

Why we're doing this – and what happens next

We're preparing a masterplan to guide how Mosman grows over the coming years. This update answers the questions we've heard most often, and sets out the steps still ahead. No decisions on final planning controls have been made.

Why we're preparing a masterplan

The NSW State Government has introduced new Low and Mid-Rise (LMR) housing rules that require increased density right across Greater Sydney – not just in Mosman. It is a broad-brush, State-imposed policy: the same blanket controls are forced on every council regardless of a suburb's character, heritage or infrastructure limits, and it is not something Mosman chose.

Rather than accept a one-size-fits-all outcome, Mosman Council is responding with its own place-based plan that meets the State's housing targets on our terms – delivering at least 4,700 new homes (equal to or more than the LMR) while aiming to:

- Protect established low-density neighbourhoods.
- Direct growth to more suitable areas, such as the Military Road and Spit Road ridges, which have better access to transport, services and centres.
- Ensure infrastructure, traffic, amenity and local character are properly considered and planned.

Our commitment

- Evidence-based planning.
- Transparent decision-making.
- Providing multiple opportunities for community input at every step.

This early consultation is just one of several formal steps still ahead.

Your questions answered

What was the recent consultation?

It was early, non-statutory consultation to test options and understand community preferences, helping us to shape a draft masterplan. It was not a final plan, a rezoning proposal, a Council decision, or your only chance to comment. It was a preliminary stage.

Why were two options released?

Before preparing a draft masterplan, Council wanted to understand community views on the scale, extent and impact of change. We released two general options – 'low and wide' and 'high and narrow' – each delivering the same number of new homes as the LMR, but distributed differently. 'Low and wide' spreads lower-rise change more gradually across a wider area around the local centre; 'high and narrow' concentrates taller buildings along the Military Road and Spit Road corridor and at Spit Junction, leaving more of Mosman untouched. Feedback on these options helps us settle on the right direction for the draft masterplan we'll take to public exhibition.

Why wasn't the LMR included as an option in the consultation?

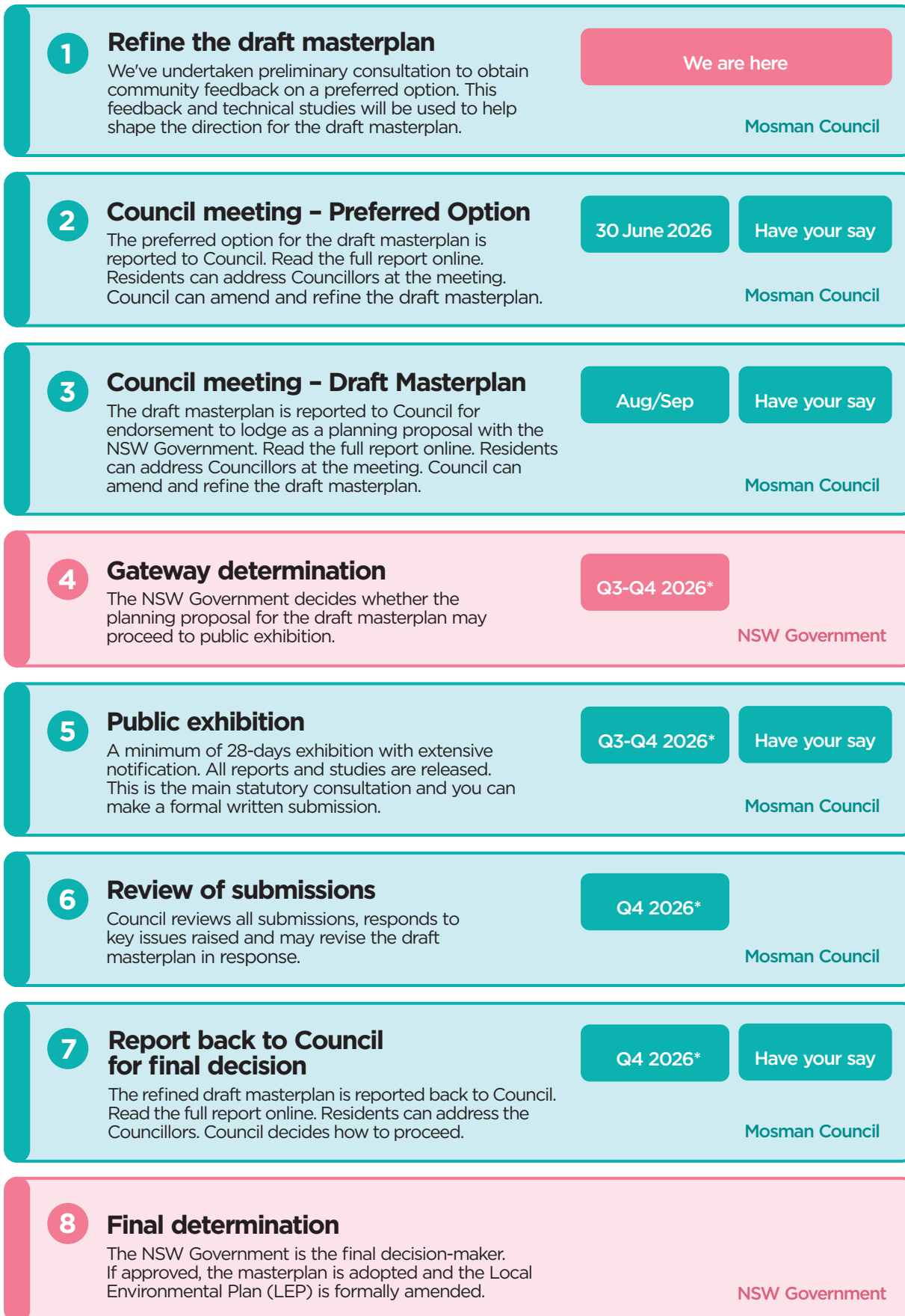
Council resolved to prepare this masterplan precisely in response to the LMR, having assessed that its blanket controls would have unacceptable impacts on local amenity. We appreciate that our own plan will also bring change – but these are considered, evidence-based trade-offs, deliberately directed to areas close to major transport and main arterial routes rather than spread through established residential streets. Re-listing the LMR as an 'option' would run counter to the very reason the masterplan was started.

Why haven't the detailed reports been released yet?

The detailed studies – building heights and densities, traffic and transport, infrastructure capacity, urban design, local character and public benefits – are still being prepared as part of a full draft masterplan package. They'll be released and publicly exhibited during the formal consultation phase with the draft final masterplan.

Next Steps

We're following the NSW Government's formal process for changing planning controls. It involves several stages and decision points – and you will be given further opportunity to have your say.



* These are approximate timings only.