- The landscaping design is integrated into the built form with planters and planting on all levels including the rooftop softening the appearance of the building.

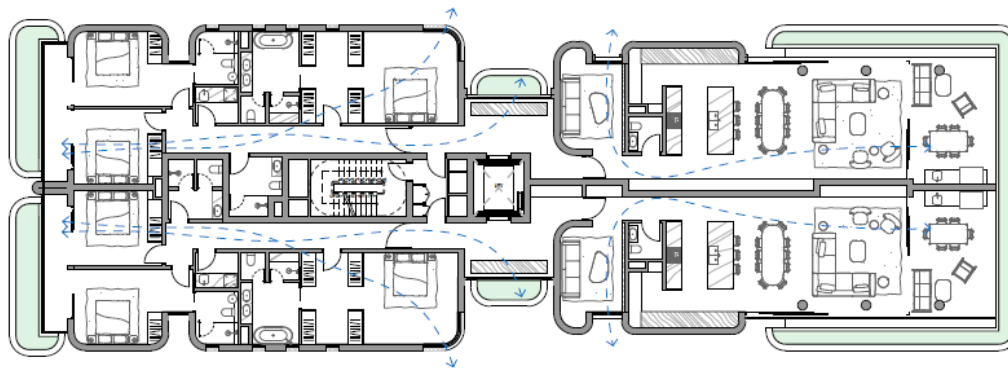
The proposed bulk and scale of the development is appropriate in the context of the height and density controls which apply to the site, and the proposal provides a design and boundary setbacks which respond to the future context of the site and minimise impacts on neighbouring properties.

### 6.2.3 Solar Access and Natural Ventilation to Apartments

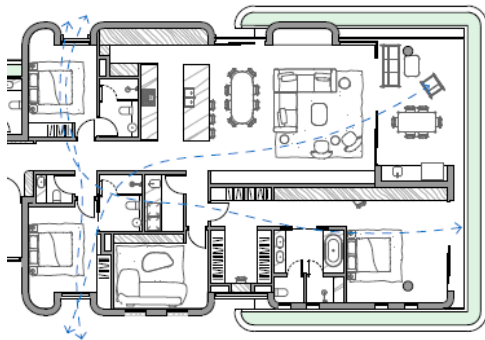
Shadow diagrams have been prepared by Studio Johnston (**Appendix 5**) which show solar access and ventilation to apartments in the development. These show that residential apartments are provided with a high level of solar access with 76.9% of dwellings receiving at least 2 hours of direct solar access between 9am and 3pm.



**Diagram 5: Indicative Solar Access to Units**



Typical Cross Ventilation - Level 1 to 3



Typical Cross Ventilation - Lower Ground 1 to Ground

## Diagram 6: Natural Cross-Ventilation

Most apartments (92.3%) are naturally cross-ventilated as shown above with upper levels containing one unit per floor.

## 6.3 Environmental Amenity

### 6.3.1 Solar Access Analysis

Hourly shadow diagrams and sun view diagrams from 9.00am to 3.00pm on 21 June (mid-winter) have been prepared by Studio Johnston (**Appendix 5**). The east-west alignment of lots on the Balmoral slopes are such that some additional overshadowing can be expected by development designed in accordance with the planning controls applicable on sites in the R3 Medium Density Residential zoned precinct around Spit Junction Town Centre.

The shadow diagrams, including views from the sun (or eye-of-the-sun diagrams), indicate the following overshadowing impacts:

- **Properties on the western side of Muston Street:** There will be some additional early morning overshadowing of east facing terraces and living areas to some residential buildings on the western side of Muston Street to the south west of the site between 9.00am and 10.00am with no additional impact after 10.00am.
- **Properties between Muston Street and Redan Lane:** There will be additional overshadowing of the properties immediately to the south of the site. Nos 63 and 61

Muston Street would retain early morning sun to the east facing terraces and living rooms and afternoon sun to rear gardens and terraces. Other properties to the south would continue to receive compliant solar access in mid-winter.

- **Properties between Redan Lane and Redan Street:** There will be some additional afternoon overshadowing of primarily the rear of properties fronting Redan Street with existing solar access maintained in the mornings. No overshadowing of the heritage item at 36 to 38 Redan Street would occur. There would be additional overshadowing of the rear garages and some rear gardens of properties to the south east of the site progressively in the afternoon.

Most surrounding properties will continue to receive compliant solar access in mid-winter. Shadow impacts are commensurate with those of a building with a height and FSR consistent with the height and FSR controls in Chapters 2 and 6 of the Housing SEPP. Any development on the site that complies with the LMR planning controls will overshadow the neighbouring properties to the south. The shadow diagrams demonstrate that the height exceedance beyond the permissible 28.6 metre height limit will not cause any significant adverse additional overshadowing impacts on surrounding properties.

It is considered that the building has overshadowing impacts which are generally consistent with the ADG guidance, with increased upper level setbacks.

Most adjoining and adjacent neighbouring properties will continue to receive at least two hours solar access between 9am and 3pm at mid-winter.

### 6.3.2 Building Separation and Visual Privacy

The architectural drawings show boundary setbacks in plan and elevation. The following setbacks are provided.

**Table 14: Building Separation**

| Building Element                       | Building Setback                               | Setback to windows                                      |
|----------------------------------------|------------------------------------------------|---------------------------------------------------------|
| <b>Muston Street Element GF to L3</b>  |                                                |                                                         |
| Northern Boundary                      | 4.5m                                           | 6.15m with other smaller windows treated with screening |
| Southern Boundary                      | 4.5m                                           | 6.15m with other smaller windows treated with screening |
| <b>Muston Street Element L4 to L6:</b> | 6m                                             | 6.15m                                                   |
| Northern Boundary                      | 6m                                             | 6.15m                                                   |
| Southern Boundary                      | 6m                                             | 6.15m                                                   |
| <b>Redan Lane Element:</b>             |                                                |                                                         |
| Northern Boundary                      | LG02 – 6.0m<br>LG01 – 5.25m (3.85m to planter) | LG02 – 6.0m<br>LG01 – 6.15m                             |

| Building Element          | Building Setback                                                                                                                                                                              | Setback to windows                                                                                                |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|                           | GF – 5.25m (4.5m to planter)<br>L1 to L3 – 5.25m (4.5m to planter)<br>L4 – 6.0m (4.5m to planter)<br>L5 and L6 – 6.0m (5.46m to slab edge)                                                    | GF – 6.15m<br>L1 to L3 – 6.15m<br><br>L4 – 6.75m<br>L5 and L6 – 6.75m                                             |
| Southern Boundary         | LG02 – 5.85m<br>LG01 – 5.25m (4.1m to planter)<br>GF – 5.25m (4.8m to planter)<br>L1 to L3 – 5.25m (4.5m to planter)<br>L4 – 6.0m (4.5m to planter)<br>L5 and L6 – 6.00m (5.46m to slab edge) | LG02 – 6.0m<br>LG01 – 6.0m<br><br>GF – 6.0m<br>L1 to L3 – 6.15m<br><br>L4 – 6.15m<br>L5 and L6 – 6.15m            |
| From Redan Lane Boundary: | LG02 – 7.55m<br>LG01 – 7.55m<br>GF – 7.55m (6.00m to planter)<br>L1 to L3 – 6.00m (to planter)<br>L4 – 6.0m<br>L5 – 8.16m<br>L6 – 8.16m<br>L7 – 26.05m (16.11m to slab edge)                  | LG02 – 7.7m<br>LG01 – 7.7m<br>GF – 7.7m<br><br>L1 to L3 – 11.05m<br>L4 – 9.15m<br>L5 – 9.15m<br>L6 – 16.8m<br>N/A |

The building has been designed to minimise overlooking with all living spaces orientated to the outlook and views to the east. Buildings on the adjoining sites to the north and south are similarly designed to address the outlook. Visual privacy has been achieved for the proposed apartments through the use of landscaping, orientation, screening devices and window positions and offsets and screening provided on adjoining sites such as glass block windows, landscaping and awnings to outdoor courtyards. The proposal has considered both the existing context and the future development potential of neighbouring sites and incorporates appropriate separation distances within the site to ensure privacy is protected.

### 6.3.3 Wind Impacts

#### **Existing conditions and data collection**

As indicated on the site analysis drawing contained in **Appendix 5**, the prevailing winds come from the north east, south west and south east. The site is located on the Balmoral slopes and because the building is taller than other buildings in the vicinity, it will be exposed to winds. This exposure will change in the future if more developments occur in accordance with the Low and Mid-Rise Housing Policy.



### **Potential Impacts**

Winds from the north east are likely to approach up the slope of the terrain over existing development and vegetation to the north east corner of the building and towards both the northern and eastern facades of the building. The building will be more exposed to wind from this direction. Winds from the south west will be partly impeded by the higher land forms along Military Road and Middle Head Road. These winds will be to the south west corner and the southern and western façades. Similarly, winds from the south east will be partly impeded by the higher topography and buildings along Middle Head Road.

The main entrance from Muston Street is on the southern side of the building and is protected by landscaping, entry gates, the building and architectural entry features.

### **Mitigation Measures**

Potential impacts at ground level and to the facades have been mitigated by the design of the building with highly articulated facades, varying setbacks, recessed glazing elements with slab overhangs and outdoor terraces and extensive landscaping in deep soil and on the building. These act to diffuse winds hitting facades and moving down and around the building.

## **6.3.4 Lighting and Reflectivity Impacts**

### **Lighting**

The site is located in a low to medium density residential area characterised by moderate ambient night-time lighting from street lighting and residential and other buildings.

The proposed building will have energy efficient lighting to private and common spaces including building entrances, common areas, car parking basements and waste rooms and internal apartments and their external terraces.

Typical potential sources of lighting annoyance are identified in **Table 15**:

**Table 15: Lighting Sources**

| Potential light source                                  | Discussion                                                                                                                                                                                                      |
|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrances and common area lighting (lobbies, corridors) | Entrances will be lit for safety and security as will internal corridors including use of motion sensors for efficiency where appropriate.                                                                      |
| Car park and waste room lighting                        | Mostly internal to the building sufficient for purpose.                                                                                                                                                         |
| Communal area lighting                                  | Rooftop communal open space would be lit in evenings during use. The acoustic consultant has recommended the use of the outdoor pool area be controlled after 10.00pm at night and this would include lighting. |
| Driveway exit glare                                     | Potential for headlight glare from vehicles exiting the building at nighttime. This potential is limited by the location of rear garages, fences and landscaping on the eastern side of Redan Lane.             |

|                                |                                                                                                                                                                                                                                                                                                                       |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| External façade lighting       | No external façade lighting is proposed other than for task lighting mounted on the walls of the building for paths and useable areas.                                                                                                                                                                                |
| Unit and unit terrace lighting | Units and their terraces will be illuminated as is typical of surrounding residential buildings with lighting to be energy efficient in accordance with BASIX requirements. Living room glazing is generally set behind the building line with landscaped planters on the edge of balconies providing some screening. |

Mitigation measures to be employed to minimise any adverse effect from external lighting while providing effective lighting of common and private spaces include designing lighting to comply with the requirements set out in *AS/NZS 4282:2023 — Control of the obtrusive effects of outdoor lighting* including measures such as use luminaires that are aimed to minimise light spill and using energy efficient lighting with use sensor controls.

### **Reflectivity**

Potential for impacts from glare from the proposed building on motorists in surrounding streets and for residents of other buildings in the area has been minimised through the design process by selection of low reflective materials such as brick and concrete, well-proportioned facades with a mix of materials, glazing elements recessed behind the building facades often with slab overhangs and awnings and provision of planters on each level.

It is considered that there will be no significant impact from reflected glare as a result of the proposal.

## **6.4 Visual Impacts**

A visual impact assessment (VIA) of the development has been undertaken by Urbaine Design Group (**Appendix 7A**). The VIA seeks to provide an objective approach to the likely visual impact from the development on the surrounding areas. The VIA is summarized below.

### **6.4.1 Existing visual character and views**

Within the local street context, development is predominantly two, three and four storey residential developments, orientated to maximise ocean views. Within the broader context, there is a diverse fabric consisting of predominantly low density residential, with wide streets, large lot sizes and mature and established landscaping.

The streets on the sloping landscape rising from Balmoral Beach, are predominantly running parallel to each other from north to south, aligning with the main access road on the Mosman ridgeline, Military Road. The steep topography allows two and three storey houses and residential flat buildings to exist at close proximity to each other, without compromising their valued views to the east. As a result, the visual impact is primarily relevant to the residential properties to the south and west of the site. A large number of site photos was taken and a smaller number of specific views selected from these, relevant for public and private viewing locations, and are intended to allow consideration of the visual and urban impact of the new development at a local level and, specifically, from the neighbouring properties and public viewing locations.

## 6.4.2 Potential Impacts

A quantitative assessment of the visual impact of the development has been undertaken from the selected viewpoints. Selected viewpoints are shown on Diagram 7.



**Diagram 7: Viewpoint Locations**

The following table presents the findings of the visual impact assessment showing the amount of visual impact and the qualitative value to the existing view.

**Table 16: Viewpoint Locations and Impacts**

| Viewpoint | Location                | Visual Impact Assessment <sup>1</sup> | Extent of Impact  |
|-----------|-------------------------|---------------------------------------|-------------------|
| 1.        | Muston Street           | 8/15                                  | Moderate          |
| 2.        | Muston / Almora Streets | 6/15                                  | Minor-to-Moderate |
| 3.        | Muston Street           | 8/15                                  | Moderate          |
| 4.        | Muston / Raglan Streets | 6/15                                  | Minor-to-Moderate |

<sup>1</sup> Refer to Section 3.1.1 of the VIA (**Appendix 7A**).

| Viewpoint | Location                   | Visual Impact Assessment <sup>1</sup> | Extent of Impact    |
|-----------|----------------------------|---------------------------------------|---------------------|
| 5.        | Raglan Street              | 1/15                                  | Negligible          |
| 6.        | Military Road (rear).      | 10/15                                 | Moderate-to-Severe  |
| 7.        | Military Road (rear).      | 11/15                                 | Severe              |
| 8.        | Military Road (rear).      | 12/15                                 | Severe              |
| 9.        | Balmoral Pool              | 5/15                                  | Negligible-to-Minor |
| 10.       | Balmoral Foreshore Reserve | 2/15                                  | Negligible          |
| 11.       | The Esplanade              | 2/15                                  | Negligible          |
| 12.       | The Esplanade              | 2/15                                  | Negligible          |
| 13.       | No.63, Muston Street       | 10/15                                 | Moderate-to-Severe  |
| 14.       | No.63, Muston Street       | 7/15                                  | Moderate            |
| 15.       | No.63, Muston Street       | 7/15                                  | Moderate            |
| 16.       | No.67A / 67B Muston Street | 2/15                                  | Negligible          |
| 17.       | No.67A / 67B Muston Street | 5/15                                  | Minor               |

The VIA concludes as follows:

*This Visual Impact Assessment has undertaken a review of the proposal, within its future setting and concludes that, although there are locations within the neighbouring properties that are impacted by the new development, the relevant views, as selected within the report, are observed from both public and private viewing locations within a reasonable proximity to the site.*

*The visual impact and view loss is, predominantly caused by the building's height, when combined with the descending topography of the site and its surroundings.*

*The proposed building contains 8 storeys. The proposal does not comply with the maximum building height control in S16(2) of the Housing SEPP and the 7.2m wall height control (above existing ground level) in Clause 4.3A(4) of the MLEP. However, the Housing SEPP prevails over MLEP 2012 insofar as the height controls are concerned.*

*The assessment of view loss experienced from public and private locations varies between Negligible and Severe. These have been assessed in primary and secondary living areas, in addition to public street views. Where view loss has been classified as Severe, it would not be considered likely that significant views would be retained from these positions with a compliant design, within the LMR envelope. Additionally, many*

*views are maintained to the east-northeast, across the harbour towards Manly and North Head.*

*Where the impact of the proposal relates to the upper ridgeline of Mosman, from viewpoints looking east, this should be reviewed within the context of future developments in the area under the LMR SEPP with in-fill affordable housing in and around the Spit Junction Town Centre. Over time, the cumulative effect will diminish the impact of any individual proposal.*

*Based on our 3D analysis, photography, and site visit it would be my recommendation that the Development Application be approved on the grounds of an acceptable amount of visual impact and view loss, when assessed against the permissible building envelope for the site.*

## **6.5 Transport, Traffic and Parking Related Impacts**

The above impacts of the development are addressed in the Transport Impact Assessment (TIA) prepared by Traffix (**Appendix 9**).

### **6.5.1 Existing road network**

Muston Street is a local road that runs north-south between Melaleuca Lane in the north and Middle Head Road in the south and Redan Lane is also a local road generally used to access driveways/garages.

Military Road functions as a sub-arterial road in the vicinity of the site. The site is approximately 270 metres walking distance from Military Road.

### **6.5.2 Public transport, walking and cycling**

Bus services run along Military Road and Raglan Street in the vicinity of the site providing a wide choice of services. Muston Street is identified in the Mosman Bicycle Network as an on-road cycle route. Footpaths on local streets provide a safe walking environment.

### **6.5.3 Vehicle access and circulation**

The site currently has vehicular access from Muston Street to one double garage accessed by a driveway crossing and one double garage accessed from Redan Lane.

The proposed development has a single vehicular access point from Redan Lane to basement car parking with the existing driveway crossing on Muston Street becoming redundant.

### **6.5.4 Car parking**

The proposed development provides 29 car parking spaces including 26 spaces in garages for residents, 3 visitor parking spaces and 2 car wash bays (using visitor spaces). Car parking is accessed from Redan Lane via a 5.5m wide driveway narrowing to a 3.6m wide ramp. A signal system has been provided with an on-site waiting bay to ensure the safe operation of the 3.6m



wide ramp. Security is provided via a roller door operated by remote control. An intercom system is also provided for visitors. The internal car park complies with the requirements of AS 2890.1 (2004) and AS 2890.6 (2022).

This parking provision, which complies with the non-discretionary development standard in the Housing SEPP (i.e. at least 1 space per 3 bedroom affordable housing unit and at least 1.5 spaces per 3 bedroom unit) and Mosman DCP 2012 (2 spaces per dwelling).

There will be no increase in parking demand on the street and the existing driveway crossing on Muston Street will be removed.

Parking is also provided for bicycles and motorbikes.

### 6.5.5 Road network assessment

The TIA concludes as follows in relation to traffic generation:

*The traffic generation arising from the development has been assessed as a net change over existing conditions, and equates to an additional three (3) vehicle trips per hour during the morning and evening peak. As such, no external improvements are required to facilitate the proposed development. The traffic impacts of the development are therefore considered acceptable.*

### 6.5.6 Construction traffic and pedestrian management plan

A Preliminary Construction Traffic & Pedestrian Management Plan has been prepared by Traffix (see **Appendix 8**). It assesses the impacts of construction traffic and recommends traffic and pedestrian management arrangements during the construction period.

Vehicular access to the site during construction is from Redan Lane and via a works zone from Muston Street.

### 6.5.7 Mitigation Measures

The Preliminary Construction Traffic & Pedestrian Management Plan (**Appendix 8**) is recommended for adoption and is to be incorporated into any construction management plan prepared by the principal contractor.

## 6.6 Noise and Vibration Impacts

An Acoustic Report (**Appendix 10**) and a Demolition, Excavation & Construction Noise & Vibration Management Plan (**Appendix 11**) have been prepared by West & Associates to investigate the impacts of operational noise and construction noise and vibration.

### 6.6.1 Existing conditions

The site is located in a residential area with the prevailing background noise in the immediate location dominated by road noise from Muston Street and to a lesser extent from Redan Lane.

Background noise levels were determined through a long-term unattended noise logger with short term calibration checks.

## 6.6.2 Potential Impacts

### **Construction noise and vibration**

The Demolition, Excavation & Construction Noise & Vibration Management Plan (**Appendix 11**) considers the likely sources of construction and vibration noise. The Report on Geotechnical Investigation by Douglas Partners (**Appendix 12**) considers appropriate methods and equipment to keep ground vibration at adjacent buildings and structures within acceptable limits. The construction noise assessment found that the highly affected noise criteria was not likely to be exceeded although there would be exceedance other noise affected criteria would be exceeded due to the location of the project in an existing residential area. Consequently, mitigation measures are recommended.

As stated in the Report on Geotechnical Investigation (**Appendix 12**), vibration during excavation could potentially disturb neighbours or damage the nearby structures unless appropriate methods are employed to keep ground vibration at adjacent buildings and structures within acceptable limits.

West & Associates therefore predict there will be little to no source of vibration outside criteria transmitted past the boundary of the site during construction by utilizing specific excavation methodology addressed in the Demolition, Excavation & Construction Noise & Vibration Management Plan and the Report on Geotechnical Investigation.

### **Operational noise**

Impacts from mechanical services, vehicle movement and use of communal open space were assessed. The only expected operational noise would be the mechanical exhaust system and people noise from the external communal open space.

There is a potential non-compliance during evenings and at night from noise from the communal open space on lower ground around the pool. West & Associates recommend a time limitation on the lower ground communal open space between 07:00 am and 10:00pm to exclude use during the night time period subject to further testing, post-construction. There are no recommended time limitations for the rooftop communal outdoor area.

West & Associates conclude that the site can easily achieve acoustic compliance with all relevant standards and regulations. Due to the overall quiet nature of the area, there are no acoustic requirements or recommendations for noise attenuation of the architectural structure.

## 6.6.3 Mitigation Measures

### **Construction noise and vibration**

The Demolition, Excavation & Construction Noise & Vibration Management Plan (**Appendix 11**) and the Report on Geotechnical Investigation (**Appendix 12**) identify a number of measures to keep construction noise and vibration at acceptable limits. These are summarised as follows:

- A vibration trial should be undertaken at the commencement of rock excavation under the guidance of an experienced vibration specialist. The trial may indicate that smaller

hammers or different types of excavation equipment should be used for excavation purposes.

- To reduce the effects of vibration from hydraulic rock hammers, the work method should allow for:
  - rock sawing around the perimeter of the excavations;
  - use of rock hammers in short bursts to prevent generation of resonant frequencies; and
  - changing equipment or size of hammers if the vibration trial indicates that the vibrations are potentially damaging or disturbing.
- Permanent vibration monitors be set up on site to monitor all the vibrations during excavation and to allow for a change of excavation techniques to be undertaken, if required.
- Dilapidation (existing building condition) surveys should be carried out on neighbouring buildings, pavements and infrastructure that may be affected by the excavation works and other demolition and construction activities. The dilapidation surveys should be undertaken before the commencement of any excavation or demolition work.
- Construction noise monitoring is to be undertaken should a noise complaint be received to assess compliance with noise criteria.
- The recommended construction hours are:
  - 7.00 am to 6.00 pm Monday to Friday);
  - 8.00 am to 1.00 pm Saturday;
  - No work on Sundays or public holidays.
- A construction noise and vibration management plan is to be prepared prior to works commencing by the principal contractor.
- The principal contractor is to prepare a construction timetable with the start and finish dates for the major demolition, excavation and construction stages including an outline of machinery to be used in each stage. The construction timetable is to be updated regularly.
- Neighbours should be notified by the principal contractor of the construction timetable by letterbox drop. The notification should detail the name and 24 hour contact details of the principal contractor and details of the complaints handling procedures including the making and resolution of complaints.
- The construction noise and vibration management plan is to contain a complaint handling mechanism.
- Where construction noise and vibration levels are found to exceed accepted criteria, strategies are to be put in place to manage impacts including respite periods, changes to equipment used for excavation and excavation techniques and other mechanisms to reduce or attenuate noise or vibration to comply with the criteria.

### **Operational noise**

- Full assessment of compliance is to be carried out when complete mechanical services

details are available, typically during the CC stage.

- Specific consideration must be paid to the final designed mechanical exhaust system including consideration of the following:
  - Acoustic silencing on the car park ventilation system; and
  - Acoustic treatment of air cooled condensers serving the air conditioning systems.
- The mechanical services equipment must comply with the relevant criteria, being RBL+5dB(A) during the day and evening and inaudible inside adjacent receivers.
- The lower ground communal open space is to operate only between 07:00 am and 10:00pm to exclude use during the night time period. These hours can only be varied if further testing post construction confirms compliance with the relevant noise criteria.

## 6.7 Water Management Impacts

### 6.7.1 Proposed Stormwater Management Design

An integrated water management plan and accompanying stormwater management design have been prepared by EI Consulting Engineers (**Appendix 23A** and **23B**) incorporating erosion and sediment controls, on site detention and treatment measures for pollutant reduction.

#### **Sedimentation and Erosion Control**

EI Consulting advise that the Sedimentation & Erosion Control Plan has been prepared in accordance with Council requirements and the guidelines 'Managing Urban Stormwater – Soils & Construction' (2008), published by Landcom. This will operate in conjunction with groundwater management during construction as outlined in Groundwater Impact Assessment and Dewatering Management Plan (**Appendix 13**).

#### **Managing Stormwater Quantity**

Stormwater will be collected in a series of pipes and pits and conveyed to on-site detention tanks with a controlled discharge to Council infrastructure in accordance with Council guidelines. The proposal aims to help limit the peak discharge to pre-development flow rates for all storm intensities and durations up to and including the 1% AEP storm event.

A 1,000L rainwater tank is proposed for the development.

#### **Managing Stormwater Quality**

Stormwater will be treated prior to discharge from the site to ensure that the Stormwater Quality Targets (*Policy for Stormwater Management in Mosman, 2024*) are met. The stormwater treatment system involves the integration and operation of gross pollutant traps (GPTs) and stormwater quality improvement devices (SQIDs).

### **6.7.2 Servicing Infrastructure**

Water and sewer services are available to service the site. Services will be designed by a hydraulic services consultant and a Water Servicing Coordinator will also be engaged, as required.

## **6.8 Ground and Groundwater Conditions**

Douglas Partners have prepared the Report on Geotechnical Investigation (**Appendix 12**) and the Groundwater Impact Assessment and Dewatering Management Plan (**Appendix 13**) in order to assess ground and groundwater conditions on the site and identify how these conditions are to be managed.

### **6.8.1 Existing conditions and data collection**

#### **Geological features**

Douglas Partners summarise the key geological features of the site as a surficial layer of sandy fill and clayey sand or sand (residual soil) to depths of between about 0.9 m and 1.0 m, possibly deeper in some areas and including large sandstone floaters underlain by sandstone bedrock inferred to possibly step down the site towards the east in a series of small (obscured) near vertical steps and ledges. This profile is characteristic of the landforms developed on Hawkesbury Sandstone in the vicinity of the Harbour. It is common, in this landform, for there to be some boulders or detached bedding slabs within the soil and upper rock profile above the level of sound, intact sandstone bedrock. The investigation indicates that there will generally be sandstone present at depths of between about 0.5 m and 1.5 m below the existing surface levels with the upper bed(s) of rock possibly including open joints due to weathering and past root jacking processes.

#### **Acid Sulphate Soils**

Based on the available published mapping and the MLEP 2012, the site is not located in an area mapped at risk of containing acid sulphate soils (ASS) and the site is located within an area with extremely low probability of occurrence of acid sulphate soils.

#### **Groundwater**

Groundwater levels on the site were monitored and ranged between RL 60.5m and RL 65.6m, sloping east. This is generally 3m to 4m below ground level. The groundwater has a low hydraulic conductivity through the bedrock. It is expected that groundwater occurs via rainfall infiltration on the site and surrounds, including water flowing downslope laterally through the natural soils and bedrock from areas of higher topography.

A review of the Groundwater Dependent Ecosystems Atlas from the Australian Bureau of Meteorology undertaken by Douglas Partners indicates that there are no listed groundwater dependent ecosystems (GDE) within 500 m of the site.

#### **Groundwater quality**

Groundwater quality results are summarised as follows:



- pH values of 5.1, indicating slightly acidic conditions;
- Electrical conductivity (EC) values of 275.6  $\mu\text{S}/\text{cm}$ , indicating fresh water;
- No non-aqueous phase liquids or oily sheens were recorded; and
- The following analytes were recorded above the discharge criteria:
  - Copper at 9  $\mu\text{g}/\text{L}$  exceeded the (ANZG, 2018) marine default guideline value of 0.6  $\mu\text{g}/\text{L}$ ;
  - Zinc at 51  $\mu\text{g}/\text{L}$  exceeded the DGV of 8  $\mu\text{g}/\text{L}$ .

Douglas Partners advise that the recorded metals in groundwater are ubiquitous in urbanised areas of Sydney. The copper and zinc results are considered to be consistent with expected ambient ranges in groundwater.

## 6.8.2 Potential Impacts

### **Geology**

Approximately 12.5m of excavation may be required for basement construction. The fill and soil should be readily removed using conventional hydraulically operated earthmoving equipment with bucket attachments. Sandstone bedrock excavation will require rock saws, rotary mill heads or hydraulic rock breaking equipment. The noise and vibration impacts of the use of such equipment has been discussed by Douglas Partners (**Appendix 12**) and by West & Associates in relation to noise and vibration impacts as discussed in Section 6.6 and **Appendix 11**.

Douglas Partners report provides advice on matters such as excavation support, excavation induced rock movement, retaining and shoring walls, foundation design and the like to guide the detailed design of the structure. Recommendations are also made for the preparation of dilapidation surveys and for the control of vibration from excavation as discussed in Section 6.6.3 of this EIS.

### **Groundwater**

Excavation for the basement will likely intercept groundwater which will require management during excavation and following completion of the development. The finished floor level of the proposed basement will be at about RL 57.2mAHD. Therefore, the water table will be intersected during the basement excavation.

Under baseline conditions, groundwater modelling predicts that the total groundwater inflow during the first year of construction could be up to 1.58 ML, and then progressively reduce to about 0.72 ML/year in the long term (post construction). Results of the sensitivity analyses suggest inflows could be up to 3.62 ML/year in the long term.

The modelling suggests that dewatering inflows would be relatively low and manageable with sumps and pumps. A drained basement is therefore considered technically feasible.

The Groundwater Impact Assessment and Dewatering Management Plan prepared by Douglas Partners (**Appendix 13**) indicates how groundwater is to be managed.

Douglas Partners advise that during excavation, the proposed control measures will be selected based on site-specific hydrogeological conditions, construction methodology and relevant guidelines, and will be detailed in construction drawings and specifications. Groundwater inflow control measures may include:

- Perimeter drainage to capture and divert groundwater;
- Inflow reduction measures. Such as grouting or ground improvement.

Groundwater level and inflow monitoring should be undertaken during construction.

Groundwater is proposed to be managed on completion of the development by constructing a drained basement with on-site treatment and disposal to stormwater subject to approval from relevant authorities, and appropriate testing and treatment.

Dewatering of groundwater for drained basement operations constitutes an aquifer interference activity under the Water Management Act 2000.

### 6.8.3 Mitigation Measures

#### Geotechnical

The development is to implement the findings and recommendations of the Report on Geotechnical Investigation by Douglas Partners (**Appendix 12**) including the following:

- Prior to commencement of construction:
  - Dilapidation surveys of adjacent buildings and pavements;
  - Test pits along the western boundary (Muston Street) to check rock depth and shoring or battering requirements; and
  - Review of the proposed construction methodology and structural drawings for support of adjacent properties by a geotechnical engineer.
- At commencement of excavation:
  - Vibration monitoring trial to test the impact of the proposed excavation equipment; and
  - Inspection of drilling of some shoring piles (if required).
- During excavation:
  - Continuous vibration monitoring;
  - Precise survey monitoring of vertical and horizontal movements of the top of any shoring walls along property boundaries;
  - Inspection of vertical cut faces in rock in depth intervals of no deeper than 1.5 m; and
  - Inspection of footings for structures.

#### Groundwater

Recommended monitoring and management measures are outlined in the outlined in the Groundwater Impact Assessment and Dewatering Management Plan (**Appendix 13**) are to be

implemented to control inflows and groundwater quality throughout the construction of the project, including:

- Regular monitoring of groundwater inflows and water levels to confirm that actual conditions are consistent with model predictions;
- Water quality testing and treatment to verify compliance with proposed discharge criteria prior to discharge to the stormwater system;
- Inflow and water quality recording throughout construction dewatering, and preparation of a dewatering completion report at the end of construction; and
- Adaptive management measures, including inflow controls (e.g. grouting), if inflows, drawdown or water quality differ materially from predicted conditions.

## 6.9 Contamination and Remediation

A PSI has been undertaken on the site (**Appendix 14**) having regard to:

- NEPC *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)* [NEPM] (NEPC, 2013); and
- NSW EPA *Guidelines for Consultants Reporting on Contaminated Land* (NSW EPA, 2020).

### 6.9.1 Existing conditions and data collection

The site history indicates that the residential structure was present at the site in the earliest historical aerial photograph (1943) and noted ownership on the titles since 1923. The site was registered as a Strata Plan in 1988 which coincides with submitted plans to convert the home into six units in the 1970s. No other significant changes to the site have been identified.

The conceptual site model in the PSI identified the following potential sources of contamination and associated contaminants of potential concern (CoPC):

**S1: Fill:** of unknown origin associated with levelling, demolition of former buildings on the site. Contaminants of potential concern: metals, total recovered hydrocarbons (TRH), benzene, toluene, ethylbenzene, and xylenes (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyl's (PCB), OCP, phenols and asbestos.

**S2: Current and former land use:** potential use of pesticides. Contaminants of potential concern: metals, OCP, OPP, TRH.

**S3: Current buildings:** deterioration and spalling of hazardous building materials (such as ACM, lead based paint) existing within structures present at the site. Contaminants of potential concern: asbestos, metals, synthetic mineral fibres (SMF), PCB.

### 6.9.2 Potential Impacts

Sampling and testing of soil and groundwater undertaken and assessed against relevant Site Assessment Criteria (SAC) are presented in detail in Section 11 of the Preliminary Site Investigation.

#### **Soils**

The analytical results for all contaminants tested in all samples were below the SAC with the exception of:

- Benzo(a)pyrene B(a)P concentrations in two samples (SS1 and BH1/0.1-0.2) recorded concentrations of 2.9 mg/kg and 8 mg/kg, respectively exceeding the ecological criteria of 0.7 mg/kg. However, these were not considered to be of significant concern / require remediation;
- Zinc in two samples, BH3/0.1-0.2 and its replicate sample BD/20250808, recorded concentrations of 1200 mg/kg and 740 mg/kg, respectively, which exceed the ecological criteria of 400 mg/kg but is within the human health criteria of 7400 mg/kg; and
- Lead in one sample BH1/0.1-0.2 with a concentration of 340 mg/kg exceeds the human health criteria of 300 mg/kg.

Given the proposed development includes removal of all soils from within the proposed basement footprint, and given the location of this borehole, it is likely that the impacted soil will be disposed of off-site as part of the development work. However, further testing should be carried out in areas where soils will be retained (outside of basement footprint).

#### **Groundwater**

All results were below the SAC, with the exception of:

- Metals in groundwater:
  - Copper at 6 and 9 µg/L, which exceeded the ANZG (2018) marine default guideline value (DGV) of 1.3 µg/L;
  - Zinc at 47 µg/L to 51 µg/L, which exceeded to the DGV of 8 µg/L; and
  - Metals in groundwater are ubiquitous in urbanised areas of Sydney. The current results are considered to be consistent with expected ambient ranges in groundwater.
- It is noted that there were detections of total recovered hydrocarbons (TRH). Based on soil results and site history, it is unlikely that the TRH is derived from site.

Additional testing of groundwater was undertaken for the purpose of undertaking a groundwater dewatering assessment.

### 6.9.3 Mitigation Measures

The conclusion and recommendation of the PSI are as follows:

*Based on the results and discussions above, the site is considered suitable for the proposed development, subject to the following recommendations:*

- *Further assessment of any soils proposed to remain on site for lead, zinc and B(a)P to*

*determine whether they are suitable to remain on site, or if remediation / further management is required. This may comprise:*

- *A review of detailed designs to assess the proposed basement footprint and likelihood of soil to be excavated / remain on site; and*
- *A review of detailed design and construction methodology to assess whether any soil will remain and if so, whether the ground floor and lower ground floor residents can access the soil. This is to allow an assessment on whether less conservative, site specific 'residential B' SAC may be adopted.*
- *Preparation of an unexpected finds protocol which includes the following:*
  - *A requirement for an Environmental Consultant to conduct a site walkover following demolition to inspect the surface soils for potential hazardous building materials impact, including asbestos, from demolition works; and*
  - *The protocols to be followed in the event that signs of potential contamination are identified during the above works or general construction activities at the site.*

*In addition, the following general recommends are made:*

- *A hazardous building material survey be carried out prior to the demolition of the structures on-site. The recommendations of the survey be implemented including appropriate management of hazardous building materials which may be present in the existing site structures;*
- *Formal waste classification of all fill on the site prior to offsite disposal. This should include additional testing (with the use of test pits) within the building footprints after the demolition of the existing structures is complete and further asbestos assessment. Preliminary comments on waste classification are provided in Section 11.3; and*
- *The concentrations of recorded analytes in groundwater should be considered in assessing disposal requirements for any groundwater dewatering required during or following construction. It is anticipated that groundwater will likely require some treatment prior to disposal. Treatment requirements will depend on the method of disposal and the receiving body. In the event that dewatering is required, dewatering criteria should be confirmed with the appropriate regulatory body (e.g. WaterNSW, Sydney Water and/or councils) and be carried out in accordance with a dewatering management plan.*

## **6.10 Trees and Landscaping**

An Arboriculture Impact Assessment with Preliminary Tree Plan of Management (AIA) prepared by Growing My Way Tree Services accompanies the SSDA (**Appendix 25**). A detailed landscape design complementing the architectural design has been prepared by Dangar Barin Smith, landscape architects.



### 6.10.1 Potential Tree Impacts

The AIA identifies eleven trees in total, three of which are within the Muston Street road reserve area adjoining the site, seven are located within the site and one is located on the common boundary between site and No. 67 Muston Street.

The three street trees in Muston Street (two Cocos Palms and a Cheese Tree) are to be retained. Tree #5 is a Scribbly Gum on the common boundary with No. 67 Muston Street. The development will impact the notional root zone of this tree but not the structural root zone. The AIA finds that this tree can be retained without compromising the tree's Useful Life Expectancy.

Seven trees on the site are to be removed and replaced with new landscaping integrated into the design of the building.

### 6.10.2 Mitigation Measures

- The appointment of a project arborist to monitor tree removal and impacts on retained trees;
- The recommendations of the Preliminary Site Specific Tree Plan of Management within the AIA (**Appendix 25**) are to be implemented; and
- Landscaping is to be undertaken in accordance with the landscape drawings (**Appendix 15**).

### 6.10.3 Landscaping

The proposed landscaping (Appendix 15) integrates the architecture and landscaping through a combination of deep soil landscaping on grade and planted balconies and terraces. A mixture of native and exotic species is proposed. The landscape design complies with landscaped area, deep soil and tree canopy controls with a landscaped area equivalent to 49.2% of site area, deep soil of 10.1% of the site area, tree canopy coverage of 15.7% and a tree planting rate of 1 medium tree per 335.5m<sup>2</sup> of site area.

## 6.11 Ecologically Sustainable Development

An ESD report has been prepared by Credwell Consulting (**Appendix 17**). Credwell have also issued a BASIX certificate and NatHERS certificate for the proposed development (**Appendix 16A** and **16B**).

The ESD report concludes that the proposed development is suitable and warrants approval subject to the implementation of mitigation measures outlined below.

### 6.11.1 Assessment of ESD principles

As required by S192 of the EP&A Regulation, Credwell Consulting have given consideration to the principles of ESD set out in S193 of the EP&A Regulation as presented in **Table 17**.

**Table 17: Assessment of ESD Principles**

| Principles                        | Mitigation Measures                                                                                                                                                                                                                 | Document Reference                                                      |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>a. Precautionary Principle</b> | A site-specific Tree Plan of Management provides precautionary controls to minimise impacts on retained trees and surrounding vegetation during demolition and construction.                                                        | Arboriculture Impact Assessment and Preliminary Tree Plan of Management |
|                                   | Targeted microbat surveys and pre-clearance checks are proposed to manage any unforeseen biodiversity risks prior to demolition.                                                                                                    | BDAR Waiver Request                                                     |
|                                   | Feedback informed design refinements and mitigation measures addressing built form, privacy, overshadowing, landscaping and construction impacts prior to SSDA lodgement.                                                           | Engagement Outcomes Report                                              |
|                                   | Construction traffic risks are identified early, with defined vehicle routes, restricted delivery times, traffic controllers and work zones to minimise safety and amenity impacts.                                                 | Preliminary CTPMP                                                       |
|                                   | Traffic and transport impacts have been assessed using TfNSW methodology, confirming minimal peak-hour traffic generation and safe access arrangements.                                                                             | Transport Impact Assessment                                             |
|                                   | Construction noise and vibration impacts are identified early, with defined criteria to minimise potential amenity impacts on surrounding receivers.                                                                                | Demolition, Excavation & Construction Noise & Vibration Management Plan |
|                                   | On-site monitoring has identified existing background noise levels and sensitive receivers, allowing project-specific noise criteria to guide building and services design.                                                         | DA Acoustic Report                                                      |
|                                   | Potential contamination risks have been assessed through a review of site history and conditions, with standard site management and validation measures recommended during construction if unexpected contamination is encountered. | Preliminary Site Investigation                                          |
|                                   | Electrical infrastructure locations and spatial allowances are identified early to manage safety, servicing and amenity impacts through coordinated design.                                                                         | Electrical Services Spatial                                             |

| Principles                          | Mitigation Measures                                                                                                                                                                                                                                                                                                               | Document Reference                                                       |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>b. Inter-generational equity</b> | The proposal incorporates replacement tree planting and additional canopy cover to ensure that environmental values, including urban tree canopy and amenity, are maintained for future generations. The landscaping strategy supports long-term environmental quality, microclimatic comfort and urban heat mitigation outcomes. | Arboriculture Impact Assessment; Canopy Coverage Plan – DA13 -5325 Rev E |
|                                     | The development avoids significant impacts on biodiversity values, ensuring that ecological conditions and environmental amenity are not diminished for future generations.                                                                                                                                                       | BDAR Waiver Request                                                      |
|                                     | The engagement process supports continuous community outcomes by facilitating the delivery of affordable housing, access to public transport and community infrastructure, and consideration of future residents' needs alongside existing community values.                                                                      | Engagement Outcomes Report                                               |
|                                     | Construction traffic impacts are temporary and managed to maintain safe access, pedestrian movement and local amenity for the community.                                                                                                                                                                                          | Preliminary CTPMP                                                        |
|                                     | The development is located close to public transport and supports ongoing access to services while avoiding adverse impacts on the surrounding road network.                                                                                                                                                                      | Transport Impact Assessment                                              |
|                                     | Operational noise is designed to comply with applicable standards to protect residential amenity and sustained liveability for future occupants and neighbouring properties.                                                                                                                                                      | DA Acoustic Report                                                       |
|                                     | Groundwater impacts are managed through controlled dewatering measures to avoid long-term impacts on surrounding groundwater systems and neighbouring properties.                                                                                                                                                                 | Groundwater Impact Assessment and Dewatering Management Plan             |
|                                     | The proposal delivers high quality residential amenity, access to sunlight, ventilation, open space and adaptable layouts that promote comfortable living for future occupants.                                                                                                                                                   | Design Report                                                            |
|                                     | Mechanical layouts support efficient operation, access and maintenance over the life of the building, contributing to long-term building performance and occupant comfort.                                                                                                                                                        | Mechanical Spatial Drawings                                              |
|                                     | Provision for solar PV systems and EV charging infrastructure supports future energy needs and lasting sustainability outcomes for residents.                                                                                                                                                                                     | Electrical Services Spatial                                              |

| Principles                                                              | Mitigation Measures                                                                                                                                                                                                                                                                                                                                                        | Document Reference                                                      |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>c. Conservation of biological diversity and ecological integrity</b> | Existing trees are assessed in accordance with AS 4970, with viable trees retained and protected where possible. Trees requiring removal due to unavoidable impacts are offset through replacement planting using appropriate species. Construction-phase protection measures ensure the health and integrity of retained trees and surrounding vegetation are maintained. | Arboriculture Impact Assessment and Preliminary Tree Plan of Management |
|                                                                         | The site contains urban exotic and native vegetation with no identified threatened species or ecological communities. Replacement landscaping and canopy planting maintain ecological function within the urban context.                                                                                                                                                   | BDAR Waiver Request; Landscape                                          |
|                                                                         | Engagement outcomes informed balanced project responses that integrate affordable housing, shared community benefits and mitigation measures, ensuring environmental and social considerations are incorporated into the overall project value.                                                                                                                            | Engagement Outcomes Report                                              |
|                                                                         | Construction activities are confined to the site, with material storage and vehicle movements managed to avoid impacts on surrounding streets, footpaths and landscaped areas.                                                                                                                                                                                             | Preliminary CTPMP                                                       |
|                                                                         | Dewatering requirements are to be designed to minimise groundwater drawdown and potential impacts to groundwater-dependent environments and receptors.                                                                                                                                                                                                                     | Groundwater Impact Assessment and Dewatering Management Plan            |
|                                                                         | Excavation and soil handling are to be managed in accordance with relevant guidelines to prevent off-site contamination and protect surrounding land and water environments.                                                                                                                                                                                               | Preliminary Site Investigation                                          |
|                                                                         | Water-efficient fixtures, alternative water supply systems and reduced energy demand minimise resource consumption and indirect environmental impacts.                                                                                                                                                                                                                     | BASIX Report                                                            |

| Principles                                                     | Mitigation Measures                                                                                                                                                                                                                                                                                                                                              | Document Reference                                                       |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>d. Improved valuation, pricing and incentive mechanisms</b> | Environmental values associated with tree canopy and landscaping are recognised through the retention of existing trees and the provision of replacement planting where removal occurs. The proposal incorporates landscaping and canopy outcomes as an integral part of the development, supporting broader environmental and urban heat mitigation objectives. | Arboriculture Impact Assessment; Canopy Coverage Plan – DA13 -5325 Rev E |
|                                                                | A BDAR waiver is sought based on the absence of significant biodiversity impacts, ensuring proportionate assessment while maintaining appropriate biodiversity protection measures.                                                                                                                                                                              | BDAR Waiver Request                                                      |
|                                                                | Traffic and pedestrian management measures are integrated into construction planning to minimise disruption and ensure efficient use of local road infrastructure.                                                                                                                                                                                               | Preliminary CTPMP                                                        |
|                                                                | Incentivising sustainable transport choices and reduced car dependency. Bicycle parking is provided in excess of Council requirements.                                                                                                                                                                                                                           | Transport Impact Assessment                                              |
|                                                                | Noise and vibration mitigation measures are incorporated with monitoring requirements to ensure compliance with regulatory standards and minimise community disruption.                                                                                                                                                                                          | Demolition, Excavation & Construction Noise & Vibration Management Plan  |
|                                                                | Groundwater management measures are incorporated into project planning to ensure compliance with the NSW Aquifer Interference Policy and appropriate environmental protection.                                                                                                                                                                                   | Groundwater Impact Assessment and Dewatering Management Plan             |
|                                                                | Early identification of contamination status supports efficient project planning and avoids unnecessary remediation, ensuring proportionate environmental management measures.                                                                                                                                                                                   | Preliminary Site Investigation                                           |
|                                                                | Early integration of electrical infrastructure, including metering and EV systems, supports efficient energy management and future adaptability.                                                                                                                                                                                                                 | Electrical Services Spatial                                              |



### 6.11.2 Mitigation Measures

The ESD report concludes that the proposed development is suitable and implements the following mitigation measures to reduce greenhouse gas emissions, enhance energy and water efficiency, promote responsible material sourcing, and lessen the impact on the natural environment:

1. *Energy Efficiency:*

- *Energy-efficient sanitary appliances.*
- *Efficient appliance, hot water systems, service and lighting.*
- *Enhancing insulation and optimising heating and cooling systems.*
- *Provision of induction cooktops and electric ovens for all units.*

2. *Water Conservation and Stormwater Management:*

- *1kL rainwater tank for reuse, with water-efficient showerheads, 6 star water taps, and 4 star toilets.*
- *Opportunity of the design in reducing downstream flooding and pollutant runoff, helping to minimise cumulative impacts on local catchment.*
- *Incorporating green spaces and water-saving features, while ensuring accessibility and community integration.*

3. *Waste Management:*

- *Opportunity to reuse and recycling of materials.*
- *Waste separation in designated areas with bins for proper waste management, to be designed and approved by a waste specialist or contractor.*

4. *Sustainable Materials*

- *Provision in selecting materials made from reused or recycled content.*
- *Exploring the use of sustainable materials and finishes with low embodied emissions, such as responsibly sourced steel, timber, and concrete with sustainability certifications, Environmental Product Declarations and locally sourced options.*
- *Exploring the use of paints, adhesives, sealants, and carpets with low levels of Total Volatile Organic Compounds (TVOC).*
- *Exploring the use of engineered wood products with low levels of Total Volatile Organic Compounds (TVOC).*

5. *Passive Design*

- *High insulation in walls, exposed ceilings, suspended floors, and energy-efficient double-glazed windows.*
- *Sliding doors and operable windows to promote natural ventilation.*
- *Proper sealing of doors, windows, and other openings to prevent drafts and air leaks.*
- *Open layout design for the kitchen, living, and dining areas to enhance natural light and connectivity.*
- *12 apartments (92.3%) were designed to have naturally cross ventilation.*
- *The design incorporates features that mitigates glare and over heating through features of shading and glare control.*
- *10 apartments (76.9% of the development) will receive a minimum of 2 hours direct sunlight at mid-winter.*

6. *Climate Adaptation:*

- *Opportunity to assess and mitigate climate-related risks by implementing a pre-screening checklist.*
- *Urban heat mitigation is supported through the retention and replacement of trees and the provision of additional canopy cover, which increases shading, reduces surface temperatures and improves pedestrian comfort.*

7. *Green Spaces and Biodiversity:*

- *Minimum 160.94m<sup>2</sup> deep soil and 50% indigenous or low water use species for landscaping.*
- *Provision of 15.7% of site for tree canopy coverage.*

8. *Sustainable Transport:*

- *Encouragement of alternative transportation methods, such as walking, cycling, public transit, and carpooling.*
- *Provision of 13 bicycle parking spaces for residents.*

9. *Environmental Compliance:*

- *Development of a site-specific Environmental Management Plan covering the scope of construction activities through to completion.*
- *Provision of environmental protection from contamination (preventing pollutants entering soil or water).*
- *Demonstrates early identification and mitigation of groundwater risks which supports environmental protection during construction.*

## 6.12 Biodiversity

Section 7.9(2) of the Biodiversity and Conservation Act 2016 says that any application for SSD is to be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. The SEARs require a BDAR to be provided unless a waiver has been granted. This waiver has been granted (**Appendix 18A**).

Narla Environmental Pty Ltd found that assemblage of species within the landscape of the site does not conform to any locally occurring Plant Community Type (PCT) and has therefore been classified as Urban Exotic and Native Vegetation (**Appendix 18B**). Targeted surveys of areas within these dwellings such as roof spaces, holes, cracks and cavities, that were considered to provide potential habitat were conducted in November 2025 and no individuals were identified. It is not expected that the proposed development will impact upon biodiversity values.

## 6.13 Waste Management

### 6.13.1 Construction and Demolition Waste Management

Construction and demolition waste will be managed in accordance with the Construction and Demolition Waste Management Plan prepared by Foresight Environmental (**Appendix 19**). This report concludes:

*The scale of demolition and construction works can be effectively managed through standard site practices, including source separation of materials and the use of licensed waste and recycling facilities.*

*Based on the estimated waste quantities, a high level of resource recovery is anticipated across both demolition and construction phases. The Plan prioritises waste avoidance, reuse, and recycling where practicable and establishes clear procedures for the handling, storage, and disposal of waste in accordance with relevant legislation, EPA guidelines, and council requirements. Implementation of this Plan will ensure waste is managed efficiently, minimise environmental impacts, and support a safe and well-organised construction site.*

### 6.13.2 Operational Waste Management

Residential waste will be managed in accordance with the Operational Waste Management Plan prepared by Foresight Environmental (**Appendix 20**). The following waste streams will be accommodated in the development:

- General Waste;
- Mixed Recycling;
- Paper & Cardboard;
- Provision for Food Organics Garden Organics (FOGO);
- Garden Organics; and
- Bulky Waste.

A waste storage area is provided on Basement 01 level adjacent to the entry ramp. Residents will transfer waste from the units via the lift to the waste storage room. On collection days, the building manager or waste contractor will transfer bins from the B01 storage area to the temporary holding area collection point adjacent to Redan Lane for collection and returning bins once emptied.

### 6.13.3 Mitigation Measures

#### **Construction Waste**

- The on-site waste management protocols contained in Section 6 of the Construction and Demolition Waste Management Plan prepared by Foresight Environmental (**Appendix 19**) are to be observed.

#### **Operational Waste**

- The Operational Waste Management Plan (**Appendix 20**) is to be reviewed every 12 months.
- All waste bins will be inspected on a weekly basis to ensure that they are maintained in a clean and safe condition appropriate for their use and containment of specific waste.
- Building agents/management are to review the types of materials produced and where possible change the site design and operation to minimize any products that go to landfill.

## 6.14 Social Impacts

### 6.14.1 Introduction

SEARs requirement 18 states:

*The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects.*

The *Social Impact Assessment Guideline for State significant projects* published by DPHI in July 2025 (SIA guideline) was considered in the preparation of this section. The SIA guideline says that social impact assessment should be targeted and proportionate to the project's likely social impacts, and tailored to its specific context.

### 6.14.2 Community Profile

The demographic characteristics of the existing population gives an indication of the capacity to adapt to change. Mosman LGA has an estimated resident population (2024) of 29,300 which declined between 2016 and 2021 and has increased marginally from over the last few years. The population is forecast to decrease to 27,949 by 2046<sup>2</sup>.

Other characteristics of the population and dwellings based on the 2021 census include:

- Median age of the population is 45 compared to 37 in Greater Sydney;
- 35.5% of households include children compared to 44.9% in Greater Sydney;
- Median weekly household income is \$2,894 compared to \$2,099 in Greater Sydney;
- 35% of the population were born overseas compared to 39% for the Sydney region with 12.5% born in the UK or New Zealand compared to 5% in Greater Sydney;
- The unemployment rate in Mosman is 3.6% compared to 5.1% in Greater Sydney;
- 66% of employed persons are managers or professionals compared to 45% in Greater Sydney; and
- Mosman has a high level of socio-economic advantage based on the Economic Indexes for Areas (SEIFA) scores.

The site is in an established urban area dwellings on which are accessible to a range of amenities and services including open space, beaches, community facilities, leisure facilities as well as schools, child care and health facilities.

### 6.14.3 Potential Impacts

The proposal will provide 13 three bedroom apartments, three of which are affordable housing. All will have high amenity. These replace 6 older style apartments currently on the site. There will be an additional 20 to 30 residents at the site. Future residents on the site are likely to have some

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<sup>2</sup> Mosman Municipal Council community profile prepared by Community.id. The description of the community profile is based on this community profile.

similarities to those existing residents on surrounding properties. The provision of affordable housing and three bedroom dwellings means that there may be some low to moderate income households, more families and key workers contributing to social inclusiveness.

The SIA guideline suggests that social impacts generally refer to the consequences that people experience when a new project brings change. Consideration can be given to changes to the following social elements of value to people<sup>3</sup>: a way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. The identification of Impacts has been informed by the engagement process for this project as discussed on the Engagement Outcomes Report prepared by Urbis (**Appendix 3**) and summarised in Section 4.

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<sup>3</sup> Figure 1 of SIA guideline.



**Table 18: Social Impacts**

| Impact                                      | Guideline categories                                                       | Likely impacts                                                                                                                                                                                                                                                                                                                                                            | Level of impact                                                 | Mitigation                                                                                 |
|---------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Positive Impacts</b>                     |                                                                            |                                                                                                                                                                                                                                                                                                                                                                           |                                                                 |                                                                                            |
| Access to community facilities and services | Way of life, community, accessibility livelihoods and health and wellbeing | <ul style="list-style-type: none"> <li>New residents will have good access to Jobs facilities and services in a way that will not affect access of existing residents to facilities and services.</li> <li>Development provides high quality private and communal open space and communal facilities supporting health living accessible to all new residents.</li> </ul> | Likelihood: Likely<br>Magnitude: Moderate<br>Significance: High | None required.                                                                             |
| Accessibility and safety                    | Way of life, community, accessibility and health and wellbeing             | <ul style="list-style-type: none"> <li>Accessible and adaptable units provided for residents.</li> <li>Development supports active transport by provision of bike spaces.</li> <li>Removal of driveway crossing from Muston Street improves pedestrian safety and on street parking or landscaping opportunities</li> </ul>                                               | Likelihood: Likely<br>Magnitude: Minor<br>Significance: Medium  | None required.                                                                             |
| Diverse housing and inclusiveness           | Way of life, community,                                                    | <ul style="list-style-type: none"> <li>Additional affordable housing in the area</li> </ul>                                                                                                                                                                                                                                                                               | Likelihood: Likely                                              | <ul style="list-style-type: none"> <li>Provide affordable housing for 15 years.</li> </ul> |

|                                     |                                                             |                                                                                                                                                                                                                                                             |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | accessibility<br>livelihoods and<br>health and wellbeing    | <ul style="list-style-type: none"> <li>• Social diversity</li> <li>• Communal facilities and open space</li> <li>• Access to services and jobs</li> </ul>                                                                                                   | Magnitude: Moderate<br>Significance: High                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Negative Impacts</b>             |                                                             |                                                                                                                                                                                                                                                             |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Changes to existing local character | Surroundings, health and wellbeing, decision-making systems | <ul style="list-style-type: none"> <li>• Changes to existing local character of the area through increased building height on the site affecting sense of satisfaction of surrounding residents.</li> </ul>                                                 | Likelihood: possible<br>Magnitude: minor to moderate<br>Significance: low/medium              | <ul style="list-style-type: none"> <li>• Proposal designed to be compatible with desired future character of the area as expressed in the existing planning framework.</li> <li>• Design responsive to local conditions in siting, choice of materials, high level façade level of articulation and integration of landscaping into the design.</li> <li>• Design recognizes potential development on adjoining sites</li> </ul> |
| Amenity Impacts                     | Health and wellbeing, way of life                           | <ul style="list-style-type: none"> <li>• Potential loss of privacy.</li> <li>• Overshadowing in mid-winter reducing sunlight to living areas and private open space properties to the south.</li> <li>• Loss of views to properties to the west.</li> </ul> | Likelihood: possible to likely<br>Magnitude: minor to moderate<br>Significance: low to medium | <ul style="list-style-type: none"> <li>• Building oriented east west to align with views.</li> <li>• Measures incorporated into the design to minimize loss of privacy to adjoining buildings.</li> <li>• Compliant solar access retained in most instances.</li> </ul>                                                                                                                                                          |

|                                                                                           |                                                 |                                                                                                                                                        |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenity impacts during construction                                                       | Health and wellbeing, surroundings, way of life | <ul style="list-style-type: none"> <li>• Construction traffic</li> <li>• Construction noise</li> <li>• Dust</li> <li>• Structural stability</li> </ul> | Likelihood: Likely<br>Magnitude: Moderate to major<br>Significance: High | <ul style="list-style-type: none"> <li>• Implementation of the Demolition, Excavation &amp; Construction Noise &amp; Vibration Management Plan (Section 6.6.3).</li> <li>• Noise and vibration monitoring and changes to excavation methods as required.</li> <li>• Clearly articulated complaints handling system.</li> <li>• Community engagement during construction.</li> <li>• Implementation of the construction traffic and pedestrian management plan.</li> <li>• Participate in any construction coordination programs set up to manage cumulative construction impacts.</li> </ul> |
| Operational traffic                                                                       | Health and well being                           | <ul style="list-style-type: none"> <li>• Minor additional traffic</li> </ul>                                                                           | Likelihood: Possible<br>Magnitude: Minor<br>Significance: Low            | <ul style="list-style-type: none"> <li>• Maintenance of intercoms and signals at vehicular entry and maintenance of landscaping for adequate sight distance to Redan Lane.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                        |
| Increased demand for goods and services in the area resulting in reduced access to locals | Health and well being                           | <ul style="list-style-type: none"> <li>• Reduced access to existing facilities and serves</li> </ul>                                                   | Likelihood: Possible<br>Magnitude: Minor<br>Significance: Low            | <ul style="list-style-type: none"> <li>• Communal facilities provided on site.</li> <li>• Contributions towards the provision of additional infrastructure reasonably required by Council and State government.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                   |

## **6.15 Contributions and Public Benefits**

### **6.15.1 Housing and Productivity Contribution**

The housing and productivity contribution (HPC) applies to DA's for new residential, commercial, and industrial development in the Greater Sydney, Illawarra Shoalhaven, Lower Hunter and Central Coast regions. Contributions collected help to deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The HPC is administered via a Ministerial planning order. The development may be subject to a HPC for the additional new dwellings via a condition of consent. The affordable housing component does not require a HPC.

### **6.15.2 Local Contributions**

Mosman Contributions Plan 2022 requires a development contribution to the value of 1% of the proposed cost of carrying out the development. Money paid to Council under a condition authorised by this plan is to be applied by the Council towards meeting the cost of one or more of the public facilities that will be or have been provided within the area to meet the demands for new public facilities and services created by development. A condition of consent may be imposed to this effect.

## **6.16 Flood Risk**

A Flood Impact & Risk Assessment has been undertaken by EI Consulting Engineers (**Appendix 22**). This assessment refers to the draft Mosman LGA Flood Study completed in 2025. This study was undertaken to improve understanding of flood behaviour to better inform flood risk management for property owners and agencies responsible for community assets. (We are advised that Council does not provide any flood information or advice associated with flood planning levels for any proposed development in Mosman).

### **6.16.1 Draft Mosman LGA Flood Study 2025**

The draft Mosman LGA Flood Study has not considered the site to be within the extent of the preliminary Flood Planning Area (FPA). The Muston Street road carriageway lies partly within the FPA and consequently EI Consulting Engineers consider that any existing flood function of the road needs to be preserved and not altered by the proposed development.

The site is not categorized as having any flood function in the 1% AEP design event, and the Muston Street carriageway is considered as a flood fringe area. During the PMF design event, the site is classified as a flood fringe area and the flood function within the Muston Street carriageway increases to become a floodway. The site frontage along Redan Lane is not affected by any flooding in both design events.

EI Consulting Engineers advise that as the site is considered a flood fringe in the PMF design event, with flood depths of less than 0.3m under the draft Mosman LGA Flood Study, it is anticipated that implementation of flood controls in the Muston Street carriageway would prevent any flood impacts to the site.

Investigations have been undertaken to ensure that Muston Street is adequately catering to a 1% AEP design rainfall event.

### 6.16.2 Flood Planning Considerations

EI Consulting Engineers state as follows:

*Therefore, based on the results of the preliminary flood study and modelling undertaken by Mosman Council, and the existing flood function and controls implemented at Mosman Street, we anticipate that no flood planning controls are required within the proposed development site footprint. Since the site is neither considered within the floodway nor flood storage area, we anticipate that no flood controls need to be implemented for the development, including for the basement car park entry on Redan Lane, which is not flood-affected in both the 1% AEP and PMF design events.*

### 6.16.3 Conclusions and Mitigation Measures

*EI Consulting Engineers Pty Ltd has prepared this Flood Impact and Risk Assessment (FIRA) to support the construction and operation of the State Significant Development (SSD-98068713) located at 65 Muston St, Mosman NSW 2088. It identifies and analyses that no flood behaviour is altered from the existing site and region conditions and no additional flood risk results from the proposed development.*

*A desktop review of the Mosman LGA Flood Study (2025) and a physical site evaluation indicates that the proposed development will not adversely impact the existing flood function on Muston Street by preserving the existing flood channel and associated levels on Muston Street to capture any overland flow like in the pre- development scenario.*

*The proposed development should preserve any public infrastructure levels along the site frontage on Muston Street. The footpath and boundary alignment levels should not be altered to ensure flood behaviour does not change in the proposed development and does not impact the site. Since no vehicular crossings are proposed on the site frontage at Muston Street, a kerb and gutter should be installed to match the existing kerb and gutter within Muston Street so as to not introduce any additional flood risk as a result of the development.*

*The site frontage on Redan Lane is also anticipated to not be flood affected in any design event so any vehicular access proposed on Redan Lane will not introduce additional flooding.*

*Therefore, it can be concluded that the proposed development does not impact any existing flood behaviour or function, is not categorized as a flood storage area, and does not hinder any existing floodway in any flood event, including the 1% AEP and Probable Maximum Flood (PMF) design events.*

*A Flood Emergency Response Plan has also been provided below to account for the worst case scenario.*



## 6.17 Aboriginal Cultural Heritage

Aboriginal Cultural Heritage Advice (Due Diligence) has been prepared by Associates Archaeology and Heritage (**Appendix 21**) to provide an initial assessment of the potential impacts of the proposed development on Aboriginal cultural heritage. This included:

- A search of the Aboriginal Heritage Information Management System (AHIMS) database (sites register) for listed sites on the property or nearby; and
- An inspection of the site.

### 6.17.1 Existing Environment

A search of the AHIMS database (sites register) for listed sites on the site or nearby indicated that there are none present and that nearby listed sites are unlikely to have any bearing on the site (despite a highly significant area of engraved rock art having been destroyed about 100 years ago, about 100m north).

A site visit to consider the potential of unlisted sites assessed the presence, nature and extent of exposed sandstone and its potential for unknown sites. In Sydney's coastal sandstone country and for a landform like the top of the Balmoral Slope such potential would be associated with either:

- a) rock overhangs that might contain occupation deposits or pigment art; or
- b) flat areas of sandstone that could contain engraved rock art.

### 6.17.2 Potential Impacts

The investigations concluded as follows:

*This process allows us to conclude that 'Harm' to an 'Aboriginal object' (as defined in the NPW Act) is considered unlikely to occur as a result of development work on the property.*

### 6.17.3 Mitigation Measures

Associates Archaeology & Heritage make the following recommendations which apply to all development work in NSW:

1. *An unexpected finds protocol should be in place. If any flaked stone, bone, charcoal rich deposit or shell is found during excavation, work should stop immediately and an archaeologist or representative of Metropolitan Local Aboriginal Land Council invited to expect the find.*
2. *If any large flat sandstone exposures are revealed during excavation that appear to be sandstone bedrock exposed prior to the 1800s it should be considered that they may contain engraved rock art. Previously exposed surfaces may be identified by having a relatively clear boundary between flat sandstone and overlying fill, as opposed to being naturally buried bedrock that will have a slightly loose weathered interface and usually lie under clayey subsoil and sandstone fragments. In case of any doubt about heritage potential, a Heritage Officer from Metropolitan LALC or a qualified archaeologist should be engaged to inspect it.*

3. *In the event that any bones are observed that may be human, there is also a legal requirement under the Coroner's Act to notify the Police. The involvement of Heritage NSW would be recommended to help expedite the required management response.*
4. *Contractors should be advised that failing to stop work in the event of uncovering any material that is defined as an 'Aboriginal object' is an offence under the National Parks and Wildlife Act). Any slight, initial, unanticipated harm may be considered to have been done 'unknowingly' and subject to a due diligence defence based on the advice in this report, but any harm after failing to stop work would be a 'knowing offence' that may lead to prosecution and harsh penalties. The maximum penalty for knowingly harming an Aboriginal object is \$275,000 (1yr imprisonment) for individuals, \$1,100,000 for Corporations.*

## 6.18 Environmental Heritage

A Heritage Impact Statement (HIS) of the proposed development has been prepared by PCN Urban (**Appendix 24**).

### 6.18.1 Summary of Statutory Listings

The site:-

- Is not listed as a heritage item by Schedule 5, Part 1 of the MLEP 2012;
- Is not listed as a heritage item on the State Heritage Register under the NSW Heritage Act 1977;
- Is not within a heritage conservation area in Schedule 5, Part 2 of the MLEP 2012 and is in the vicinity of the Military Road Heritage Conservation Area; and
- Is not located within the vicinity of any Heritage Items of State Significance listed under the NSW Heritage Act 1977.

There are a number of heritage items in the vicinity of the site (**Figure 4E**) including a 'Pair of semi-detached houses', No. 36-38 Redan Street (I262) located to the east of the site. The statement of significance for the item is provided below:

*'A rare and elegant pair of semi-detached residences that employs a number of innovative features in its design that help to visually unite its separate parts'.*

'Divided road', Redan Street (I440) is also a heritage item (**Figure 4E**).

### 6.18.2 Potential Impacts

The principal view corridor toward No. 65 Muston Street is obtained from Muston Street directly in front of the site, where the front setback and landscaped garden frame views of the building within the established residential streetscape.

Impacts have been assessed against the provisions of clause 5.10 of MLEP 2012 and part 5.6 of MRDCP 2012 and the proposal has been found to be consistent with these provisions. PCN Urban conclude that:

*Given that the site itself does not contain any identified heritage item and is not located within a heritage conservation area, the assessment focuses on potential impacts to the setting and visual context of nearby heritage items. The proposed development will not result in the removal of any heritage fabric and will not adversely affect the heritage significance, setting, or appreciation of nearby heritage items when viewed from the public domain.*

## 6.19 Cumulative Impacts

The site is located in an area around the Spit Junction Town Centre the character of which is evolving in response to changes to planning policies relating to the provision of more housing including more affordable housing through increased densities and building heights for areas within safe walking distance of the identified town centres. To understand whether the proposal is likely to generate cumulative impacts with other developments, a review of nearby relevant development applications submitted for determination pursuant to facultative planning provisions in Chapters 2 and 6 of the Housing SEPP in the vicinity of the site including the following.

**Table 19: Surrounding proposed LMR developments**

| Reference                    | Address                     | Description                                                                    |
|------------------------------|-----------------------------|--------------------------------------------------------------------------------|
| <a href="#">SSD-96272465</a> | 11–23 Rangers Avenue        | Part 6, part 7 storey residential flat building with 44 dwellings.             |
| <a href="#">SSD-93020230</a> | 40-48 Redan Street          | Part 10, part 5 storey residential flat building development with 53 dwellings |
| 8.2025.313.1                 | 23 Noble Street, Mosman     | 2 storey building with 3 dwellings                                             |
| 8.2025.312.1                 | 1A Punch Street, Mosman     | 6 storey residential flat building with 6 dwellings                            |
| 8.2025.274.1                 | 1-3 Moruben Road, Mosman    | 8 storey residential flat building with 27 dwellings                           |
| 8.2025.270.1                 | 5-9 Bond Street, Mosman     | 6 storey residential flat building with 27 dwellings                           |
| 8.2025.235.1                 | 34 Redan Street, Mosman     | 4 storey residential flat building with 3 dwellings                            |
| 8.2025.208.1                 | 48-50 Almora Street, Mosman | 8 storey residential flat building with 14 dwellings                           |
| 8.2025.202.1                 | 27-29 Heydon Street, Mosman | 8 storey residential flat building with 27 dwellings                           |
| 8.2025.188.1                 | 89-91 Avenue Road, Mosman   | 4-5 storey residential flat building with 8 units                              |

As indicated by the above applications, the site is located in an accessible area anticipated to change as a result of the low and mid rise housing provisions of the Housing SEPP applying to sites within 400m and 800m walking distance of the Spit Junction Town Centre. Although no development applications have been approved under these provisions to date, consideration has been given to cumulative impacts.

### **Visual Impacts**

The VIA (**Appendix 7A**) considers the potential cumulative visual impacts of the proposed development and potential development on other sites under the low and mid rise housing provisions of the Housing SEPP. Where the impact of the proposal relates to the upper ridgeline of Mosman, from viewpoints looking east, this should be reviewed within the context of future developments in the area under the LMR SEPP with infill affordable housing in and around the Spit Junction Town Centre. Over time, the cumulative effect will diminish the impact of any individual proposal.

### **Traffic**

The proposal adds negligible traffic movements and this has negligible cumulative impacts on the surrounding road network. There is also an efficient bus service along Military Road to accommodate additional public transport movement.

Cumulative Impacts during the construction period would be dependent on the timing of construction for each project. There is potential for additional construction traffic in the area and along Muston Street and Redan Lane. A Preliminary Construction Traffic & Pedestrian Management Plan (**Appendix 8**) has been prepared for the proposed development and is to be finalised by the principal contractor. It includes recommendations for communications with neighbours and is reflected in the mitigation measures for on-going communications. Mitigation measures include participating in any construction coordination programs set up by local or State government to manage cumulative construction impacts including noise and traffic.

### **Noise**

Cumulative noise impacts during construction can occur with overlapping construction timetables. The Demolition, Excavation & Construction Noise & Vibration Management Plan (**Appendix 11**) and the Report on Geotechnical Investigation (**Appendix 12**) identify a number of measures to keep construction noise and vibration at acceptable limits.

### **Social Impacts**

Section 6.14 assesses the social impacts of the proposed development including the cumulative impacts of construction. Neighbours raised concerns about cumulative construction impacts, including traffic, noise, vibration and dust, caused by multiple developments in the area during the engagement process (**Appendix 3**). These can be managed on a site by site basis in accordance with the mitigation measures presented in this EIS. A Preliminary Construction Traffic & Pedestrian Management Plan (**Appendix 8**) has been prepared for the proposed development and is to be finalised by the principal contractor. It includes recommendations for communications with neighbours and is reflected in the mitigation measures for on-going communications. Mitigation measures include participating in any construction coordination programs set up by local or State government to manage cumulative construction impacts including noise and traffic.

The main cumulative impacts that may arise from the proposed development, and others in the surrounding precinct, primarily relate to construction works. The mitigation measures identified in Section 6 of this EIS and summarised in Section 6.20 can adequately mitigate potential baseline and cumulative impacts of the development.

## 6.20 Mitigation Measures

The following table provides mitigation measures in response to potential impacts identified in Section 6 above.

**Table 20: Mitigation Measures**

| Item                 | Phase                          | Potential Environmental Impact                                                | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|--------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Communications       | Prior to construction          | Communications management                                                     | <ul style="list-style-type: none"> <li>Prosper Property Pty Ltd is to keep the community, updated during the exhibition and determination phases by enabling the community to seek clarification about the project through ongoing management two-way communication channels, including an email address (engagement@urbis.com.au) and phone number (1800 244 863).</li> </ul>                                                                                                                                                                                                                                                                                                                                                             |
|                      |                                | Communications management                                                     | <ul style="list-style-type: none"> <li>The principal contractor will appoint a communications manager who will be the point of contact for the community during demolition, excavation and construction.</li> <li>A clearly articulated complaints handling system is to be established and maintained during the construction process.</li> <li>The principal contractor is to undertake community engagement during the construction process advising local residents of construction activities to be undertaken and traffic control measures to be implemented.</li> <li>The principal contractor is to participate in any construction coordination programs set up to manage cumulative construction impacts.</li> </ul>             |
| Construction Impacts | Prior to construction          | Increase in noise and vibration levels, dust, and traffic during construction | <ul style="list-style-type: none"> <li>The principal contractor is to prepare and implement a Construction Environmental Management Plan (CEMP) for the project.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                      | Prior to and during excavation | Geotechnical stability of adjoining properties                                | <ul style="list-style-type: none"> <li>Prior to commencement of construction: <ul style="list-style-type: none"> <li>Dilapidation surveys of adjacent buildings and pavements;</li> <li>Test pits along the western boundary (Muston Street) to check rock depth and shoring or battering requirements; and</li> <li>Review of the proposed construction methodology and structural drawings for support of adjacent properties by a geotechnical engineer.</li> </ul> </li> <li>At commencement of excavation: <ul style="list-style-type: none"> <li>Vibration monitoring trial to test the impact of the proposed excavation equipment; and</li> <li>Inspection of drilling of some shoring piles (if required).</li> </ul> </li> </ul> |

| Item | Phase                                                       | Potential Environmental Impact                          | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|-------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |                                                             |                                                         | <ul style="list-style-type: none"> <li>During excavation:</li> <li>Continuous vibration monitoring;</li> <li>Precise survey monitoring of vertical and horizontal movements of the top of any shoring walls along property boundaries;</li> <li>Inspection of vertical cut faces in rock in depth intervals of no deeper than 1.5 m; and</li> <li>Inspection of footings for structures.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|      | Prior to and during demolition, excavation and construction | Erosion and sediment control and groundwater management | <ul style="list-style-type: none"> <li>A detailed Erosion and Sedimentation Control Plan (ESCP) is to be prepared prior to demolition commencing.</li> <li>The ESCP is to include groundwater monitoring and management during excavation and construction:               <ul style="list-style-type: none"> <li>Regular monitoring of groundwater inflows and water levels to confirm that actual conditions are consistent with model predictions;</li> <li>Water quality testing and treatment to verify compliance with proposed discharge criteria prior to discharge to the stormwater system;</li> <li>Inflow and water quality recording throughout construction dewatering, and preparation of a dewatering completion report at the end of construction; and</li> <li>Adaptive management measures, including inflow controls (e.g. grouting), if inflows, drawdown or water quality differ materially from predicted conditions.</li> </ul> </li> </ul> |
|      |                                                             | Construction noise and vibration                        | <ul style="list-style-type: none"> <li>The Demolition, Excavation &amp; Construction Noise &amp; Vibration Management Plan (<b>Appendix 13</b>) is to be implemented during construction</li> <li>To reduce the effects of vibration from hydraulic rock hammers, the work method should allow for:               <ul style="list-style-type: none"> <li>rock sawing around the perimeter of the excavations;</li> <li>use of rock hammers in short bursts to prevent generation of resonant frequencies; and</li> <li>changing equipment or size of hammers if the vibration trial</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                         |



| Item | Phase | Potential Environmental Impact | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------|-------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |       |                                | <p>indicates that the vibrations are potentially damaging or disturbing.</p> <ul style="list-style-type: none"> <li>• Permanent vibration monitors be set up on site to monitor all the vibrations during excavation and to allow for a change of excavation techniques to be undertaken, if required.</li> <li>• Dilapidation (existing building condition) surveys should be carried out on neighbouring buildings, pavements and infrastructure that may be affected by the excavation works and other demolition and construction activities. The dilapidation surveys should be undertaken before the commencement of any excavation or demolition work.</li> <li>• Construction noise monitoring is to be undertaken should a noise complaint be received to assess compliance with noise criteria.</li> <li>• The recommended construction hours are:               <ul style="list-style-type: none"> <li>• 7.00 am to 6.00 pm Monday to Friday);</li> <li>• 8.00 am to 1.00 pm Saturday;</li> <li>• No work on Sundays or public holidays.</li> </ul> </li> <li>• The principal contractor is to prepare a construction timetable with the start and finish dates for the major demolition, excavation and construction stages including an outline of machinery to be used in each stage. The construction timetable is to be updated regularly.</li> <li>• Neighbours should be notified by the principal contractor of the construction timetable by letterbox drop. The notification should detail the name and 24 hour contact details of the principal contractor and details of the complaints handling procedures including the making and resolution of complaints.</li> <li>• The construction noise and vibration management plan is to contain a complaint handling mechanism.</li> <li>• Where construction noise and vibration levels are found to exceed accepted criteria, strategies are to be put in place to manage impacts including respite periods, changes to equipment used for excavation and excavation techniques and other mechanisms to reduce or attenuate noise or vibration to comply with the criteria.</li> </ul> |

| Item                | Phase                                         | Potential Environmental Impact      | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------|-----------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                     | During demolition excavation and construction | Traffic impacts                     | <ul style="list-style-type: none"> <li>The principal contractor is to prepare and implement a Construction Traffic &amp; Pedestrian Management Plan. This should include the measures in the Preliminary Construction Traffic &amp; Pedestrian Management Plan (<b>Appendix 8</b>) including communications on road or lane closures.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Operational Noise   | Prior to occupation                           | Noise                               | <ul style="list-style-type: none"> <li>Full assessment of acoustic compliance is to be carried out when complete mechanical services details are available, typically during the CC stage.</li> <li>Specific consideration is to be given to the final designed mechanical exhaust system including consideration of the following: <ul style="list-style-type: none"> <li>Acoustic silencing on the car park ventilation system; and</li> <li>Acoustic treatment of air cooled condensers serving the air conditioning systems.</li> </ul> </li> <li>The mechanical services equipment must comply with the relevant criteria, being RBL+5dB(A) during the day and evening and inaudible inside adjacent receivers.</li> <li>The lower ground communal open space is to operate only between 07:00 am and 10:00pm to exclude use during the night time period. These hours can only be varied if further testing post construction confirms compliance with the relevant noise criteria.</li> </ul>                                                                                                                   |
| Aboriginal Heritage | Construction                                  | Impact on Aboriginal Heritage items | <ul style="list-style-type: none"> <li>An unexpected finds protocol is to be included in the CEMP. If any flaked stone, bone, charcoal rich deposit or shell is found during excavation, work should stop immediately and an archaeologist or representative of Metropolitan Local Aboriginal Land Council invited to expect the find.</li> <li>If any large flat sandstone exposures are revealed during excavation that appear to be sandstone bedrock exposed prior to the 1800s it should be considered that they may contain engraved rock art. Previously exposed surfaces may be identified by having a relatively clear boundary between flat sandstone and overlying fill, as opposed to being naturally buried bedrock that will have a slightly loose weathered interface and usually lie under clayey subsoil and sandstone fragments. In case of any doubt about heritage potential, a Heritage Officer from Metropolitan LALC or a qualified archaeologist should be engaged to inspect it.</li> <li>In the event that any bones are observed that may be human, there is a legal requirement</li> </ul> |

| Item             | Phase                       | Potential Environmental Impact                                                               | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------|-----------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                             |                                                                                              | <p>under the Coroner's Act to notify the Police. The involvement of Heritage NSW would be recommended to help expedite the required management response.</p> <ul style="list-style-type: none"> <li>The principal contractor is to be advised that failing to stop work in the event of uncovering any material that is defined as an 'Aboriginal object' is an offence under the National Parks and Wildlife Act).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Management | Construction and Operation  | Impacts of the development on flood behaviour during storm events                            | <ul style="list-style-type: none"> <li>The proposed development should preserve any public infrastructure levels along the site frontage on Muston Street. The footpath and boundary alignment levels should not be altered to ensure flood behaviour does not change in the proposed development and does not impact the site.</li> <li>A kerb and gutter is to be constructed to replace the driveway crossing and is to match the existing kerb and gutter within Muston Street.</li> <li>A Flood Emergency Response Plan is to be prepared for the development.</li> </ul>                                                                                                                                                                                                                                    |
| Contamination    | Demolition and Construction | Potential contaminating activities as a result of proposed demolition and construction works | <ul style="list-style-type: none"> <li>A hazardous building material survey is to be carried out prior to the demolition of the structures on-site.</li> <li>Formal waste classification is to be undertaken of all fill on the site prior to offsite disposal.</li> <li>Further assessment of any soils proposed to remain on site for lead, zinc and B(a)P to determine whether they are suitable to remain on site, or if remediation / further management is required.</li> <li>An unexpected finds protocol is to be prepared which includes the following:</li> <li>A requirement for an Environmental Consultant to conduct a site walkover following demolition to inspect the surface soils for potential hazardous building materials impact, including asbestos, from demolition works; and</li> </ul> |

| Item              | Phase                      | Potential Environmental Impact                                         | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|----------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |                            |                                                                        | <ul style="list-style-type: none"> <li>The protocols to be followed in the event that signs of potential contamination are identified during the above works or general construction activities at the site.</li> <li>The concentrations of recorded analytes in groundwater are to be tested and requirements for any groundwater dewatering and treatment as required during or following construction are to be determined.</li> </ul>                                                                                                   |
| Water Pollution   | Construction               | Sediments runoff into stormwater system                                | <ul style="list-style-type: none"> <li>Erosion and sedimentation controls including groundwater management are to be installed and maintained during construction.</li> <li>The ESCP is to include groundwater monitoring and management during excavation and construction.</li> </ul>                                                                                                                                                                                                                                                     |
|                   | Operation                  | Impacts of the water quantity and quality off site.                    | <ul style="list-style-type: none"> <li>The Integrated Water Management Plan is to be implemented on site.</li> <li>Groundwater monitoring and treatment is to be undertaken as required on an on-going basis.</li> </ul>                                                                                                                                                                                                                                                                                                                    |
| Trees             | Construction and Operation | Impact on retained trees                                               | <ul style="list-style-type: none"> <li>A project arborist is to be appointed to monitor tree removal and impacts on retained trees.</li> <li>The recommendations of the Preliminary Site Specific Tree Plan of Management within the AIA (Appendix 25) are to be implemented.</li> </ul>                                                                                                                                                                                                                                                    |
| Waste             | Construction               | Construction waste generation                                          | <ul style="list-style-type: none"> <li>The CEMP is to incorporate the on-site waste management protocols contained in Section 6 of the Construction and Demolition Waste Management Plan prepared by Foresight Environmental (Appendix 19).</li> </ul>                                                                                                                                                                                                                                                                                      |
|                   | Operations                 | Operational waste generation                                           | <ul style="list-style-type: none"> <li>The Operational Waste Management Plan (Appendix 20) is to be implemented and reviewed every 12 months.</li> <li>All waste bins are to be inspected on a weekly basis to ensure that they are maintained in a clean and safe condition appropriate for their use and containment of specific waste.</li> <li>Building agents/management is to review the types of materials produced and where possible change the site design and operation to minimize any products that go to landfill.</li> </ul> |
| External lighting | During detailed design     | Impacts of external lighting of communal areas.                        | <ul style="list-style-type: none"> <li>External lighting would be designed to comply with Australian Standard, AS4282 2023, "Control of the Obtrusive Effects of Outdoor Lighting".</li> </ul>                                                                                                                                                                                                                                                                                                                                              |
| Amenity – Wind    | During detailed design     | Wind environment conditions in the surrounding environment of the site | <ul style="list-style-type: none"> <li>The proposed landscaping is to be retained and maintained.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Item                                 | Phase                  | Potential Environmental Impact                                                                               | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Social                               | Construction           | Construction impacts                                                                                         | <ul style="list-style-type: none"> <li>• Implement the communications mitigation measures outlined above.</li> <li>• Implementation of the Demolition, Excavation &amp; Construction Noise &amp; Vibration Management Plan.</li> <li>• Noise and vibration monitoring and changes to excavation methods as required.</li> <li>• Clearly articulated complaints handling system.</li> <li>• Community engagement during construction.</li> <li>• Implementation of the construction traffic and pedestrian management plan.</li> <li>• Participate in any construction coordination programs set up to manage cumulative construction impacts.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Ecologically Sustainable Development | During detailed design | Implementation of ecologically sustainable development initiatives in the detailed design of the development | <p>The proposed development implements the following mitigation measures to reduce greenhouse gas emissions, enhance energy and water efficiency, promote responsible material sourcing, and lessen the impact on the natural environment:</p> <ol style="list-style-type: none"> <li>1. Energy Efficiency: <ul style="list-style-type: none"> <li>• Energy-efficient sanitary appliances.</li> <li>• Efficient appliance, hot water systems, service and lighting.</li> <li>• Enhancing insulation and optimising heating and cooling systems.</li> <li>• Provision of induction cooktops and electric ovens for all units.</li> </ul> </li> <li>2. Water Conservation and Stormwater Management: <ul style="list-style-type: none"> <li>• 1kL rainwater tank for reuse, with water-efficient showerheads, 6 star water taps, and 4 star toilets.</li> <li>• Opportunity of the design in reducing downstream flooding and pollutant runoff, helping to minimise cumulative impacts on local catchment.</li> <li>• Incorporating green spaces and water-saving features, while ensuring accessibility and community integration.</li> </ul> </li> <li>3. Waste Management: <ul style="list-style-type: none"> <li>• Opportunity to reuse and recycling of materials.</li> <li>• Waste separation in designated areas with bins for proper waste management, to be designed and approved by a waste specialist or contractor.</li> </ul> </li> <li>4. Sustainable Materials <ul style="list-style-type: none"> <li>• Provision in selecting materials made from reused or recycled content.</li> <li>• Exploring the use of sustainable materials and finishes with low embodied emissions, such as</li> </ul> </li> </ol> |

| Item | Phase | Potential Environmental Impact | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|-------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |       |                                | <p>responsibly sourced steel, timber, and concrete with sustainability certifications, Environmental Product Declarations and locally sourced options.</p> <ul style="list-style-type: none"> <li>• Exploring the use of paints, adhesives, sealants, and carpets with low levels of Total Volatile Organic Compounds (TVOC).</li> <li>• Exploring the use of engineered wood products with low levels of Total Volatile Organic Compounds (TVOC).</li> </ul> <p>5. Passive Design</p> <ul style="list-style-type: none"> <li>• High insulation in walls, exposed ceilings, suspended floors, and energy-efficient double-glazed windows.</li> <li>• Sliding doors and operable windows to promote natural ventilation.</li> <li>• Proper sealing of doors, windows, and other openings to prevent drafts and air leaks.</li> <li>• Open layout design for the kitchen, living, and dining areas to enhance natural light and connectivity.</li> <li>• 12 apartments (92.3%) were designed to have naturally cross ventilation.</li> <li>• The design incorporates features that mitigates glare and overheating through features of shading and glare control.</li> <li>• 10 apartments (76.9% of the development) will receive a minimum of 2 hours direct sunlight at mid-winter.</li> </ul> <p>6. Climate Adaptation:</p> <ul style="list-style-type: none"> <li>• Opportunity to assess and mitigate climate-related risks by implementing a pre-screening checklist.</li> <li>• Urban heat mitigation is supported through the retention and replacement of trees and the provision of additional canopy cover, which increases shading, reduces surface temperatures and improves pedestrian comfort.</li> </ul> <p>7. Green Spaces and Biodiversity:</p> <ul style="list-style-type: none"> <li>• Minimum 160.94m<sup>2</sup> deep soil and 50% indigenous or low water use species for landscaping.</li> <li>• Provision of 15.7% of site for tree canopy coverage.</li> </ul> <p>8. Sustainable Transport:</p> <ul style="list-style-type: none"> <li>• Encouragement of alternative transportation methods, such as walking, cycling, public transit, and carpooling.</li> <li>• Provision of 13 bicycle parking spaces for residents.</li> </ul> <p>9. Environmental Compliance:</p> |



| Item | Phase | Potential Environmental Impact | Proposed Mitigation Measures and / or comment                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|-------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |       |                                | <ul style="list-style-type: none"> <li>• Development of a site-specific Environmental Management Plan covering the scope of construction activities through to completion.</li> <li>• Provision of environmental protection from contamination (preventing pollutants entering soil or water).</li> <li>• Demonstrates early identification and mitigation of groundwater risks which supports environmental protection during construction.</li> </ul> |

## 6.21 Project Justification

The proposed residential development is consistent with the principles of the Housing SEPP, the Sydney metropolitan housing targets and the strategic objectives of the Council's Local Strategic Planning Statement. The site's zoning and proximity to high-frequency public transport support increased density, which contributes to housing supply without undue environmental harm. Detailed assessments demonstrate that potential impacts on heritage, ecology and traffic can be appropriately mitigated. The proposal delivers social and economic benefits while complying with relevant statutory controls and the principles of ecologically sustainable development.

### 6.21.1 Strategic and Policy Context

Section 1.8 indicates the development meets the objectives and directions outlined in the relevant State, regional and local strategic land use planning policies for the site, locality, and broader region. The proposal responds to metropolitan housing guidance in the Greater Sydney Region Plan – A Metropolis of Three Cities and the Draft Sydney Plan, the North District Plan and local Council housing policies.

### 6.21.2 Statutory Compliance

An assessment of the proposal development against the statutory planning framework is provided in Section 5 of this EIS and **Appendix 28**. The proposal is permissible with development consent under Chapters, 2 and 6 of the Housing SEPP and under the provisions of MLEP 2012.

The proposal is consistent with the objects of the Act, Chapters 2, 4 and 6 of the Housing SEPP and, other relevant environmental planning instruments including relevant provisions of MLEP 2012. The maximum building height of 31.68m exceeds the maximum permissible building height control of 28.6m by 3.08m. A Clause 4.6 Variation Request has been prepared (**Appendix 29A**). The request concludes that the height exceedance from the maximum permitted height is acceptable and will not result in unreasonable environmental impacts. Additionally, as requested by the SEARs, a Clause 4.6 Variation Request has been prepared (**Appendix 29B**) in relation to the maximum wall height development standard in Clause 4.3A(3) of MLEP 2012.

The proposal will result in a high quality design outcome as envisaged for the site by the development controls as set out in the Housing SEPP and will achieve the character desired for

the precinct around the Spit Junction Town Centre. The request concludes that the non-compliance with the maximum permitted wall height is acceptable and will not result in unreasonable environmental impacts.

### **6.21.3 Site Suitability and Urban Context**

The characteristics of the site and its context are discussed in Sections 2 and 6.2.1. The development is considered suitable for the following reasons:

- The development is permissible with consent under Chapters 2 and 6 of the Housing SEPP and is consistent with the State government Low and Mid-Rise Housing Policy;
- It is within walking distance of a town centre identified as being suitable for more intensive residential development because of its close proximity to many bus services providing access to major employment and education centres and to services and community facilities;
- The site has physical attributes capable of accommodating the development;
- The site is not a heritage item, it is not in a heritage conservation and is not in a scenic protection area and has been designed having regard to nearby heritage items and scenic protection areas;
- The design of the development responds to the site and the surrounding context by positioning the building with setbacks and height appropriate for the site dimensions and the potential for future development on adjoining sites;
- On balance the development will not result in unacceptable adverse environmental impacts; and
- The development is well designed and incorporates measures to appropriately mitigate impacts.

### **6.21.4 Housing Diversity**

The development provides large dwellings in an apartment typology broadening the variety of family accommodation available in area. The affordable housing dwellings have similar characteristics to the other dwellings and have equal access to the on-site communal facilities.

The development makes a positive contribution towards dwelling targets and a more inclusive community.

### **6.21.5 Likely Impacts of the Development**

The EIS has assessed the development having regard to its potential environmental impacts of the development.

#### **Social Impacts**

The development will have positive social and economic impacts in that:

- The development supports transition towards more intensive development in line with the LMR housing provisions of the Housing SEPP;

- Additional affordable housing will be provided in a building designed to a high environmental standard and that is safe; and
- The development will bring additional jobs, population and expenditure into the local economy.

The EIS and community engagement have expressed concern relating to construction impacts such as noise disturbance, dust and construction traffic and amenity impacts such as overshadowing, loss of privacy, view loss and change in the character of the area. These impacts have a social dimension. On balance, and having regard to the envisaged future character of the area reflected in the planning controls, the range of mitigation measures proposed to manage construction and the assessment of amenity impacts, it is considered that the social impacts of the development are acceptable.

### **Built environment impacts**

The assessment of impacts of the development on the built environment indicate that:

- The building has been carefully designed having regard to the characteristics of the site and the surrounding context;
- Key public views towards the Harbour are protected;
- The design minimises visual bulk through articulated facades and the careful integration of landscape and architecture;
- Provide landscaping consistent with tree canopy guide;
- The proposed density and height of the development is consistent with that envisaged under the planning low and mid-rise housing policy and in-fill affordable housing planning controls;
- The development will not have an unacceptable adverse impact having regard to overshadowing, loss of privacy, traffic generation, wind, reflectivity or lighting impacts, loss or biodiversity, scenic quality or heritage significance;
- Mitigation measures can be employed during construction to minimize the impacts of construction including noise and vibration from excavation; and
- Measures can be employed to control impacts on groundwater.

### **Ecologically Sustainable Development Principles**

The proposed development has been assessed against the ESD principles outlined in S193 of the EP&A Regulation as discussed in Section 6.11 and the ESD report in **Appendix 17** and incorporates a high level of consistency with the ESD principles. The proposed development incorporates:

- BASIX compliance;
- Passive solar design;
- Deep soil landscaping, canopy planting and planting on structure to manage urban heat;
- On-site stormwater detention and treatment; and
- Groundwater collection and treatment as required.

### **Community Engagement**

Community and stakeholder engagement has been undertaken by the applicant as discussed in Section 4 and **Appendix 3**.

Key themes raised during the consultation included:

- Building height inconsistent with the existing character of the area;
- Overshadowing of buildings and outdoor private open spaces;
- Loss of privacy;
- Loss of views;
- Construction impacts including structural integrity;
- Waste management; and
- Cumulative impacts (traffic and construction impacts).

These impacts have been addressed in this EIS.

### **Cumulative Impacts**

Given the evolving character of the surrounding locality in response to NSW Government policy as indicated by development proposals in the vicinity of the Spit Junction Town Centre, cumulative impacts may occur in areas such as additional traffic, some loss of views, overshadowing, changing character of the area and urban heat. All such impacts have been considered in relation to this development and cumulative impacts are considered marginal.

### **Public Interest**

The public interest is best served by the orderly and economic development and use of land for permissible purposes in a form which is consistent with the intent of the Housing SEPP which is to promote the supply of additional housing cognisant of, and which does not impact unreasonably on, the likely development of surrounding land, and which satisfies a market demand, in this case for well-designed apartments in an area which enjoys excellent amenity and which is in close proximity to essential services, shops and public transport.

The proposal is in the public interest as it:-

- contributes to an increase in high quality housing stock;
- includes affordable housing; and
- exhibits a high quality design which will provide a high level of amenity for future residents.

While the proposed height and FSR are greater when compared to the current prevailing built form in Mosman, on balance, the environmental, social and economic benefits outweigh residual impacts. The proposal is therefore considered to be in the public interest.

## **7. CONCLUSION**

This EIS has been prepared to identify and assess the potential socio-economic and environmental impacts of a residential flat building with in-fill affordable housing. The EIS evaluates impacts of the development and strategies to mitigate adverse impacts. The EIS has addressed the SEARs, and has been prepared in accordance with the Department's State Significant Development Guidelines and the requirements of the EP&A Act and EP&A Regulation. Mitigation measures have been identified to manage the impacts of the development through construction and during operation.

The development has strategic merit in meeting the objectives and directions outlined in the relevant State, regional and local strategic land use planning policies for the site, locality, and broader region.

The proposal is permissible with development consent under Chapters 2 and 6 of the Housing SEPP and under the provisions of MLEP 2012. The proposal is consistent with the objects of the Act and the aims and objectives Chapters 2, 4 and 6 of the Housing SEPP and other relevant environmental planning instruments including the relevant provisions of MLEP 2012.

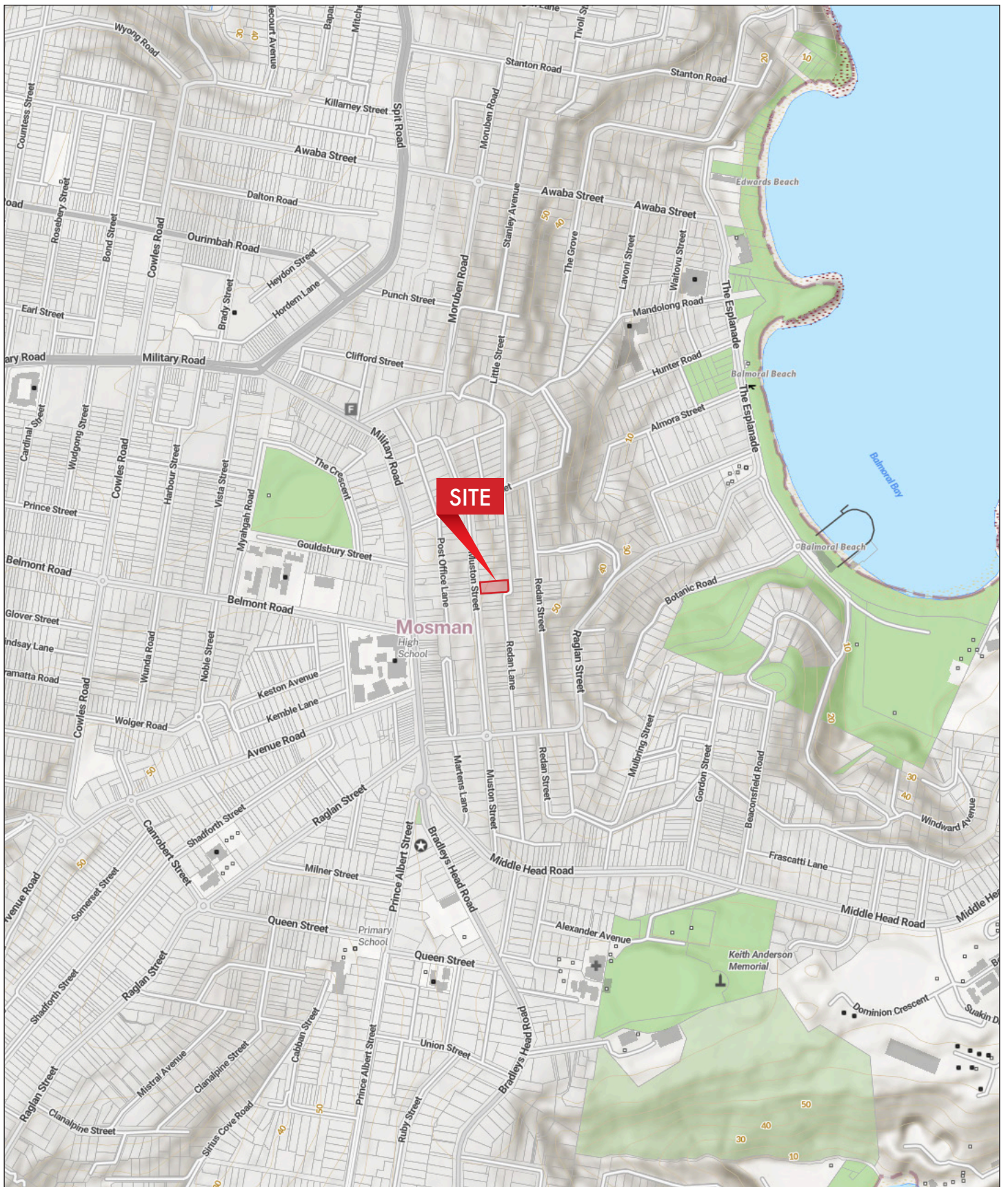
The development complies with relevant development standards except for the maximum building height under Chapter 6 of the Housing SEPP and, to the extent that it applies, the maximum wall height control under MLEP 2012. Analysis of these non-compliances shows that the additional height does not result in unacceptable impacts on the amenity of neighbouring sites and enables a robust and resilient architectural form, good building articulation, efficient residential layouts and meets the objectives of the controls.

The development is consistent with the in-fill affordable housing and LMR planning reforms and supports State government priorities to deliver well-located housing. The development provides a bulk and scale that aligns with the planning controls for the site including affordable housing in accessible locations and in this context would not result in unreasonable environmental or amenity impacts on surrounding development on the public domain.



## Figures





Source: SDT Explorer



## ENVIRONMENTAL IMPACT STATEMENT

### 65 Muston Street, Mosman

**FIGURE 1**  
Location

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Source: SDT Explorer

**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 2**  
Site

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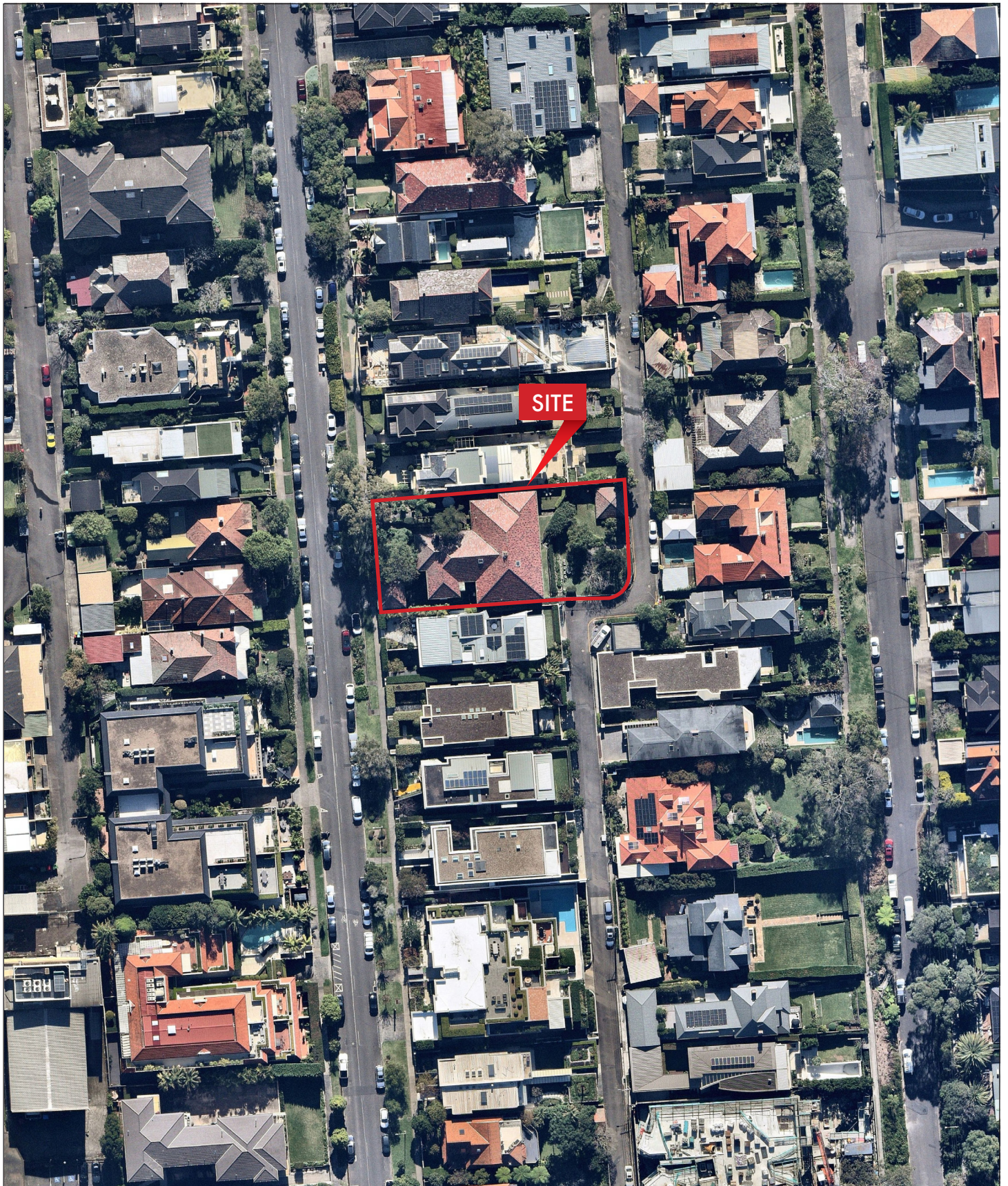
Source: NearMap 28 May 2025

**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 3A**  
Aerial Photo – Detail

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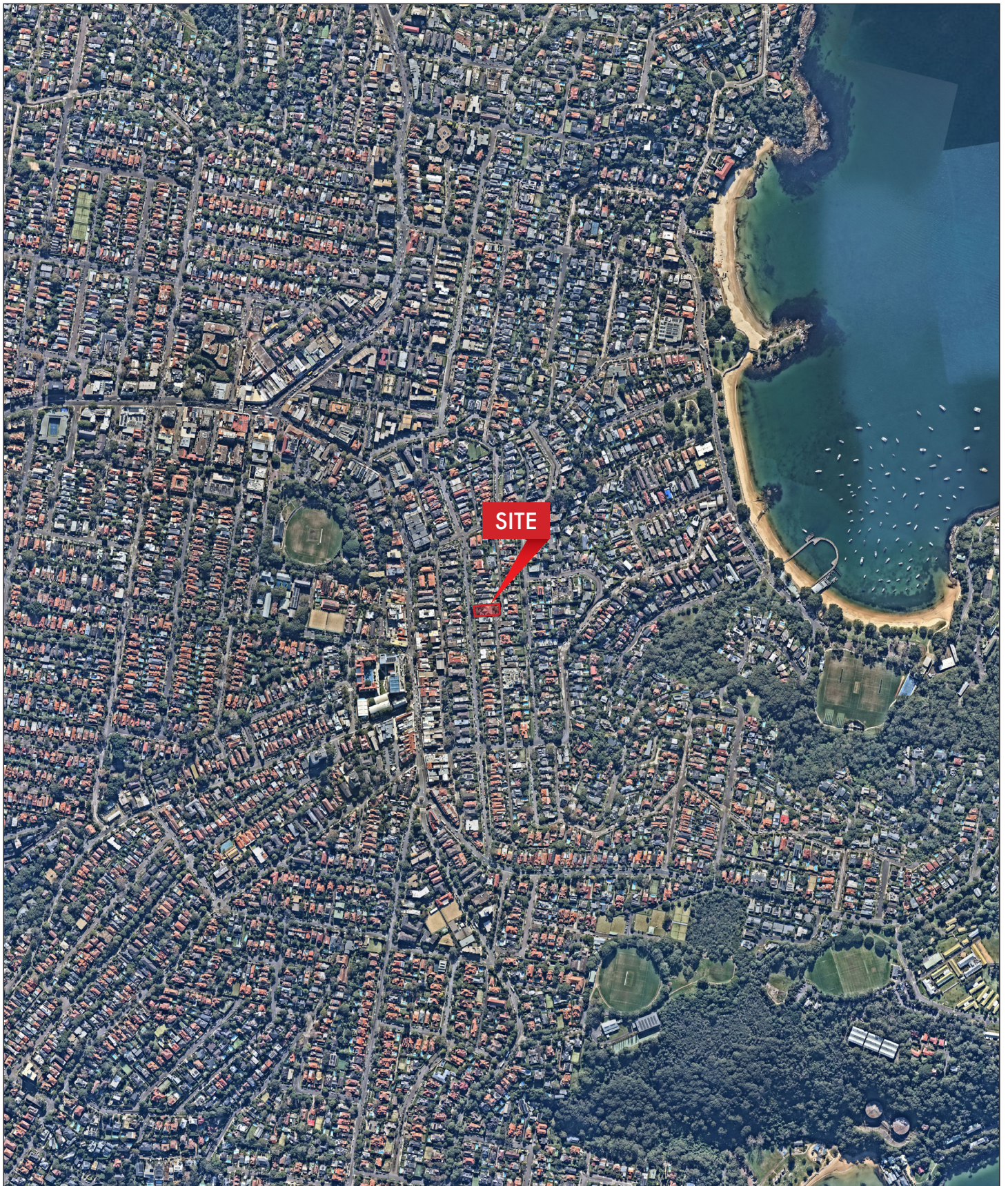
Source: NearMap 28 May 2025

**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 3B**  
Aerial Photo – Surrounding Context

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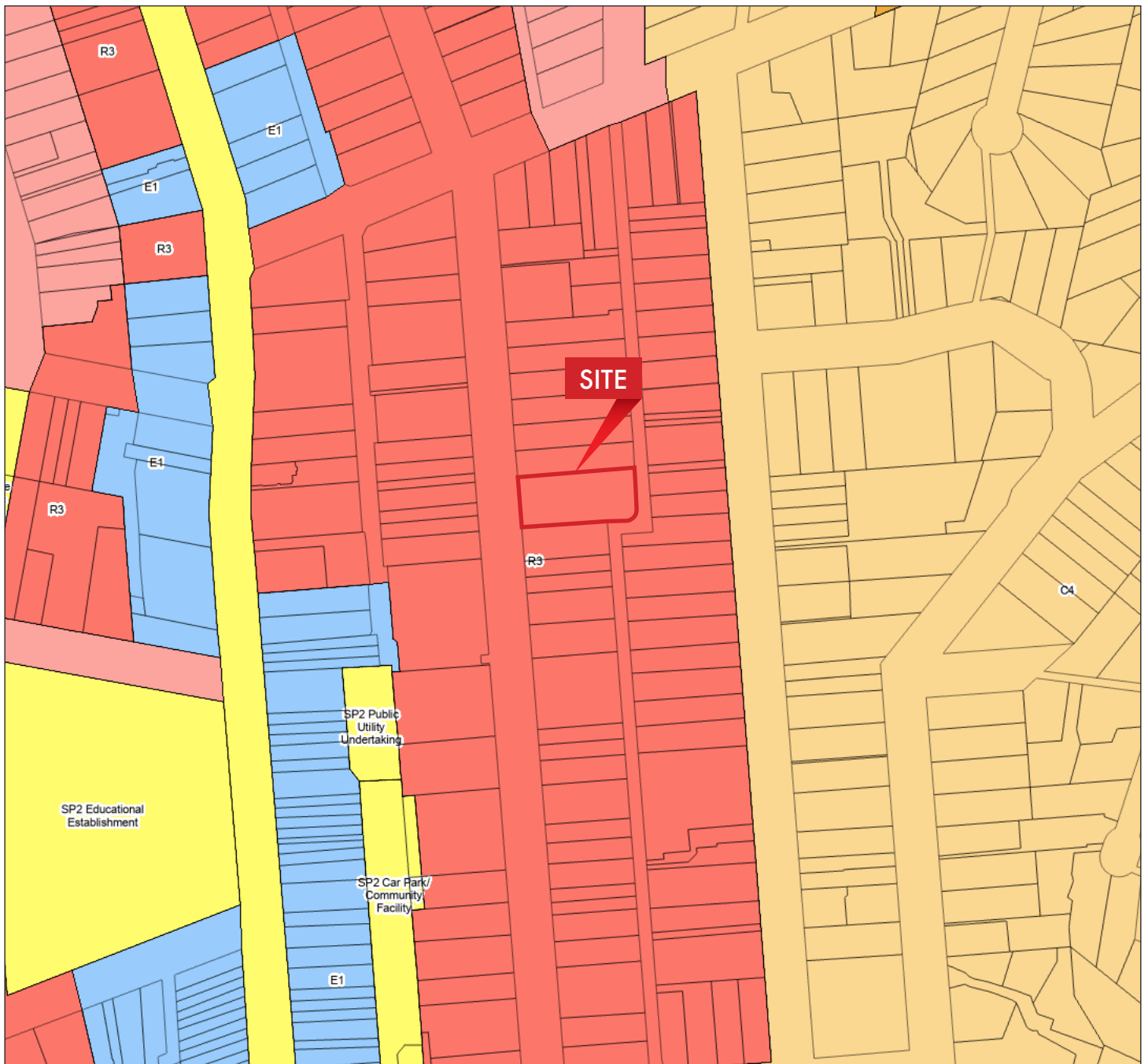
Source: NearMap 28 May 2025

**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 3C**  
Aerial Photo – Wider Area

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#### Land Zoning Map

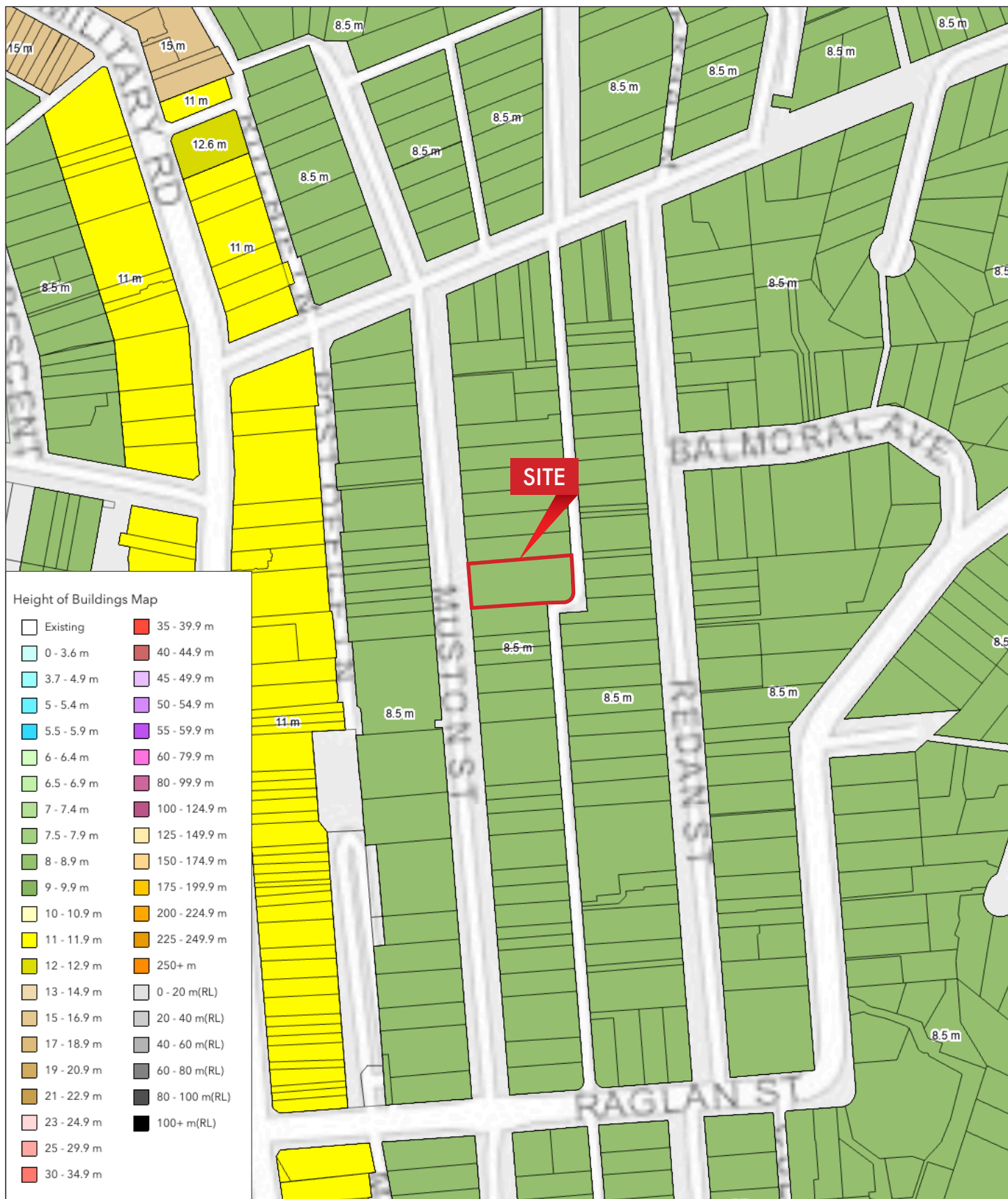
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Additional Controls</li> <li>2(a) - Residential (Low Density)</li> <li>A - Residential Zone - Medium Density Residential</li> <li>AGB - Agribusiness</li> <li>B - Business Zone - Local Centre</li> <li>B1 - Neighbourhood Centre</li> <li>B2 - Local Centre</li> <li>B3 - Commercial Core</li> <li>B4 - Mixed Use</li> <li>B5 - Business Development</li> <li>B6 - Enterprise Corridor</li> <li>B7 - Business Park</li> <li>B8 - Metropolitan Centre</li> </ul> | <ul style="list-style-type: none"> <li>C - Business Zone - Business Park</li> <li>C1 - National Parks and Nature Reserves</li> <li>C2 - Environmental Conservation; C2, Environmental Management</li> <li>C3 - Environmental Management</li> <li>C4 - Environmental Living</li> <li>D - Business Zone - Mixed Use</li> <li>DR - Drainage</li> <li>E - Business Zone - Commercial Core (SEPP State Significant Precincts 2005)</li> <li>E - Environment (SEPP Penrith Lakes Scheme 1989)</li> <li>E1 - Local Centre</li> <li>E2 - Commercial Centre</li> </ul> | <ul style="list-style-type: none"> <li>E4 - General Industrial</li> <li>E5 - Heavy Industrial</li> <li>EM - Employment</li> <li>EP - Employment</li> <li>ENP - Environment Protection</li> <li>ENT - Enterprise</li> <li>ENZ - Environment and Recreation</li> <li>F - Special Purposes Zone - Community</li> <li>G - Special Purposes Zone - Infrastructure</li> <li>H - Recreation Zone - Public Recreation</li> <li>I - Recreation Zone - Private Recreation</li> <li>IN1 - General Industrial</li> <li>IN2 - Light Industrial</li> </ul> | <ul style="list-style-type: none"> <li>IN4 - Working Waterfront</li> <li>MAP - Marine Park</li> <li>MU - Mixed Use</li> <li>MU1 - Mixed Use</li> <li>P - Parkland</li> <li>PAE, Port and Employment</li> <li>PEP - Permanent Park Preserve</li> <li>PRC, Public Recreation</li> <li>R - Residential</li> <li>RAC - Rural Activity Zone</li> <li>RAZ - Rural Activity Zone</li> <li>R1 - General Residential</li> <li>R2 - Low Density Residential</li> <li>R3 - Medium Density Residential</li> </ul> | <ul style="list-style-type: none"> <li>R4 High Density Residential</li> <li>R5 - Large Lot Residential</li> <li>RE1 - Public Recreation</li> <li>RE2 - Private Recreation</li> <li>REC - Recreation</li> <li>REZ - Regional Enterprise Zone</li> <li>RO - Regional Open Space</li> <li>RP - Regional Park</li> <li>RU1 - Primary Production</li> <li>RU2 - Rural Landscape</li> <li>RU3 - Forestry</li> <li>RU4 - Primary Production Small Lots</li> <li>RU5 - Village</li> <li>RU6 - Transition</li> </ul> | <ul style="list-style-type: none"> <li>RUR - Rural</li> <li>RW - Road and Road Widening</li> <li>SET - Settlement</li> <li>SP1 - Special Activities</li> <li>SP2 - Infrastructure</li> <li>SP3 - Tourist</li> <li>SP4 - Enterprise</li> <li>SP4 - Special Activities</li> <li>SP5 - Metropolitan Centre</li> <li>SPU - Special Uses</li> <li>T - Tourism</li> <li>UD - Urban Development</li> <li>UR - Urban</li> <li>W - Waterway</li> </ul> | <ul style="list-style-type: none"> <li>W1 - Natural Waterways</li> <li>W2 - Recreational Waterways</li> <li>W3 - Working Waterways</li> <li>W4 - Working Waterfront</li> <li>W5 - Waterfront Use</li> <li>U - Unzoned</li> <li>UL - Unzoned Land</li> <li>DM - Deferred Matter</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## ENVIRONMENTAL IMPACT STATEMENT 65 Muston Street, Mosman

### FIGURE 4A Zoning Map – Mosman LEP 2012

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## ENVIRONMENTAL IMPACT STATEMENT

65 Muston Street, Mosman

### FIGURE 4B

Height of Buildings Map – Mosman LEP 2012

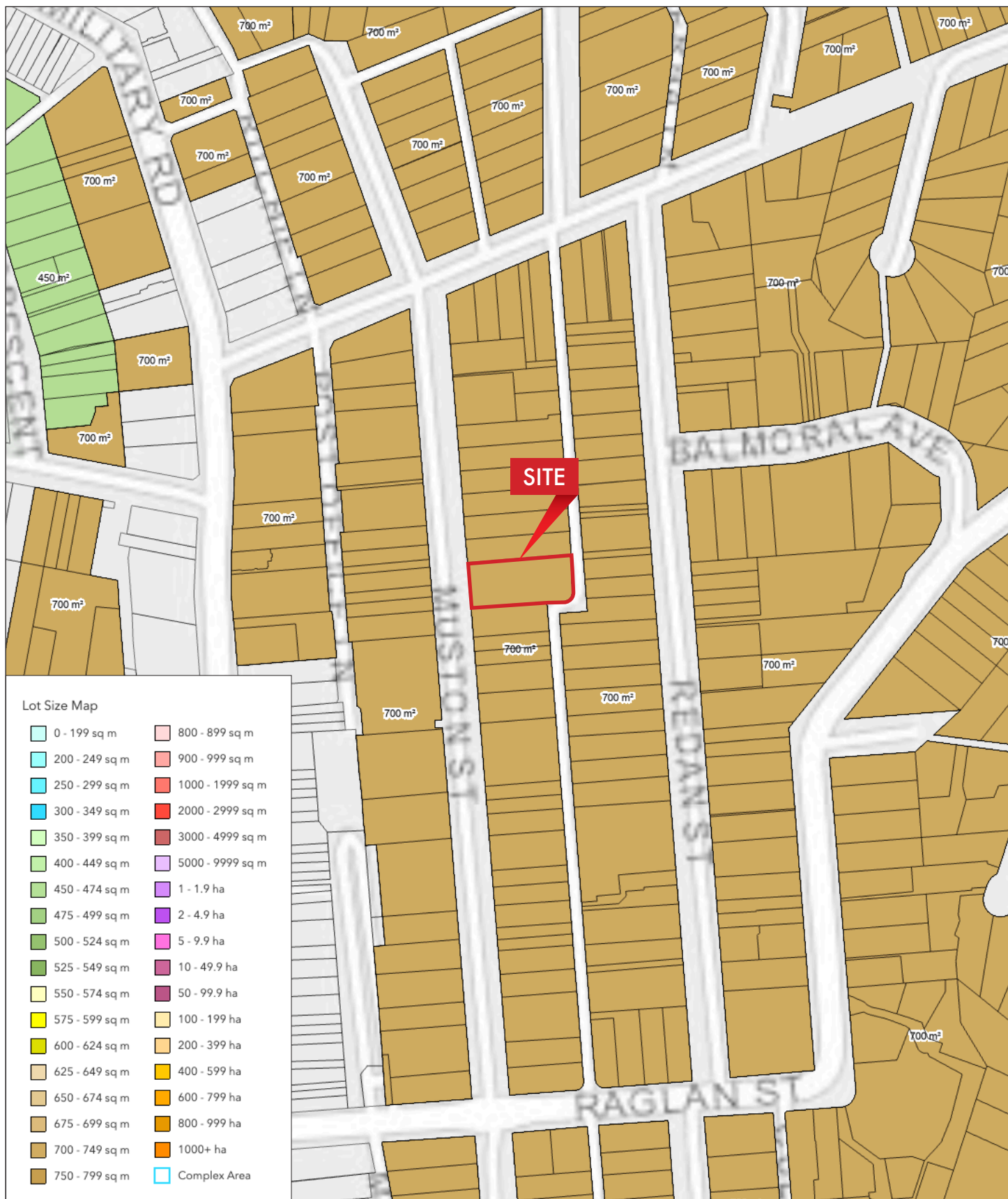
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**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 4C**  
Floor Space Ratio Map – Mosman LEP 2012

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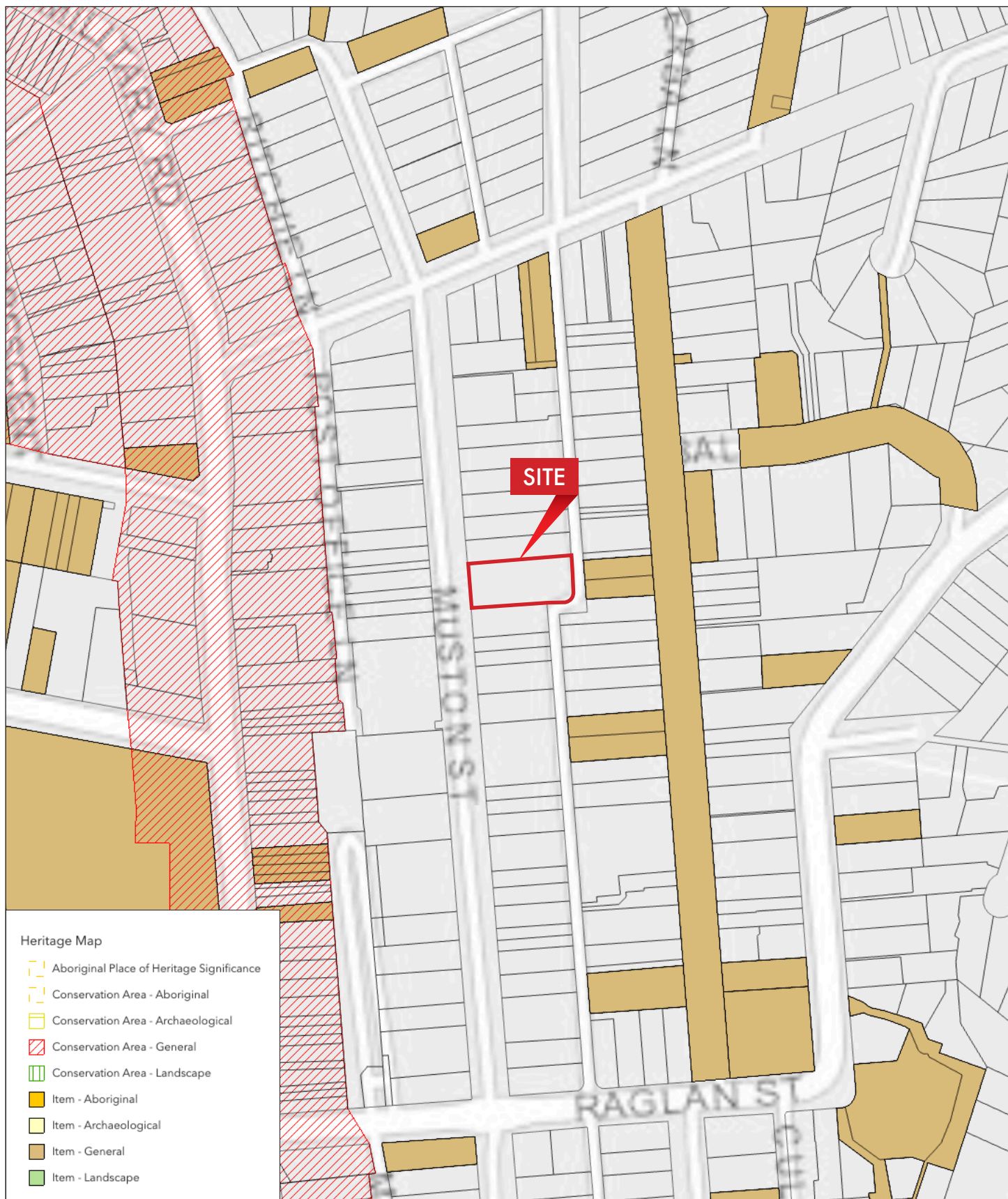


**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 4D**  
Lot Size Map – Mosman LEP 2012

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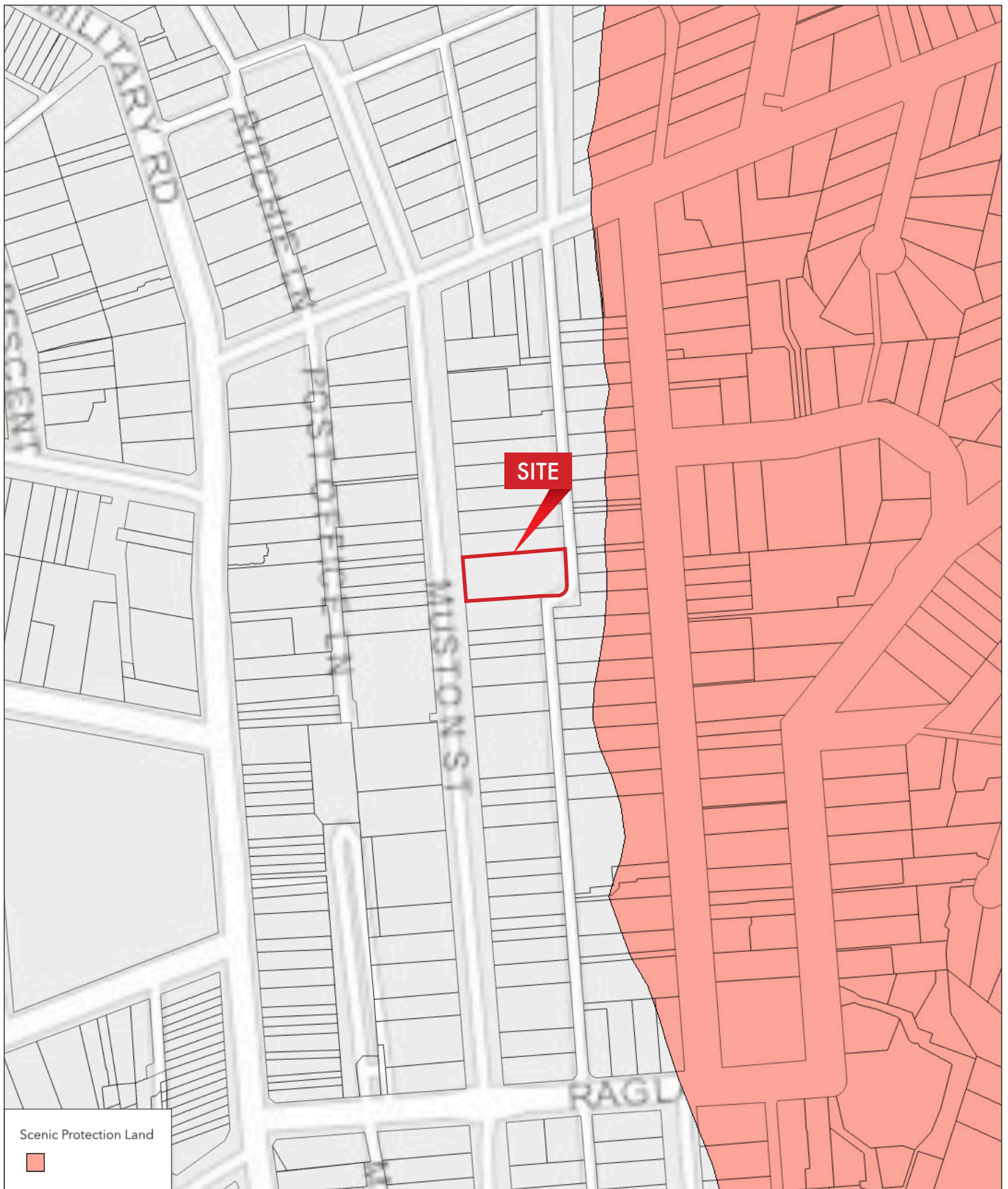




**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 4E**  
Heritage Map – Mosman LEP 2012

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Scenic Protection Land



## ENVIRONMENTAL IMPACT STATEMENT

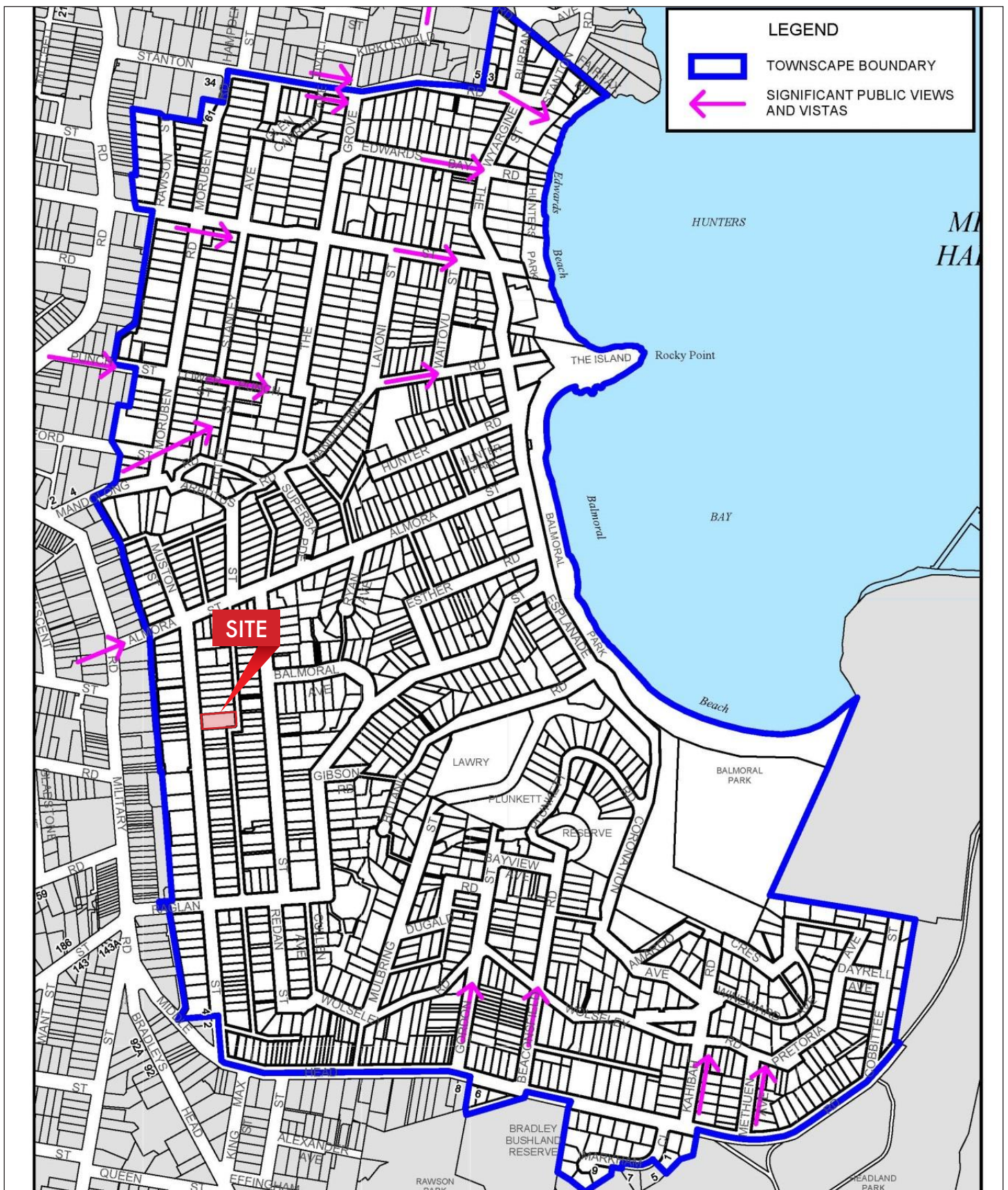
65 Muston Street, Mosman

### FIGURE 4F

Scenic Protection Map – Mosman LEP 2012

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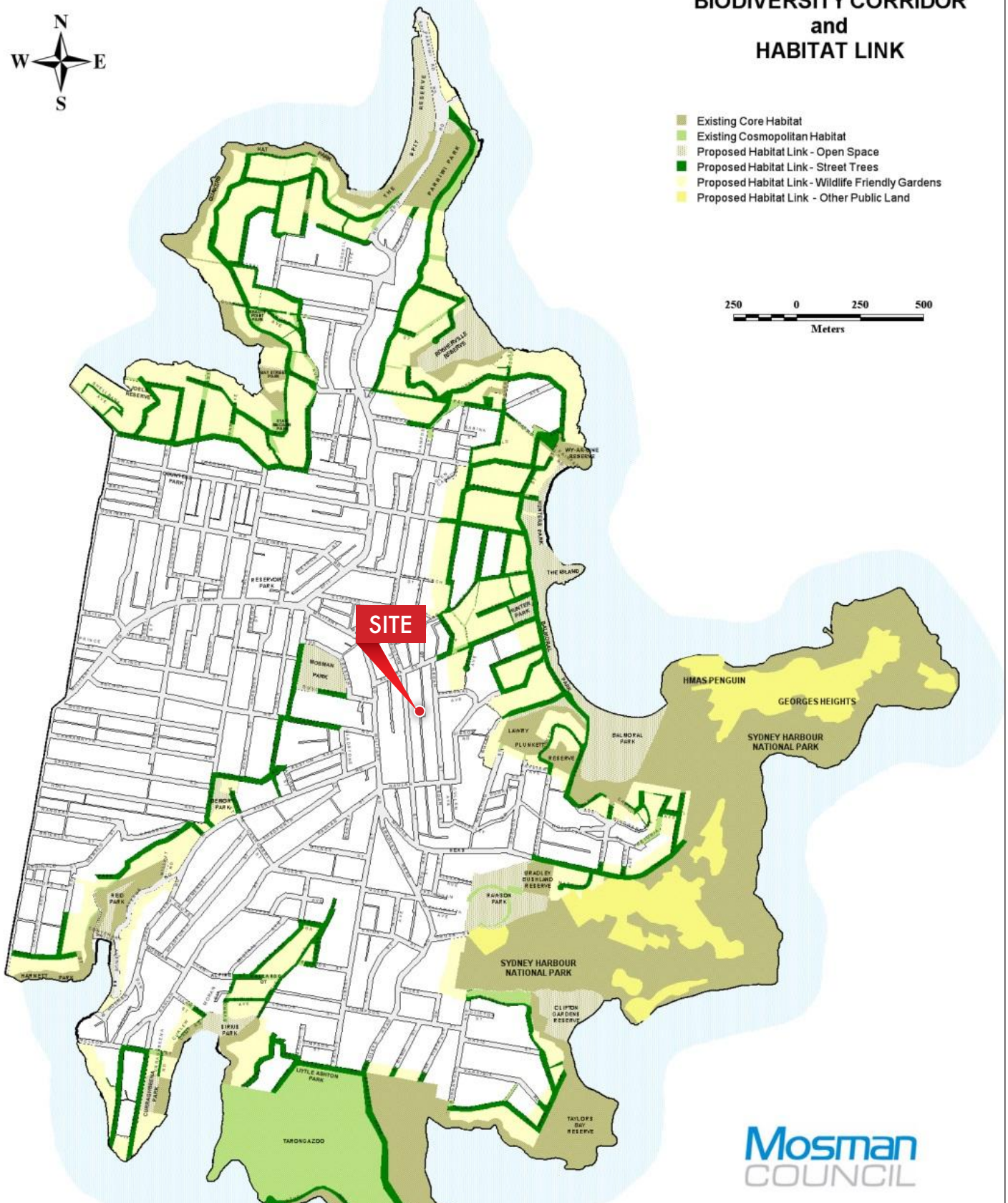




## BIODIVERSITY CORRIDOR and HABITAT LINK

- Existing Core Habitat
- Existing Cosmopolitan Habitat
- Proposed Habitat Link - Open Space
- Proposed Habitat Link - Street Trees
- Proposed Habitat Link - Wildlife Friendly Gardens
- Proposed Habitat Link - Other Public Land

250 0 250 500  
Meters



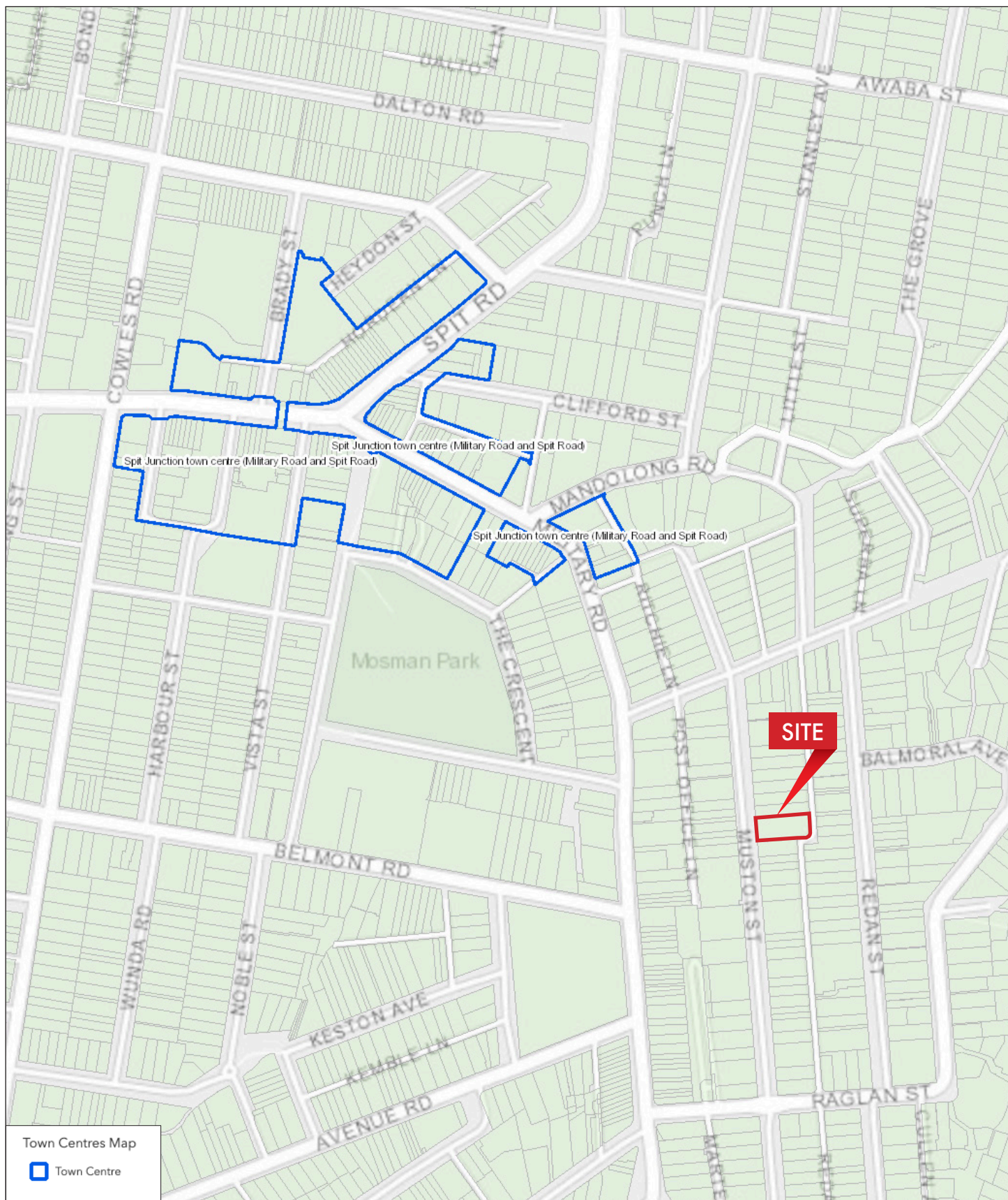
**Mosman**  
COUNCIL

### ENVIRONMENTAL IMPACT STATEMENT 65 Muston Street, Mosman

**FIGURE 5B**  
Biodiversity Corridor and Habitat Link Map – Mosman DCP 2012

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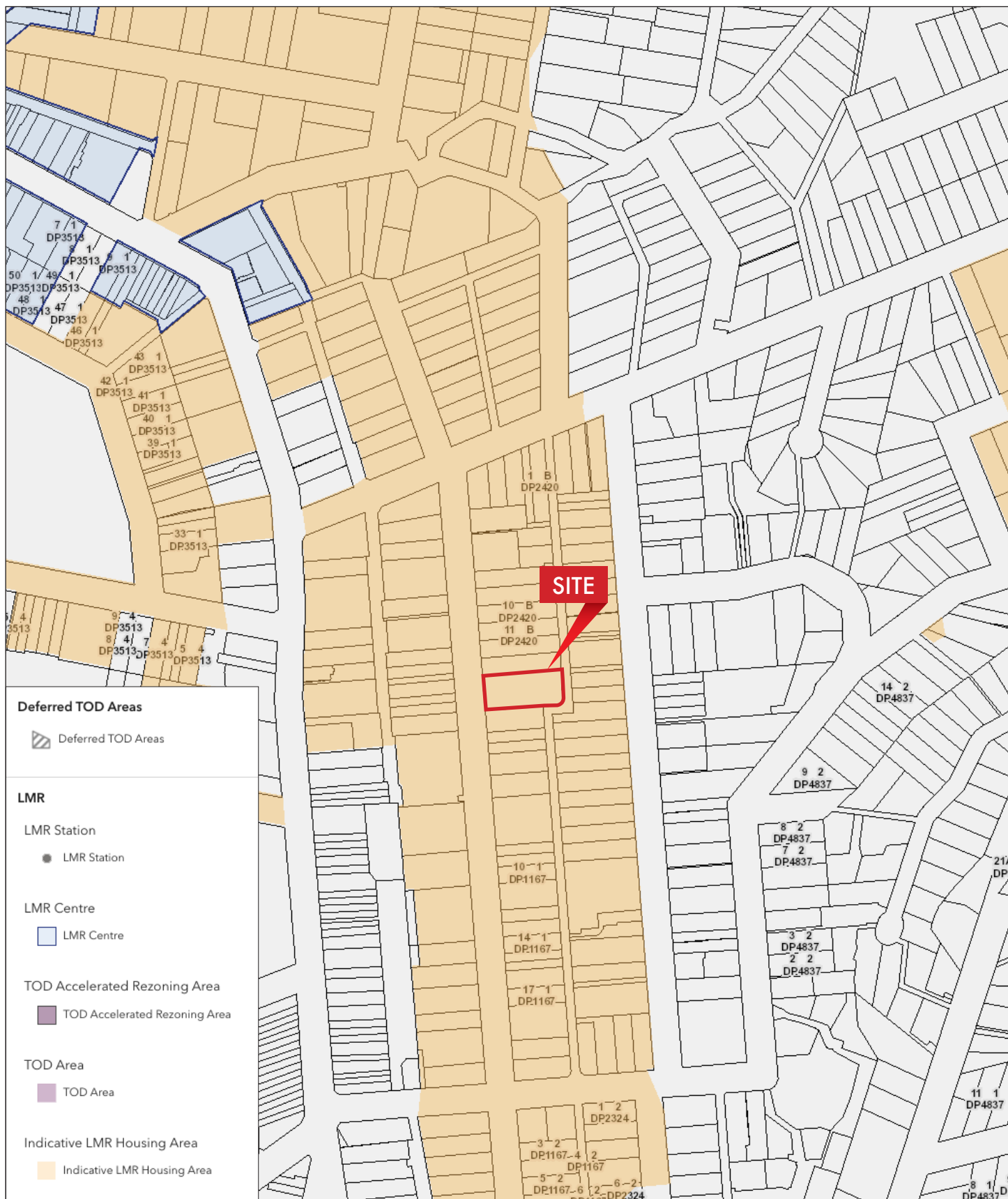
## ENVIRONMENTAL IMPACT STATEMENT

65 Muston Street, Mosman

### FIGURE 6A

Town Centres Map – Housing SEPP 2021

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**ENVIRONMENTAL IMPACT STATEMENT**  
65 Muston Street, Mosman

**FIGURE 6B**  
Spit Junction Town Centre Map – Low and Mid-Rise Housing Policy

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