

Development Application SSD-98068713 65 Muston Street, Mosman

I am a neighbouring resident to the proposed development at 65 Muston Street, Mosman, and I write to formally object to this application.

My objection is based on the direct and material impact this development would have on my property and my family, as well as a number of serious planning and policy concerns that I believe have not been adequately addressed.

This development would completely tower over my property. From midday onward, I would lose all direct sunlight. That is not a minor inconvenience. It fundamentally changes how my home functions and what it is worth. My wife and I work from home most days, and we regularly care for elderly grandparents who stay with us. Sunlight, quiet, and a liveable environment are not incidental to our lives; they are essential to them. Apart from the excessive disturbance vibrations from piling during construction pose a real risk to the structural integrity of my home.

The area has already absorbed significant housing growth. Local bus services are at capacity, and neither the bus operators nor the state government have any plans to address this. Although the document identifies there are 23 bus stops nearby, it has not commented on the known fact that the services are over capacity. Further density in this location will not be supported by adequate transport infrastructure.

The height and bulk of this building will damage views to and from Middle Harbour and permanently alter the character of this part of Mosman. The street is heritage-influenced and low-scale. Approving this application would accelerating the erosion of local character that planning controls were designed to protect.

SSD compliance legitimacy

This application may not legitimately meet the threshold for State Significant Development classification. The construction cost per unit relied upon to justify SSD status appears to be approximately 38% above the Rawlinsons 2026 benchmark and above comparable nearby projects. If the floor area used in the quantity surveyor's report is also overstated relative to AIQS methodology, the EDC figure underpinning the SSD classification may be materially incorrect.

The application relies on proximity to the Mosman town centre to access additional height and density provisions. However, the walking routes used to establish that proximity are not safe pedestrian routes. When measured using routes with appropriate pedestrian crossings, the distance to the town centre exceeds 400 metres. The additional controls should not apply.

The proposed development reaches approximately 31.7 metres, exceeding the 28.6 metre limit permitted under the Housing SEPP. This is not a marginal exceedance. The development also rises to part 8, part 10 storeys in a street where the established character is low-scale, heritage-influenced and predominantly two storey. The bulk and scale are simply incompatible with Muston Street and the broader Mosman context.

Permanent height bonus for temporary affordable living units, whilst halving quantity

The development proposes to demolish six existing permanent affordable housing units, currently occupied by long-term renters who are part of this community. In their place, it would deliver three temporary affordable housing units, available for only 15 years.

If permanent height concessions are to be awarded for affordable housing, logic requires that the affordable housing itself be permanent, and deliver more dwellings than were already there. Six permanent units replaced by three temporary ones makes a mockery of the policy intent.

I request this application be refused.

Yours sincerely,
Ben Pike