



Letter from the Mayor Planning Mosman's Future Together

Dear Resident,

Since my letter in October last year, Council has made important progress on developing a **strategic long-term Masterplan** to guide how Mosman responds to the State's Low and Mid-Rise Housing reforms (LMR).

Council's timing and approach have been the result of a deliberate and strategic process to ensure the **best possible outcome for Mosman**. While these reforms apply across all of Sydney, we have successfully secured agreement from the Minister to develop a comprehensive Masterplan tailored to **Mosman's unique circumstances**, allowing us to influence how density is applied locally.

Normally, a Masterplan of this scale would take **two-and-a-half years** to develop; however, Council is **fast-tracking this work** to develop a strategic plan that reflects Mosman's values, character and community aspirations.

Building the Foundations

Work is well underway building the foundations needed to support this accelerated Masterplan. Council has engaged leading planning consultants, who have extensive experience with State planning processes and were instrumental in the development of Ku-ring-gai's precinct planning.

In parallel, we are progressing several important pieces of work that will shape Mosman's future, including:

- *A new Affordable Housing Policy*
- *A comprehensive infrastructure assessment*
- *A revised development contributions framework*
- *Discussions with the Minister for Roads regarding local roads and transport improvements*

Working within State Planning Reforms

Our strategy has been **to work with the State** rather than against it, recognising that genuine influence is achieved through constructive engagement. This approach has already secured several outcomes that strengthen Mosman's position and help maintain greater control over how our future is shaped.

The Minister has been clear that the LMR will not be paused during the development of our Masterplan, meaning some development may proceed before it is finalised. However, Council will **continue to advocate strongly** for a **pause in Mosman** while we progress our plan.

Planning Growth in the Right Places

Where increased density is required, Council has been clear that it must be **well-designed and placed in the most appropriate locations**, including: the town centre, the Spit/Military Road corridor and Spit Junction.

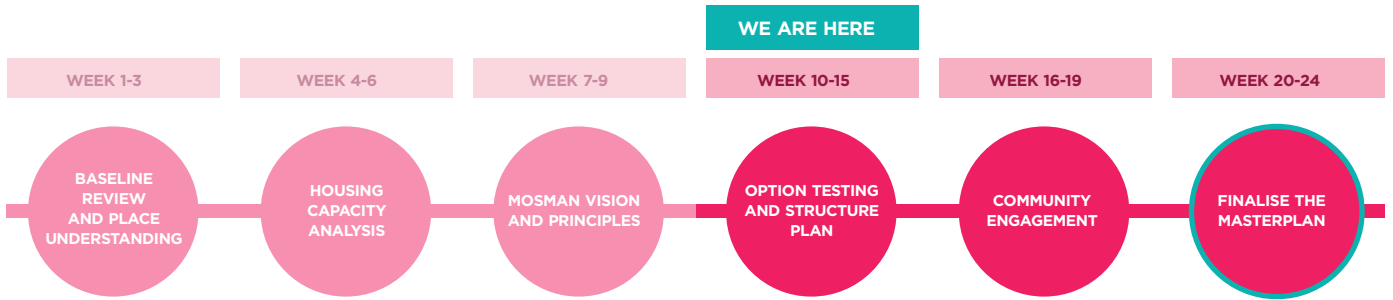
These areas are closest to transport, services and amenities, making them the most appropriate places for growth while protecting the character of Mosman's neighbourhoods and allowing infrastructure to be planned alongside development.

A comprehensive update report will be provided at our April Council meeting where more information will be available. This will be followed by more communications and community engagement. Our focus remains on achieving the best possible outcome for Mosman.

Yours sincerely,

Ann Marie Kimber

Timeline: Masterplan Project



Stay informed



Website: Mosman Masterplan

The Mosman Masterplan page provides an overview of the Masterplan being developed to guide how Mosman grows and changes. It includes details about the planning process and opportunities for the community to get involved. Your feedback will help shape the final plan and guide Mosman's future.



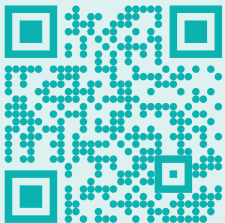
Videos: Staff discuss the Masterplan

To raise community awareness, we're releasing video updates to help further explain what's happening in the project and the benefits of the Masterplan for Mosman. Scan the QR code below to watch the updates on our website or view via @mosmancouncil YouTube channel.



Listening: Drop in and webinars

Stay on the lookout for upcoming community information sessions, online webinars and surveys, which will be listed on the Masterplan page soon.



To find out more and stay informed scan the QR code or visit yourvoicemosman.com.au/masterplan

You can also register for information delivered direct to your inbox by signing up for the MosmanNOW eNewsletter.

Masterplan Framework

Baseline Review and place understanding

A thorough understanding of the area's character alongside a review of existing strategic policies and planning controls.

Housing Capacity Analysis

An analysis that tests the LMR's real planning potential and likely delivery to set a suitable housing target for the Mosman Masterplan.

Mosman Vision and Principles

A vision-led framework defining objectives, principles, key moves, and precedent-informed concepts to guide Mosman's future growth.

Option testing and structure plan

A combination of option testing, iterative massing, impact analysis, and community infrastructure and movement planning to refine and finalise three design scenarios for the project.

Community engagement

An opportunity to review the proposed planning scenarios, ask questions and provide feedback via a dedicated webinar, drop-in sessions and an online survey

Finalise the Masterplan

A refined masterplan based on community and DPHI feedback, supported by detailed built form controls and structure plans that show how housing density could be distributed, impacts minimised, development capacity defined, and approaches to affordable housing and local infrastructure articulated.

Mosman's Advocacy

Council continues to advocate for development that is guided by community-led planning controls, located in the right places and supported by appropriate infrastructure investment. Key actions are outlined in Mosman's Advocacy Timeline available online.