

14th April 2026

Edwina Ross
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Department of Planning, Housing and Infrastructure

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Dear Ms Ross

Objection to Development Application SSD-98068713 at 65 Muston Street, Mosman

1 Summary

- 1.1 I refer to State Significant Development Application SSD-98068713 which seeks consent for the demolition of an existing block of 6 flats for the construction of a 31.7 metre high, part 8, part 10-storey luxury apartment building comprising: 13 units (including only 3 in-fill affordable housing units). The proposed development includes lower ground floor and basement parking for 29 cars, with access from the narrow Redan Lane.
- 1.2 We are the owners of 56 Upper Almora St, Mosman and have lived in the area for nine years. Our property is around the corner from the Site and would be directly affected by the Development Proposal's likely impacts on excavation and traffic in Redan land as entry to our driveway is off Redan Lane.
- 1.3 In our opinion this development represents an excessive and inappropriate form of development for the Site and its surroundings. The excessive bulk and height will result in overshadowing, loss of views, and reduced privacy for neighbouring properties. Furthermore, the scale of the proposed development bears no proportional relationship to adjacent dwellings and fails to respond appropriately to the natural slope of the land. Muston street is home to low-rise residential buildings, landscaped gardens and streetscape.
- 1.4 Our chief concerns regarding the proposal are the excessive bulk and scale, overdevelopment of the site, and negative impact on local traffic.

2 Height, bulk, scale and suitability of the Site

- 2.1 A part 8, part 10-storey development with a maximum height of 31.7m is completely out of proportion to other residents in Muston Street. While it may appear more set back from Muston Street it towers over Redan Lane and properties on the opposite side. In addition, this proposal exceeds the 28.6m height permitted under the Housing SEPP.
- 2.2 The building footprint, intensity and excavation required demonstrate that the site is being overdeveloped beyond a reasonable and appropriate scale.

3 Net reduction in affordable housing

- 3.1 The proposal only allows for 3 “affordable units” with a 15 year limit, while the existing block houses 6 units currently occupied by long-term renters.

4 Traffic and Parking Impacts

- 4.1 The proposal would undoubtedly create additional traffic in an area that is already constrained. Given the scale of the units within the proposed building, it is reasonable to expect that several households will require parking for more than two vehicles. This will inevitably increase demand for on-street parking in the surrounding area and further vehicle movement.
- 4.2 There is already limited parking available in Redan Lane, which is restricted to one side only. There are only approximately twenty-one legal parking spaces along the entire lane (excluding areas across driveways), plus four additional time-restricted spaces. Redan Lane also functions as driveway access for many residents of both Redan and Muston Streets. Furthermore, an additional development proposed for Redan Street will further increase traffic volumes along this already narrow and irregular accessway.
- 4.3 The parking spaces on Almora and Muston Street,s while not time-restricted, are heavily utilised by staff from nearby retail and service businesses on Military Road, local shoppers, tradespeople, and existing residents.

In addition, seasonal and weekend demand for parking in Almora Street from visitors accessing Balmoral Beach via the nearby stairway to Lower Almora Street. During peak periods, this additional parking pressure further constrains availability for residents.

- 4.4 Access to our property is from Redan Lane and we are concerned about the increased pedestrian traffic and vehicular traffic to this road resulting from this development. This already creates a pinch-point that is both chaotic and hazardous at times.

5 Summary

Our approach with this objection has been to highlight areas that may have been overlooked or not stressed by other objections previously submitted. It cannot, however, be stressed too strongly that this development completely disregards maintenance of amenity to neighbouring property. The bulk, scale and height of the proposal are completely out of proportion to and disrespect the streetscape and character of the area.

Submission from:
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