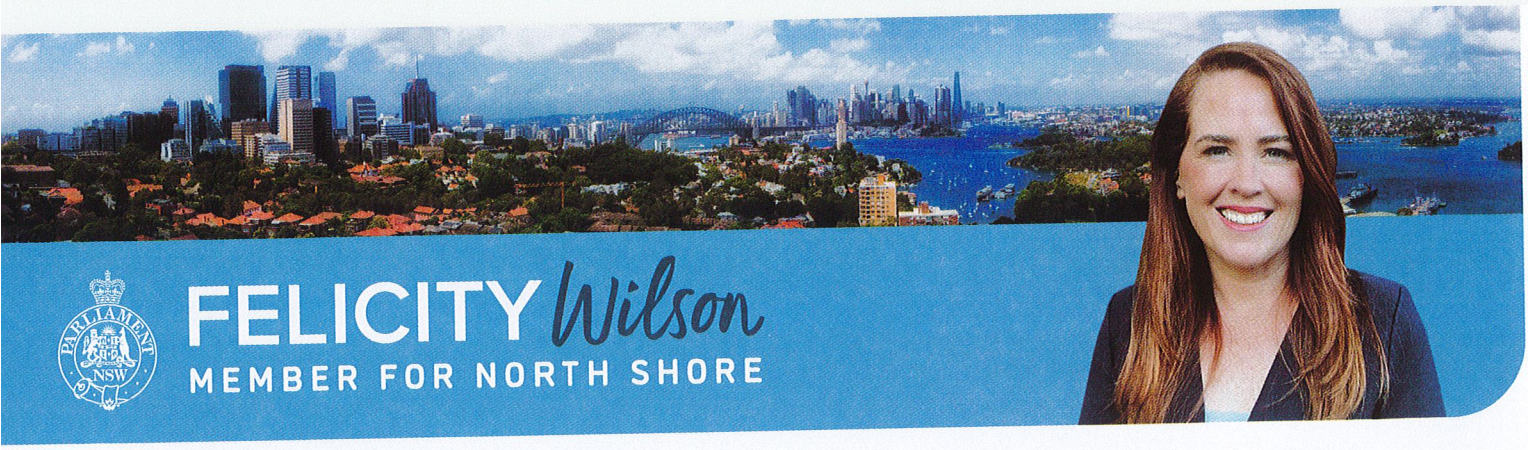

FELICITY Wilson
MEMBER FOR NORTH SHORE

Cr Ann-Marie Kimber
Mayor
Mosman Council
PO Box 211
Spit Junction NSW 2088

By email: mayor@mosman.nsw.gov.au

Dear Cr ~~Kimber~~ Ann-Marie

I am writing to share feedback that my office has received regarding Mosman Council's Mosman Masterplan consultation to ensure that they are considered by council during your review of submissions received during the consultation period.

I want to thank you and Mosman Council for the significant work that has been undertaken in a relatively short time frame to develop the Mosman Masterplan, and for your commitment to ensuring residents have a meaningful voice in shaping the future of our community. I have appreciated working with you to advocate Mosman's concerns directly to the Minister for Planning and Public Spaces.

Planning and development are consistently the issue I am hearing most from residents in Mosman. They are concerned about the pace and scale of proposed change, the loss of local character, and their diminishing ability to meaningfully participate in decisions that will fundamentally alter the neighbourhood they call home. In particular, concerns have been raised with me regarding the Minns Labor Government's Low and Mid-Rise housing policy (LMR) and that it does not maintain the character, amenity, and liveability of Mosman.

Community feedback I have previously received regarding the Minns Labor Government's LMR policy was consistently in strong opposition to the LMR altogether raising concerns about overdevelopment, increased pressure on local infrastructure, increased traffic congestion, and the potential loss of character across Mosman.

However, following the Mosman Masterplan community consultation I have heard from residents who would rather the Minns Labor Government's LMR policy be adopted instead of council's Masterplan. Their reasoning is that the LMR, while imperfect, contemplates a more varied typology of housing rather than concentrating all growth into high-rise towers along a single arterial corridor.

Some residents have expressed serious concern about proposed building heights, particularly in and around the Military Road and Spit Junction corridors. There is strong support among residents for any Masterplan to include meaningful height controls that protect low-density residential streets from the impacts of high-density development on adjoining sites.

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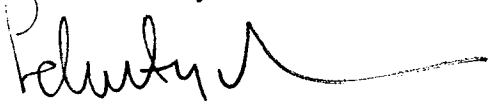
These residents have highlighted issues including increased traffic congestion, pressure on existing infrastructure and services, parking availability, impacts on local street scapes, and overshadowing.

Feedback that has been consistent is that residents across our community are feeling increasingly shut out and helpless when it comes to planning and development. Concerns have been raised with me regarding the Minns Labor Government's changes to Community Participation Plans and broader planning reforms that reduce genuine consultation and make it harder for residents to have their voices heard.

I note that Mosman Council will now be reviewing the submissions and feedback received during the consultation process and that you will be working to refine the Masterplan based on this feedback before further public consultation prior to any final determination and implementation.

I thank you for progressing an opportunity for meaningful community input and will continue to work alongside you for our community.

Yours sincerely



Felicity Wilson MP
Member for North Shore