Approved Nearby

Approvals and construction certificates that often come before a sale. Every property here had complying development approved, a construction certificate issued or changes lodged to approved plans in the last 8 weeks.

Lower North Shore

8 Sep 2026 to 3 Nov 2026

Mosman, Cremorne, Cremorne Point, Neutral Bay, Crows Nest and Cammeray

Date	Property	What happened (estimated cost of works)
25 Oct	**60 Kareela Road** Cremorne Point	**Construction under way**: dual occupancy, $4.1m, builder Black Label Developments, first certified Sep 2025
19 Oct 6 Oct	**111 Chandos Street** Crows Nest	**Changes lodged to approved plans** for the 10-apartment building (not yet decided) **Construction certificate issued**: 10 apartments, $11.2m, builder Credence Constructions
15 Oct	**29 Holdsworth Street** Neutral Bay	**Complying development approved**: attached dual occupancy, $1.1m
13 Oct	**30 Milner Street** Mosman	**Complying development approved**: new house replacing existing, $1.5m
9 Oct	**88 Alexander Street** Crows Nest	**Construction under way**: apartments over shops, $33.8m, builder Versatile Made Construction, first certified Mar 2026
7 Oct	**7 Premier Street** Neutral Bay	**Complying development approved**: subdivision
2 Oct	**129 Willoughby Road** Crows Nest	**Construction under way**: 10 apartments over shops, $7.6m, builder Growthbuilt, first certified Sep 2025
1 Oct	**696 Military Road** Mosman	**Construction under way**: apartments over shops, $45.2m, builder Fleek Constructions, first certified Jan 2026
30 Sep	**566-570 Military Road** Mosman	**Construction under way**: apartments over shops, $13m, builder Rogers Construction Group, first certified Jan 2026
29 Sep	**4 Macpherson Street** Cremorne	**Complying development approved**: subdivision
21 Sep	**12 Lillis Street** Cammeray	**Construction under way**: apartment building, $9m, builder Talinga Construction, first certified Aug 2025
21 Sep	**6 Thrupp Street** Neutral Bay	**Construction under way**: apartment building, $3.5m, builder Tash Group, first certified Jul 2024
17 Sep	**17 Montpelier Street** Neutral Bay	**Construction under way**: attached dual occupancy, $4.3m, builder Skycon Projects, first certified Apr 2026

Complying development approved means a council or registered certifier approved the work under the state's fast-track codes, so no DA was needed.
Construction certificate issued means a certifier has approved the building plans. Construction can't start without one.
Construction under way means a later construction certificate has been issued for a project that was first certified earlier. Large projects are often certified in stages.
Changes lodged to approved plans means a development consent exists and a change to it has been lodged. The change may not be decided yet.

Signals and suggested notes

Knockdown rebuild

Most owners rebuild to stay. Some sell with the approval in place instead, and some build to sell once the house is finished.

"If you'd ever like a figure for what your place is worth with the approved plans, or what the finished house might fetch in Mosman, I'd be happy to help."

Dual occupancy

A dual occ creates two homes on one lot: some owners keep one and sell the other, others build both to sell. Once under way, completion and any sale may still be months off.

"If you're thinking of selling one of the new homes when they're finished, I can show you what similar new homes in Cremorne Point have sold for this year."

Subdivision

Subdividing creates titles that can be sold separately.

"If you're thinking of selling one of the new lots once the titles are registered, I can tell you what comparable properties in Neutral Bay have sold for this year."

Apartment project

Usually a developer. Larger projects often already have a project marketer; smaller ones sometimes sell through a local agent once built. The developer's name is on the DA.

"If you haven't settled on an agent for the apartments at 111 Chandos Street, I'd welcome the chance to show you how I'd sell them to Crows Nest buyers."

Sample issue covering 8 weeks: 13 properties, an average of 1.6 a week. From December it arrives every Monday for the suburbs you farm. First month free, then $99 a month. Reserve at approvednearby.com.

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