



Maps





Mosman Masterplan

Maps

August 2026

Mosman
COUNCIL

9.1 Land Use Zoning (LZN) map

Map 9.1

KEY

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Masterplan boundary

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Areas of change

ZONING

RE1 Public recreation

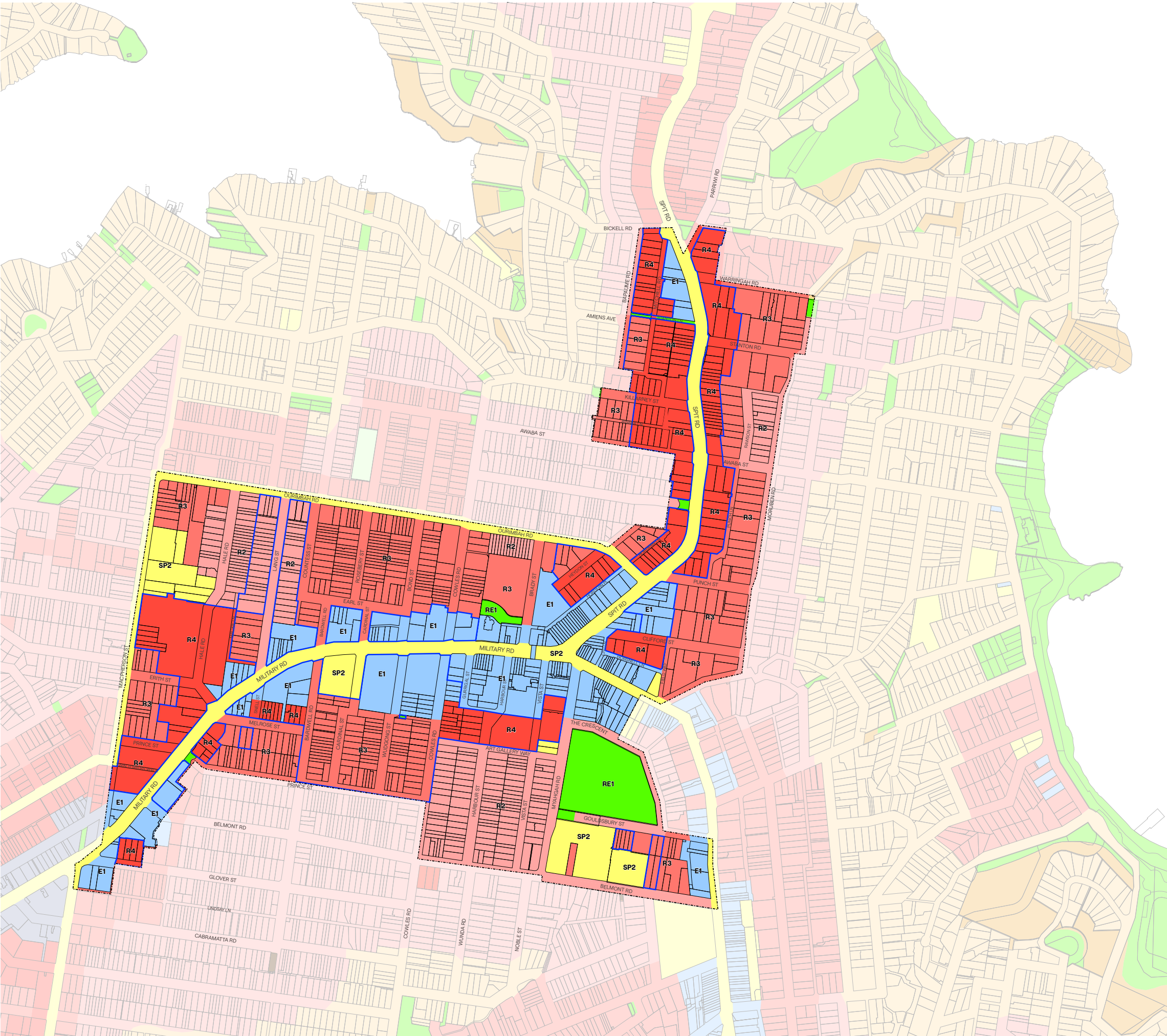
E1 Local centre

R2 Low density residential

R3 Medium density residential

R4 High density residential

SP2 Infrastructure



Land zoning Map

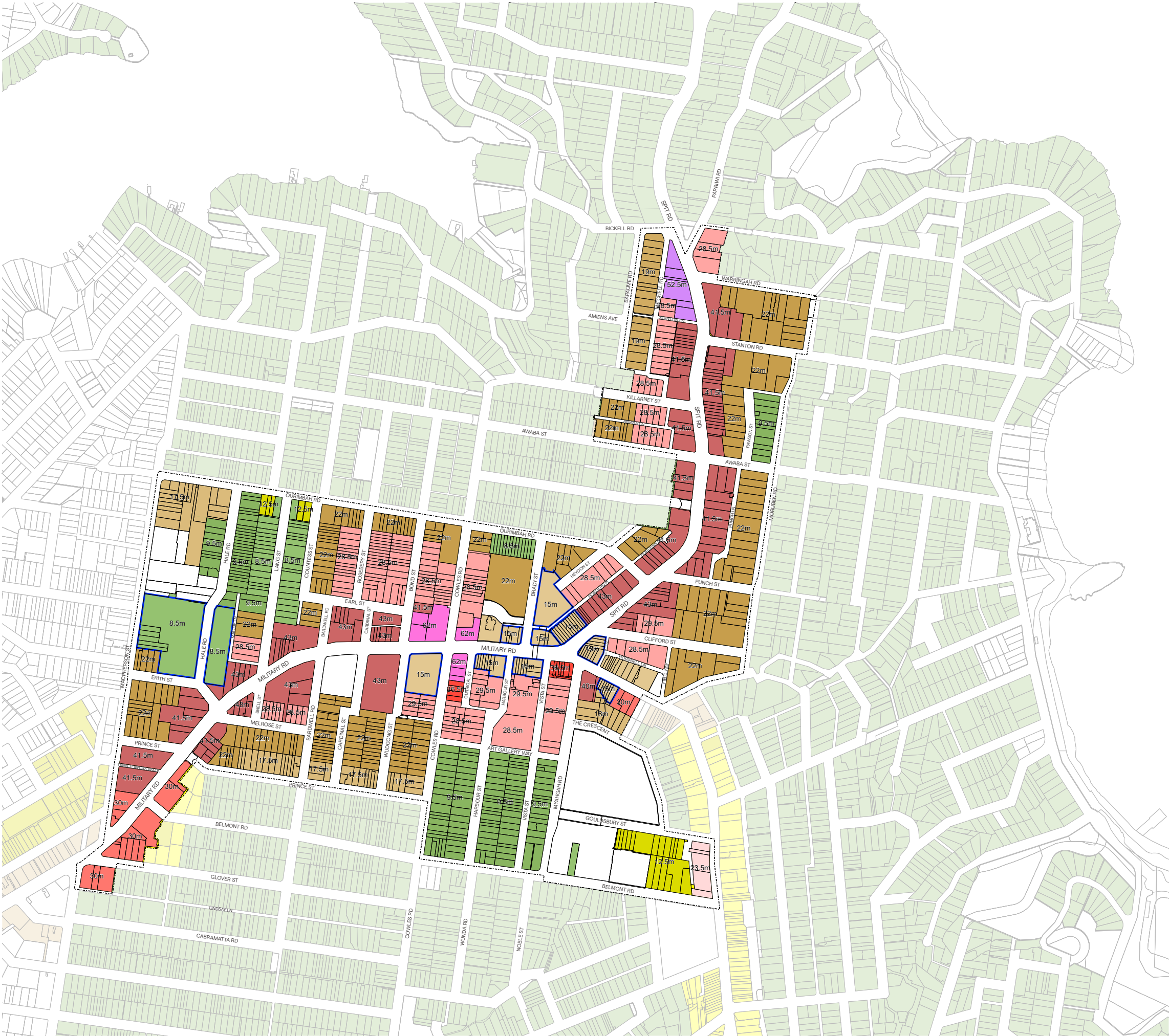
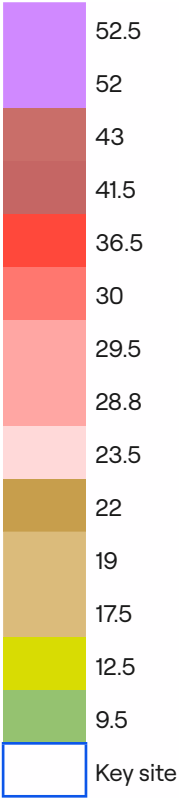
9.2 Height of buildings (HOB) map

Map 9.2

KEY

----- Masterplan boundary

HOB (M)



Height of Building Map

1:14000 @ A3

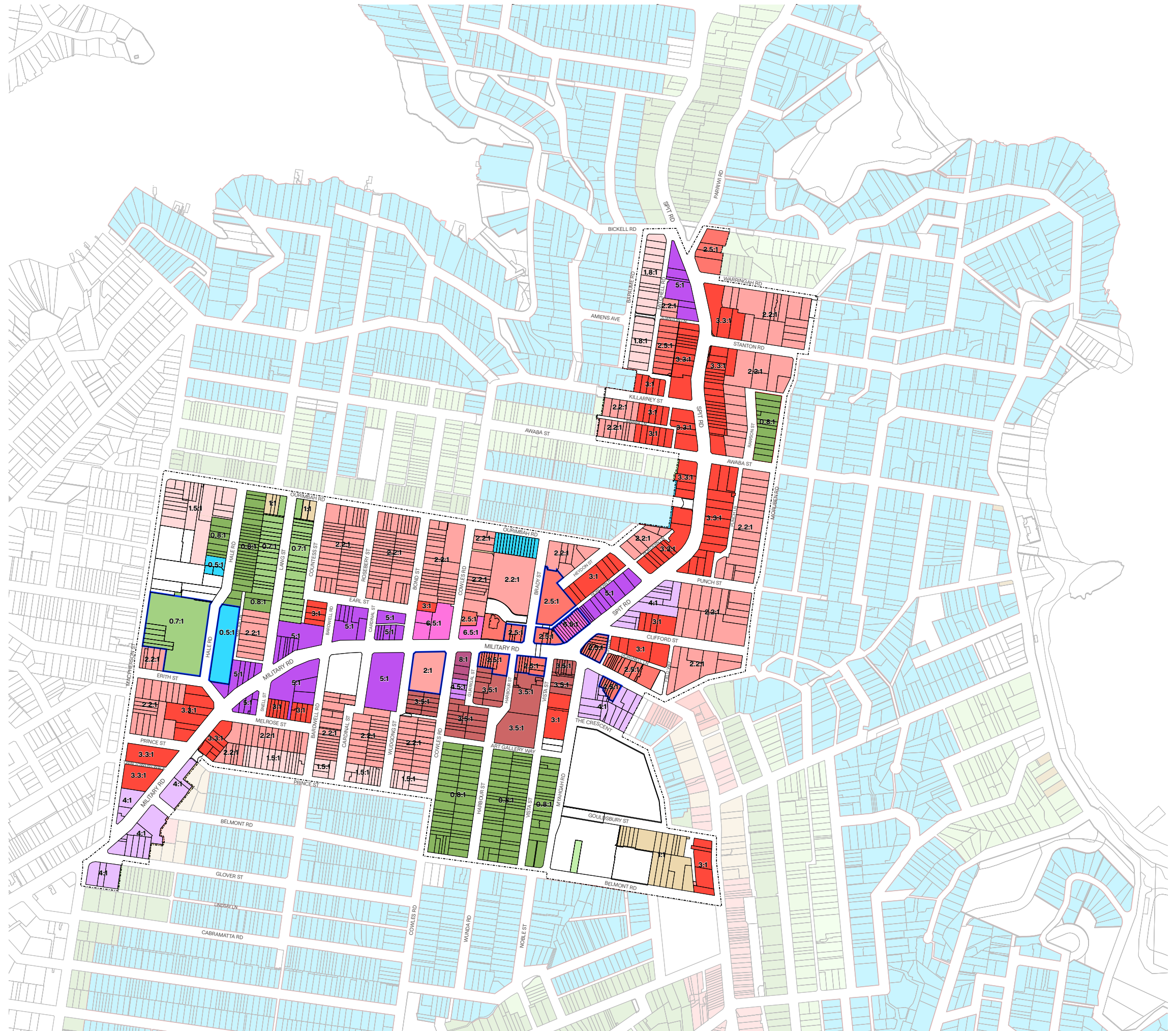
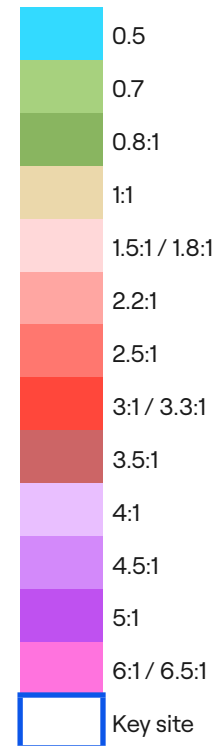
9.3 Floor Space Ratio (FSR) map

Map 9.3



■■■■ Masterplan boundary

FSR (:1)



Floor Space Ration Map

4000@A3 

9.4 Key sites

Map 9.4

	Address	Public benefit	Minimum site area	HOB(m)	FSR
A	The Manors of Mosman, 6 Hale Rd	2,000 m² of publicly accessible open space, and - Through site link		43	3.2:1
B	634, 636, 638, 640, 646, Military Rd	- Through site link, and - Community facility (1,000 sqm warm shell) + parking at 1/20sqm OR 5% Affordable housing		62	6:1
C	1-3 Brady Street, to 2-6 Spit Road	- Pedestrian bridge and, - Through site link and, 1:1 Minimum non residential FSR, and 5% affordable housing, and - Community facility (1,000 sqm warm shell) + parking at 1/20sqm OR additional 5% affordable housing		67.5	8:1
D	515, 517, 519, 521, 523, 525, 527, 529 Military Rd	- Through site link, and - Community facility (1,500 sqm warm shell) + parking at 1/20sqm OR 5% affordable housing		62	8:1
E	537-555 Military Rd	- Pedestrian bridge, and - Minimum 1:1 non residential FSR, and - Through site link, and - Community facility (1,500 sqm warm shell) + parking at 1/20sqm OR 6% affordable housing.		52.5	6.5:1
F	1-3 Brady St	1,500 m² of publicly accessible open space, and - Minimum 1:1 non residential FSR, and 267 public car parking spaces		73.5	7:1
G	8,10, 12, 14, 16, 18,20,22,24,26 28 Spit Rd	3% affordable housing, and - Community facility (1,700 sqm warm shell) + parking at 1/20sqm OR additional 5% affordable housing	2,462 m² minimum site area	52	7:1
H	3,3a,5 Spit Rd 668,670, 672, 674,676,678 Military Rd	3% affordable housing, and - Community facility (1,400 sqm warm shell) + parking at 1/20sqm OR additional 5% affordable housing	1,999 m² minimum site area	62	8:1
I	581, 583, 585,587, 589, 591,593 Military Rd		1,129 m² minimum site area	30	5.5
J	501 Military Road	3 indoor courts and 2% affordable housing		62	5:1



Key Sites Map

9.5 Heritage map

Map 9.5

KEY

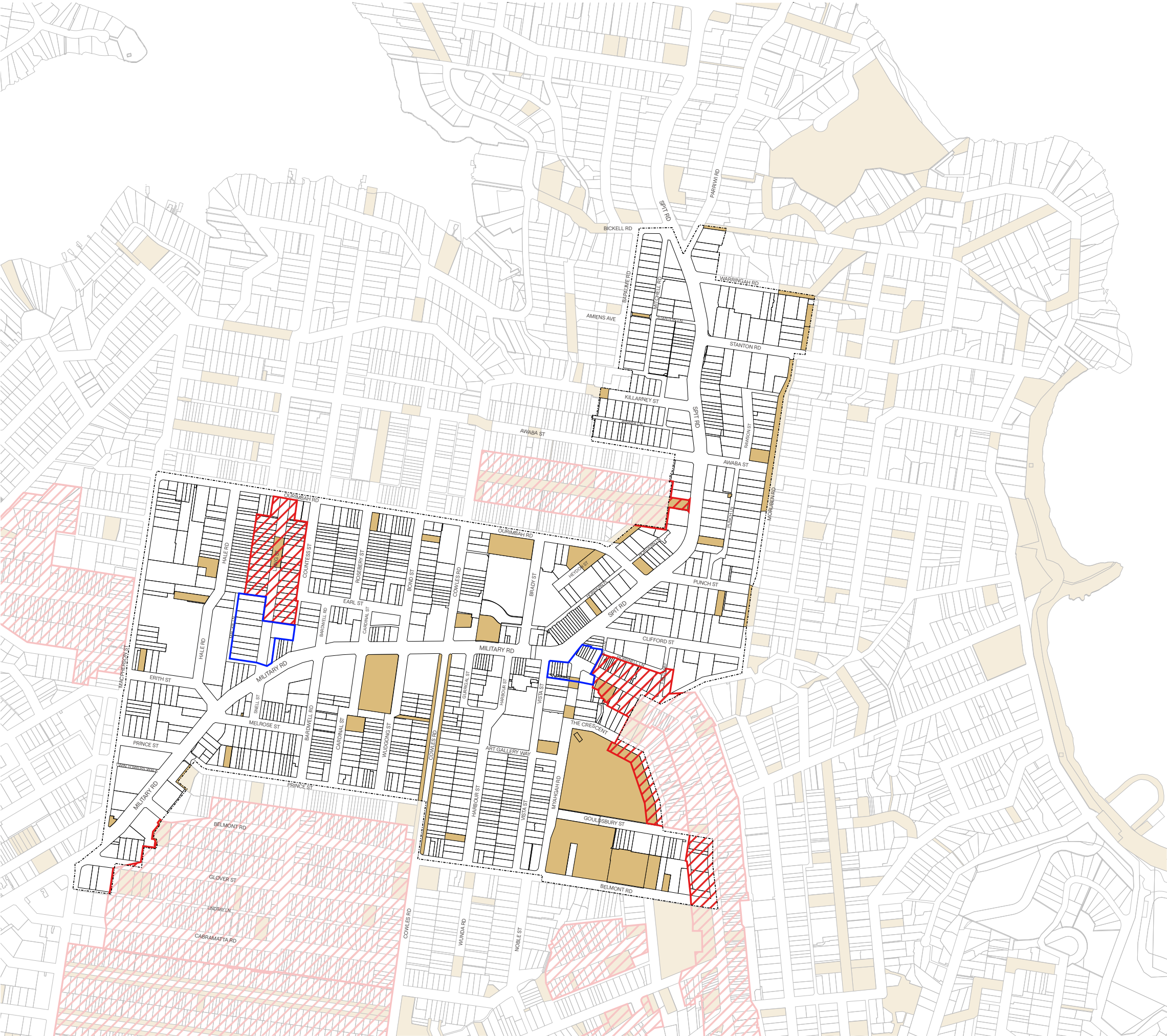
Masterplan boundary

HERITAGE

Heritage item

Heritage conservation area

Removed conservation area



Heritage Map

9.6 Active frontage map

Map 9.6



KEY

----- Masterplan boundary

ACTIVE FRONTAGES

— Active frontage

Active Frontage Map



9.7 Affordable housing map

Map 9.7



9.8 Minimum street frontages map

Map 9.8



■■■■■ Masterplan boundary

MINIMUM STREET FRONTAGES

 30m minimum street frontage



Minimum street frontage map



Mosman Masterplan

Key Map Amendments

August 2026

Mosman
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Overview

Mosman Masterplan

The draft Mosman Masterplan (the Masterplan) has been prepared in response to the NSW Government's Low and Mid-Rise Housing Policy (LMR). It seeks to amend how LMR applies in Mosman, by reshaping the Policy to provide an equivalent capacity of dwellings, distributed in a community-led and strategically focused Masterplan.

In doing so, the Masterplan will provide capacity for at least an additional 4,700 dwellings.

To provide the capacity for the additional dwellings, the Masterplan proposes changes to the planning controls applicable to properties within the Masterplan study area. The key planning controls being amended include:

- Land Zoning
- Height of Buildings
- Floor Space Ratio
- Heritage Conservation Areas

An overview of the key changes to planning controls proposed under the draft Mosman Masterplan is provided in this report.

≈4,700

new dwellings Mosman must plan for — the number is fixed; the choice is how growth is shaped.

PLANNING CONTROLS

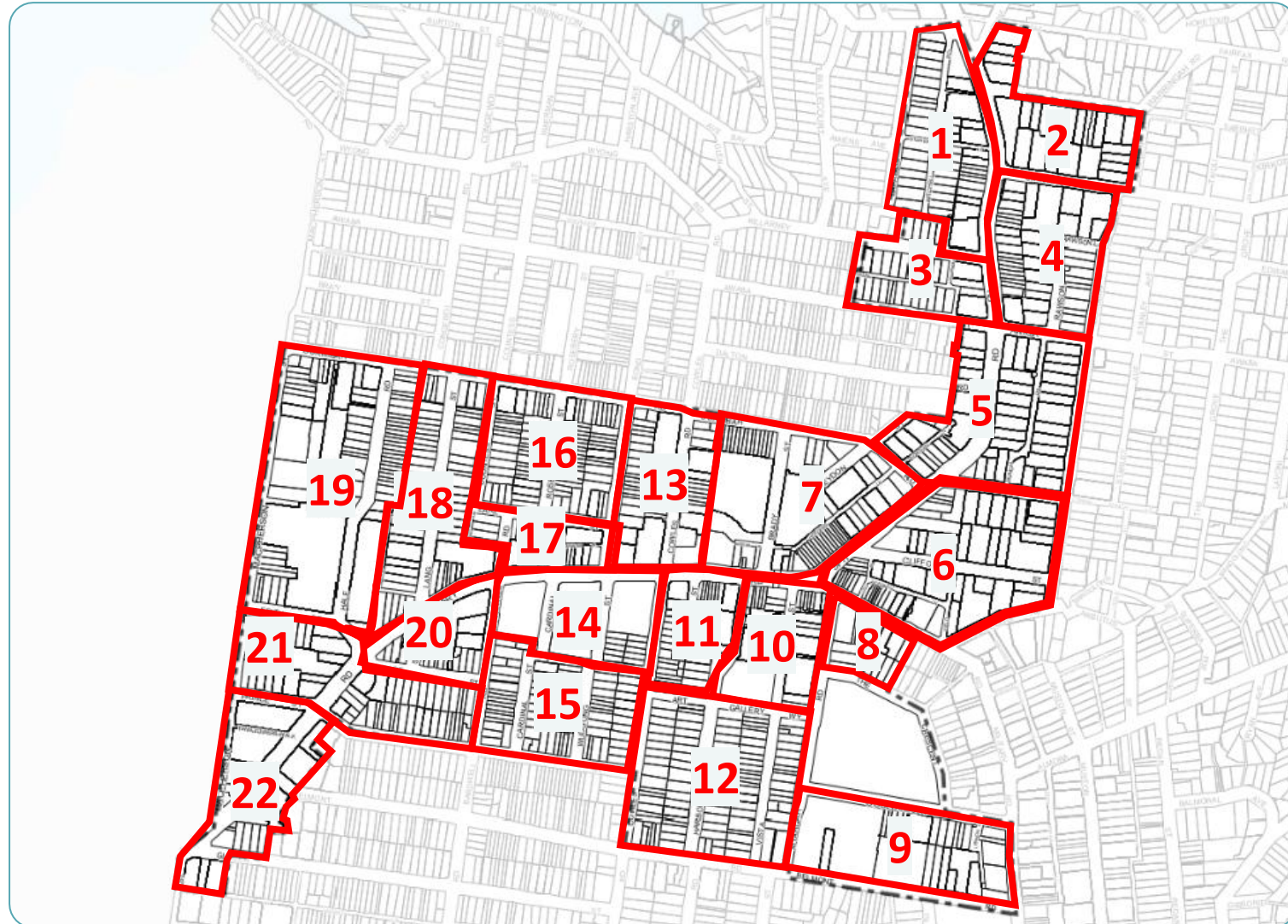
This report provides an overview of changes to planning controls in the draft Mosman Masterplan

- Land Zoning
- Height of Buildings
- Floor Space Ratio
- Heritage Conservation Area

Masterplan Study Area Precincts

For the purposes of this overview, the Masterplan Study Area has been divided into smaller precincts.

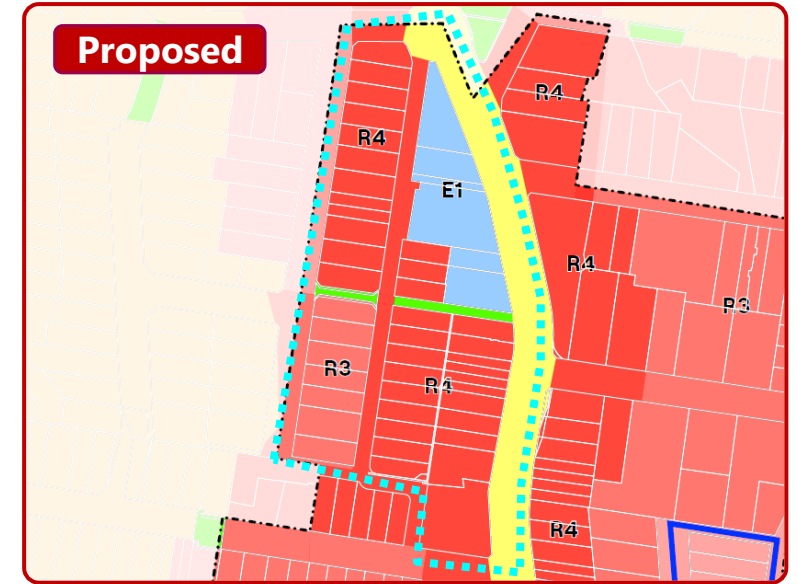
A summary of the proposed changes to key planning controls within each area is provided in this report.



Area 1 – Land Zoning and Floor Space Ratio

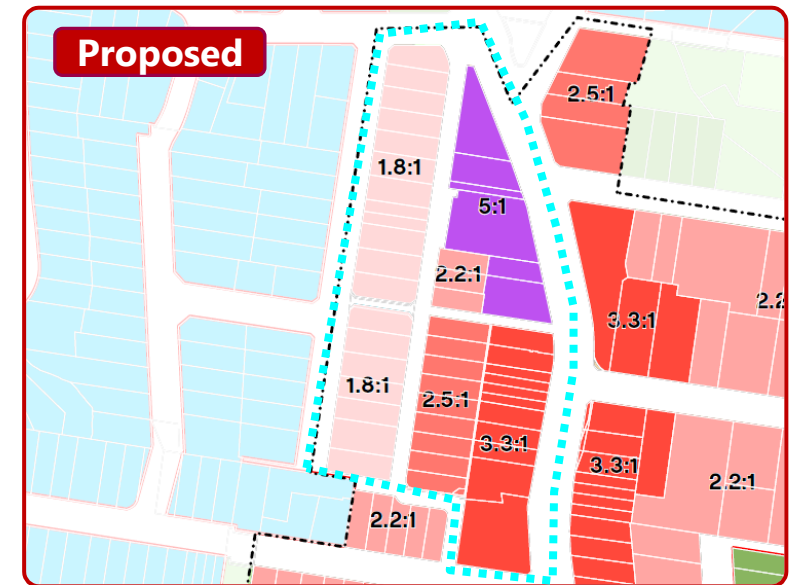
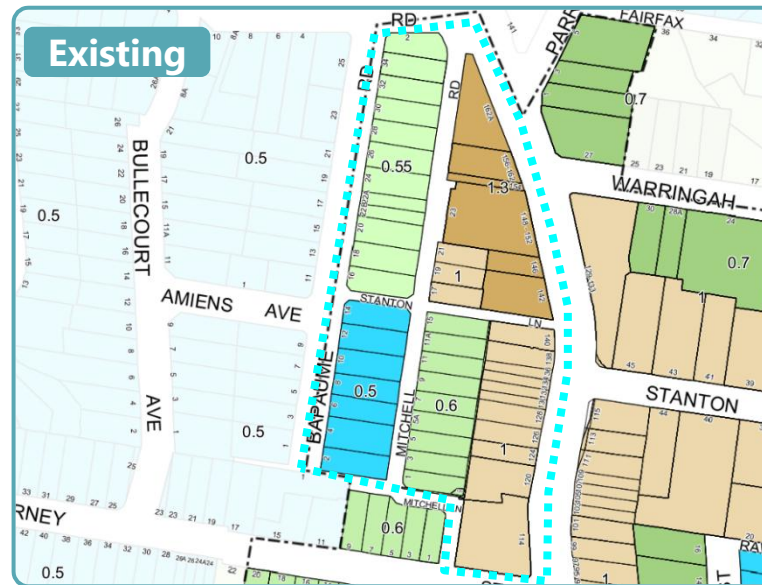
Land Zoning Amendments

- 2-14 Bapaume Rd to be rezoned from R2 to R3
- 16-34 Bapaume Rd, 2 Bickell Rd, 1-21 Mitchell Rd and 114-140 Spit Rd to be rezoned from R3 to R4
- Stanton Lane to be rezoned from R3 to RE1
- 142-162A Spit Rd and 23 Mitchell Rd to retain E1 zoning



Floor Space Ratio Amendments

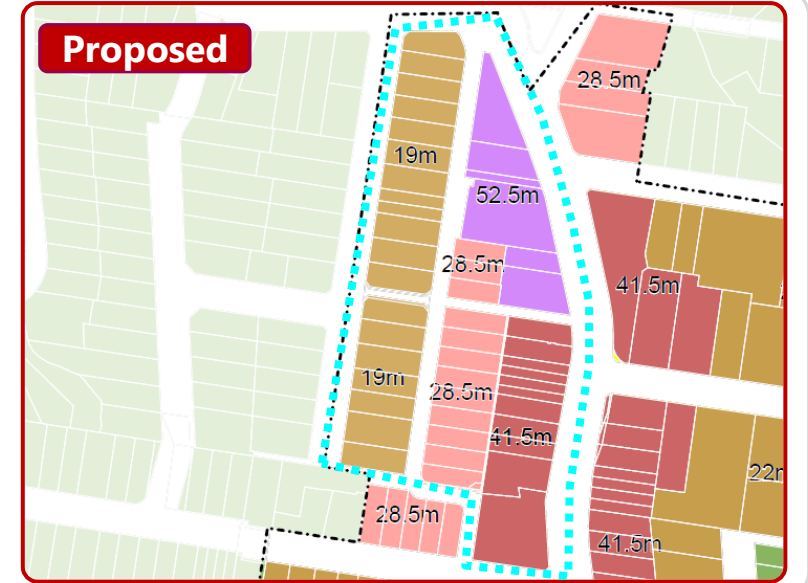
- 2-14 Bapaume Rd to increase from 0.5:1 to 1.8:1
- 16-34 Bapaume Rd and 2 Bickell Rd to increase from 0.55:1 to 1.8:1
- 1-15 Mitchell Rd to increase from 0.6:1 to 2.5:1
- 114-140 Spit Rd to increase from 1:1 to 3.3:1
- 142-162A Spit Rd and 23 Mitchell Rd to increase from 1:3 to 5:1
- 17-21 Mitchell Rd to increase from 1:1 to 2.2:1



Area 1 – Height of Buildings

Height of Buildings Amendments

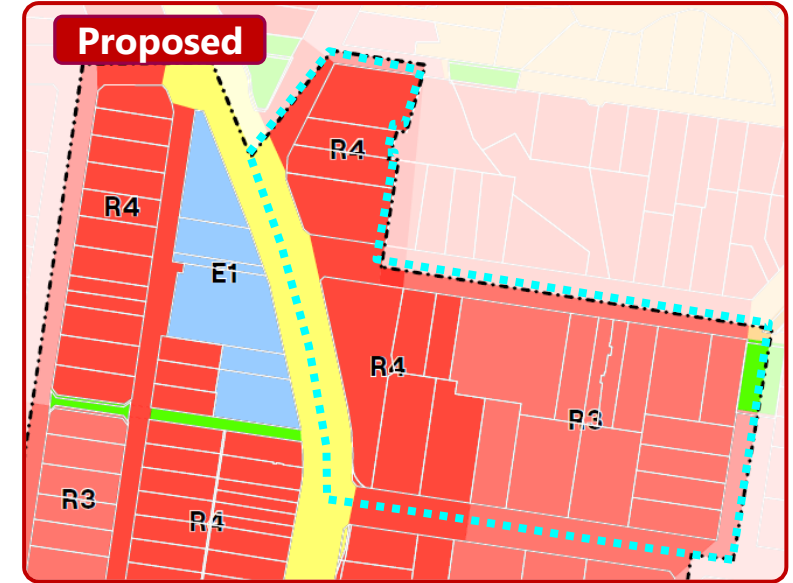
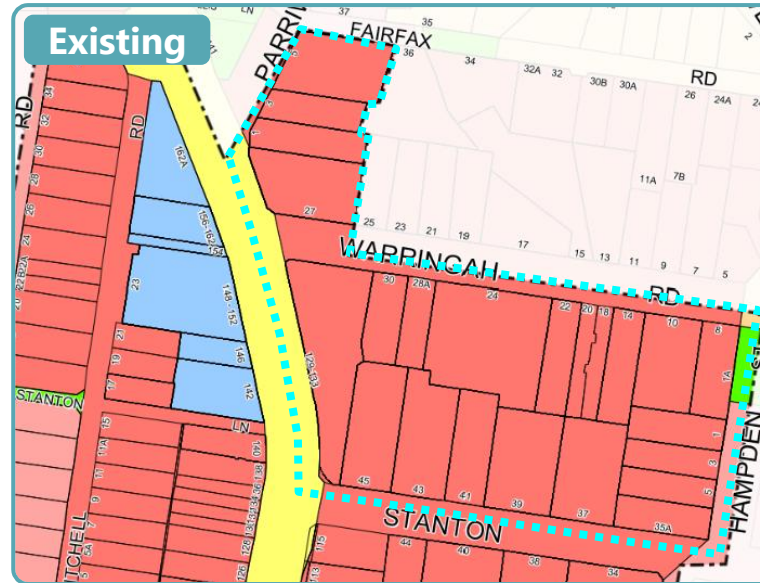
- 2-34 Bapaume Rd and 2 Bickell Rd to increase from 8.5m to 19m
- 1-15 Mitchell Rd to increase from 8.5m to 28.5m
- 114-140 Spit Rd to increase from 11m to 41.5m
- 142-162A Spit Rd and 23 Mitchell Rd to increase from 12m to 52.5m
- 17-21 Mitchell Rd to increase from 11m to 28.5m



Area 2 – Land Zoning and Floor Space Ratio

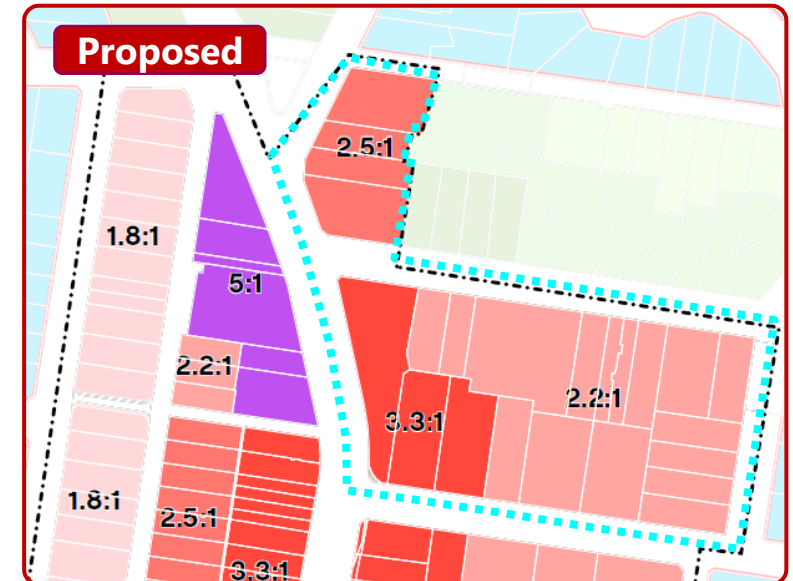
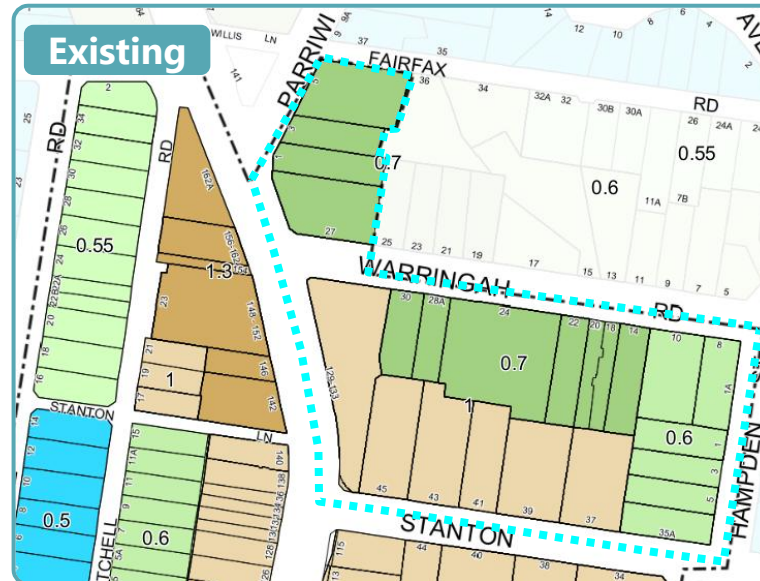
Land Zoning Amendments

- 1-5 Parriwi Rd, 27 Warringah Rd, 28A-30 Warringah Rd, 43-45 Stanton Rd and 129-133 Spit Rd to be rezoned from R3 to R4
- 8-24 Warringah Rd, 35A-41 Stanton Rd and 1-5 Hampden St retain R3 zoning



Floor Space Ratio Amendments

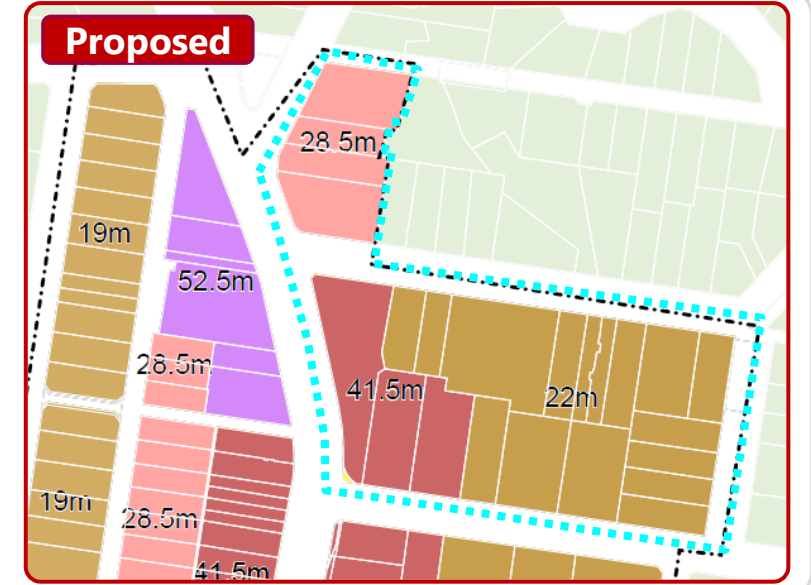
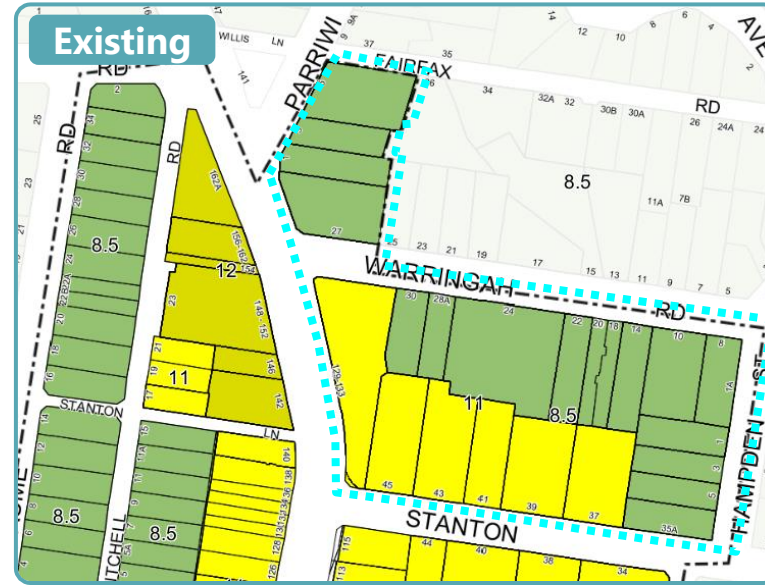
- 1-5 Parriwi Rd and 27 Warringah Rd to increase from 0.7:1 to 2.5:1
- 14-30 Warringah Rd to increase from 0.7:1 to 2.2:1
- 8-10 Warringah Rd, 35A Stanton Rd and 1-5 Hampden St to increase from 0.6:1 to 2.2:1
- 37-41 Stanton Rd to increase from 1:1 to 2.2:1
- 43-45 Stanton Rd and 129-133 Spit Rd to increase from 1:1 to 3.3:1



Area 2 – Height of Buildings

Height of Buildings Amendments

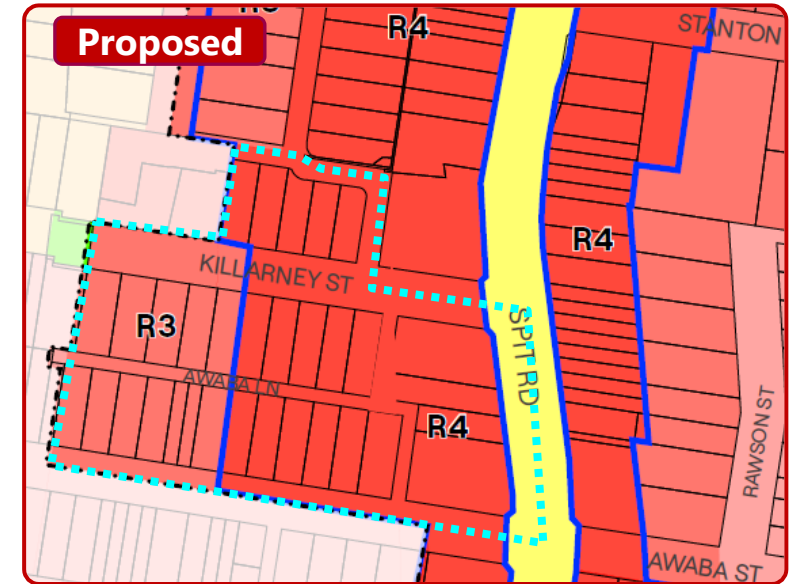
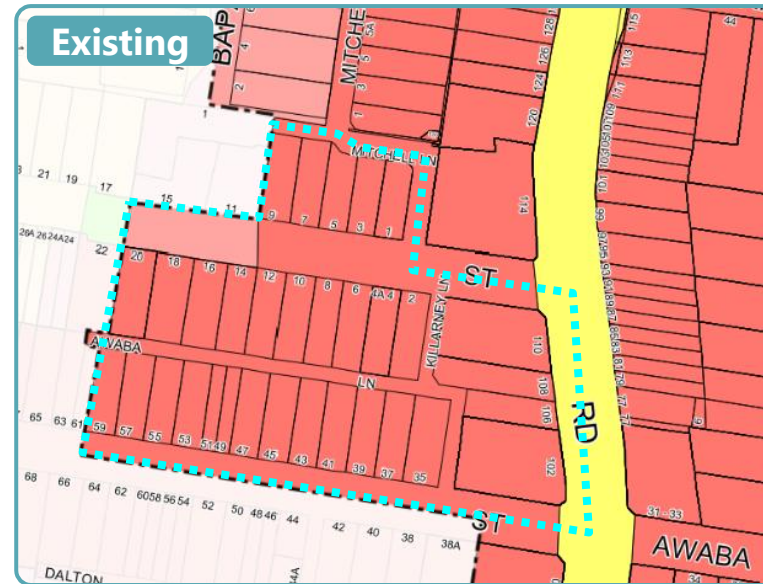
- 1-5 Parriwi Rd, 27 Warringah Rd to increase from 8.5m to 28.5m
- 8-30 Warringah Rd, 1-5 Hampden St and 35A Stanton Rd to increase from 8.5m to 22m
- 37-41 Stanton Rd to increase from 11m to 22m
- 43-45 Stanton Rd and 129-133 Spit Rd to increase from 11m to 41.5m



Area 3 – Land Zoning and Floor Space Ratio

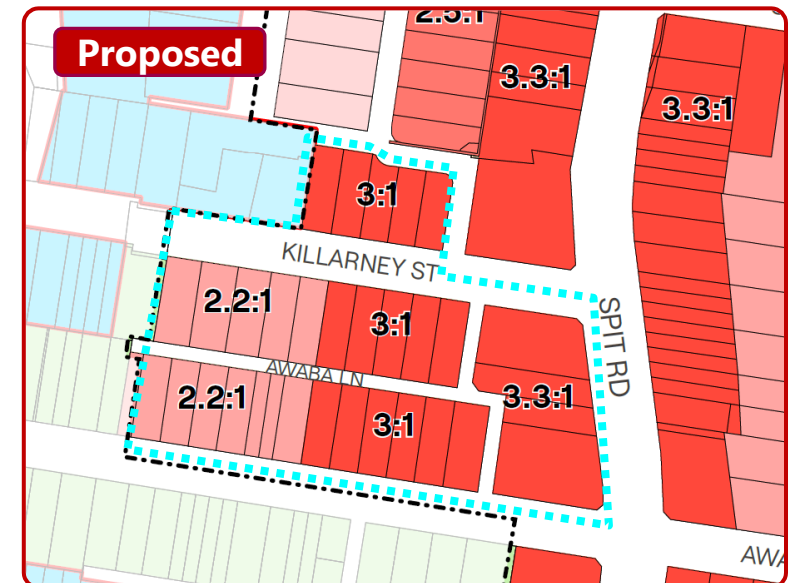
Land Zoning Amendments

- 1-9 Killarney St, 2-10 Killarney St, 35-45 Awaba St and 102-110 Spit Rd to be rezoned from R3 to R4
- 12-20 Killarney St and 47-59 Awaba St to retain R3 zoning



Floor Space Ratio Amendments

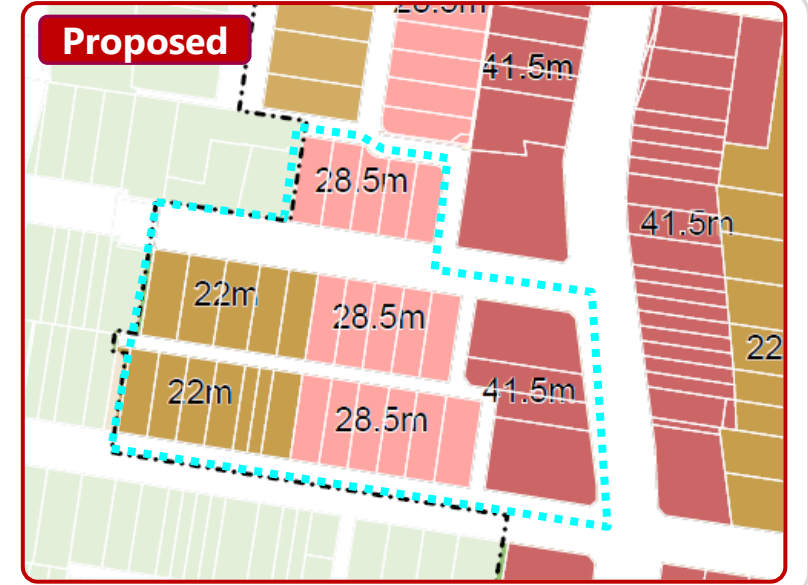
- 12-20 Killarney St and 47 to 59 Awaba St to increase from 0.6:1 to 2.2:1
- 1-9 Killarney St, 2-10 Killarney St and 35-45 Awaba St to increase from 0.6:1 to 3:1 at
- 102-110 Spit Rd to increase from 1:1 to 3.3:1



Area 3 – Height of Buildings

Height of Buildings Amendments

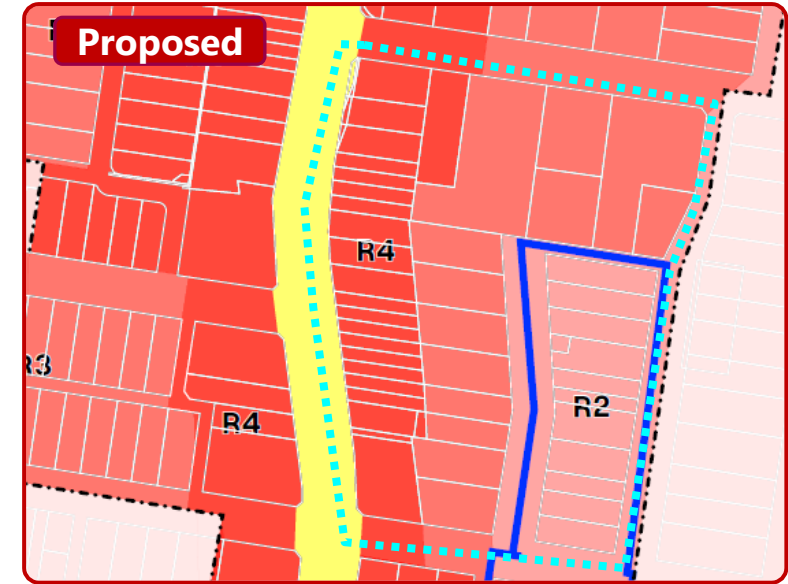
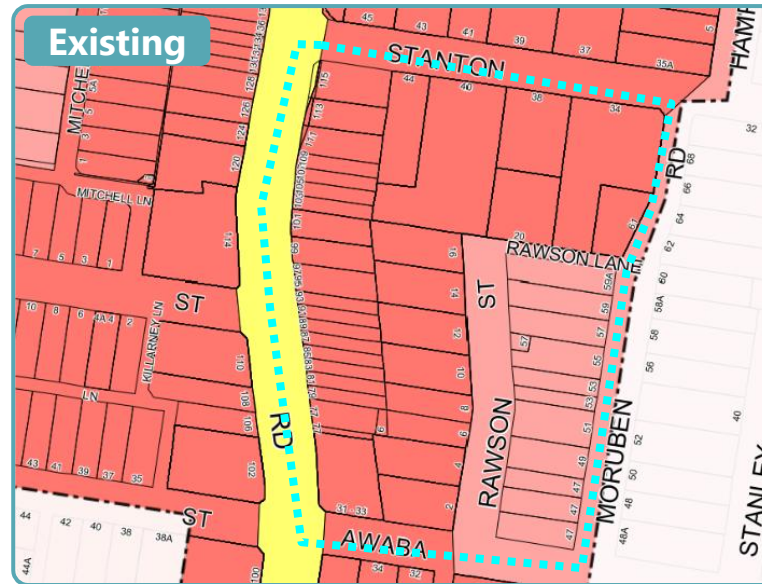
- 1-9 Killarney St, 2-10 Killarney St and 35 to 45 Awaba St to increase from 8.5m to 28.5m
- 12-20 Killarney St and 47-59 Awaba St to increase from 8.5m to 22m
- 102-110 Spit Rd to increased from 11m to 41.5m



Area 4 – Land Zoning and Floor Space Ratio

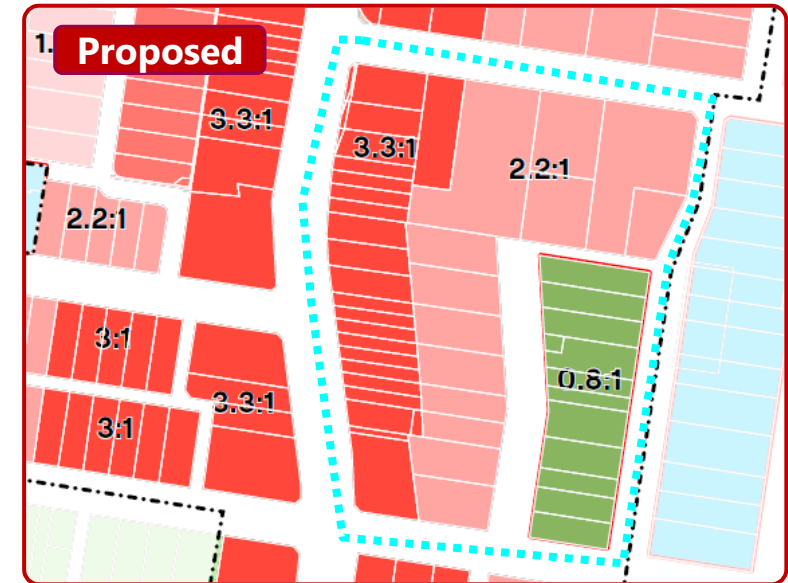
Land Zoning Amendments

- 31-33 Awaba St, 77-115 Spit Rd and 44 Stanton Rd to be rezoned from R3 to R4
- 2-20 Rawson St, 61 Moruben Rd and 34-40 Stanton Rd to retain R3 zoning
- 47-59A Moruben Rd to retain R2 zoning



Floor Space Ratio Amendments

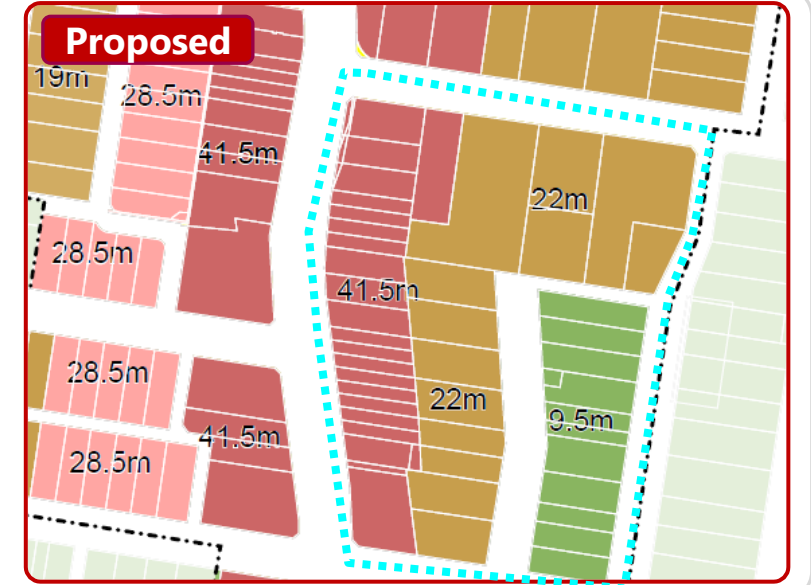
- 47-59A Moruben Rd to increase from 0.5:1 to 0.8:1
- 2-16 Rawson St to increase from 0.7:1 to 2.2:1
- 20 Rawson St, 61 Moruben Rd and 34-40 Stanton Rd to increase from 1:1 to 2.2:1
- 31-33 Awaba St, 77-115 Spit Rd and 44 Stanton Rd to increase from 1:1 to 3.3:1



Area 4 – Height of Buildings

Height of Buildings Amendments

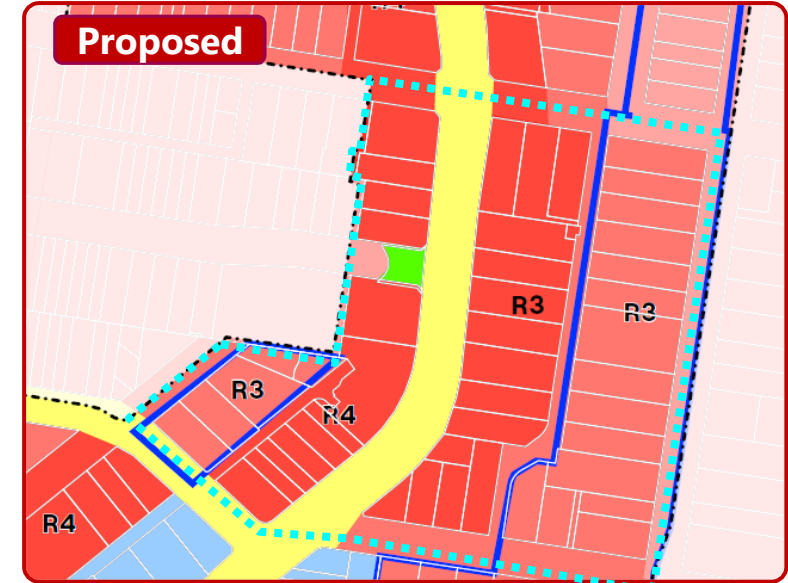
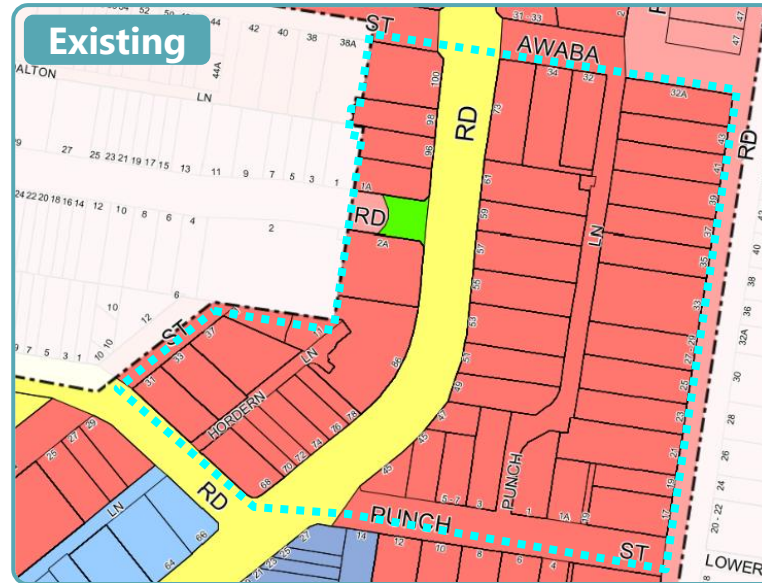
- 47-59A Moruben Rd to increase from 8.5m to 9.5m
- 2-16 Rawson St to increase from 8.5m to 22m
- 20 Rawson St, 61 Moruben Rd and 34-40 Stanton Rd to increase from 11m to 22m
- 31-33 Awaba St, 77-115 Spit Rd and 44 Stanton Rd to increase from 11m to 41.5m



Area 5 – Land Zoning and Floor Space Ratio

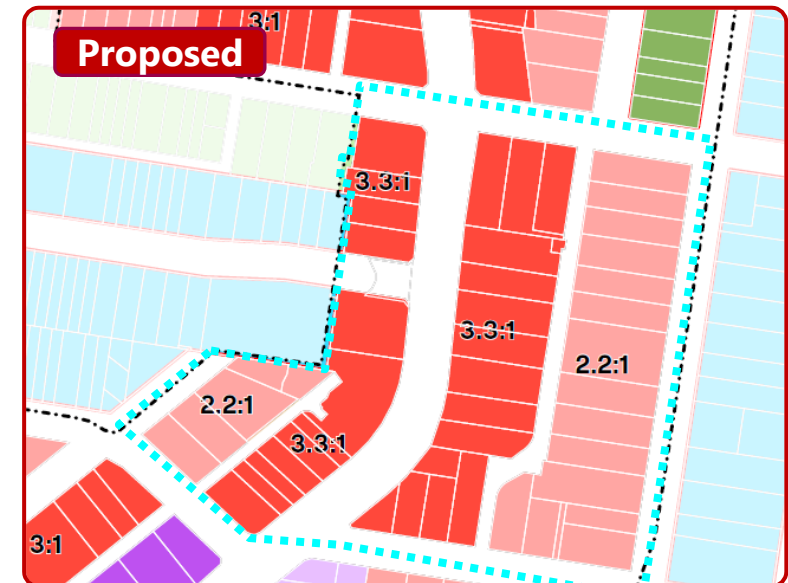
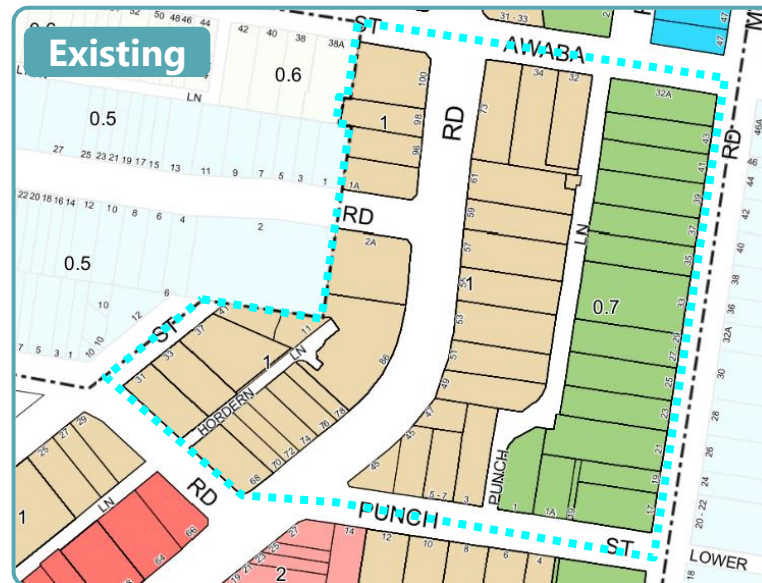
Land Zoning Amendments

- 68-100 Spit Rd, 45-73 Spit Rd, 1A & 2A Dalton Rd, 3-7 Punch St and 32-34 Awaba St to be rezoned from R3 to R4
- 31-41 Heydon St, 11 Hordern Ln, 17-43 Moruben Rd, 32A Awaba St and 1 & 1A Punch St to retain R3 zoning



Floor Space Ratio Amendments

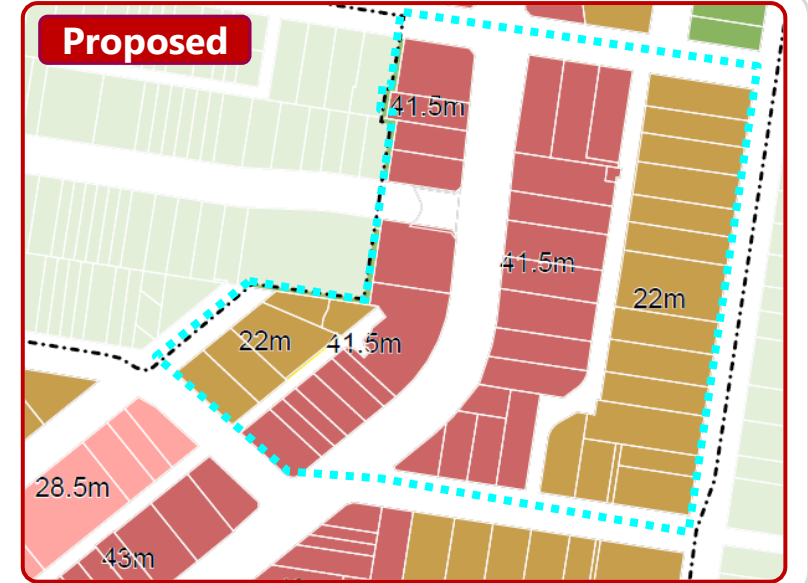
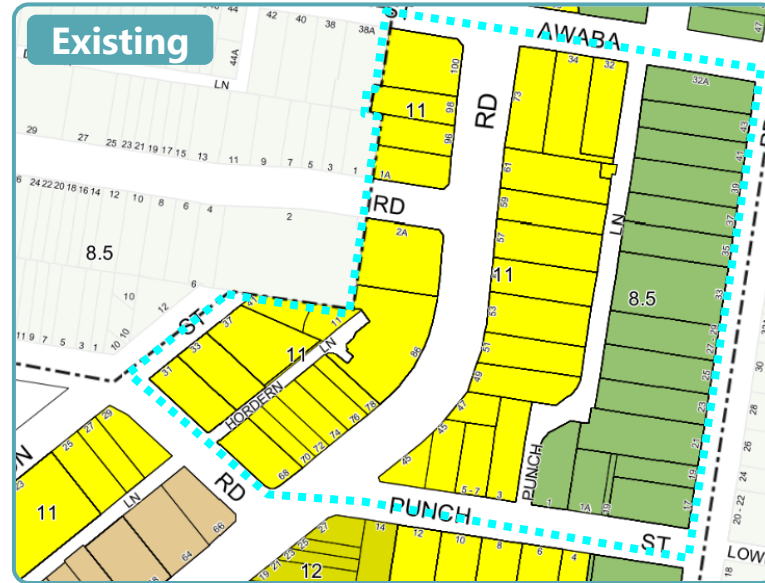
- 17-43 Moruben Rd, 32A Awaba St and 1 & 1A Punch St to increase from 0.7:1 to 2.2:1
- 31-41 Heydon St, 11 Hordern Ln to increase from 1:1 to 2.2:1
- 68-100 Spit Rd, 45-73 Spit Rd, 1A & 2A Dalton Rd, 3-7 Punch St and 32-34 Awaba St to increase from 1:1 to 3.3:1 at



Area 5 – Height of Buildings

Height of Buildings Amendments

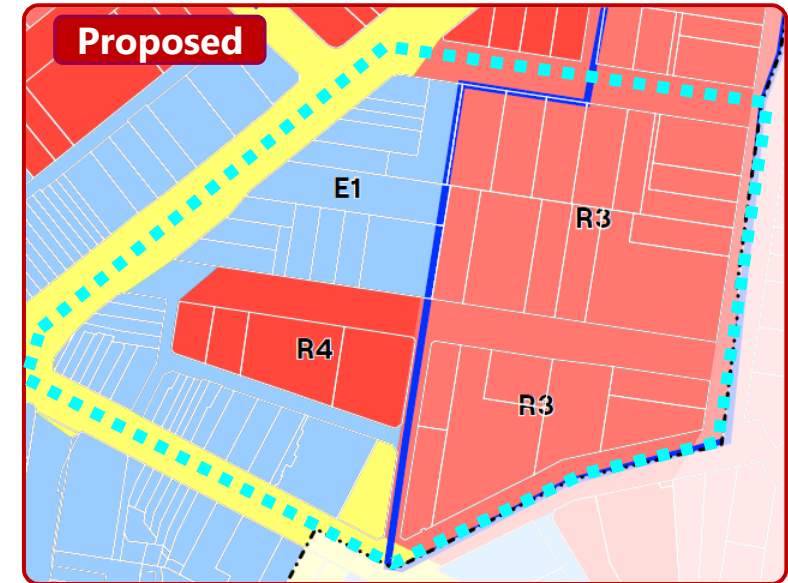
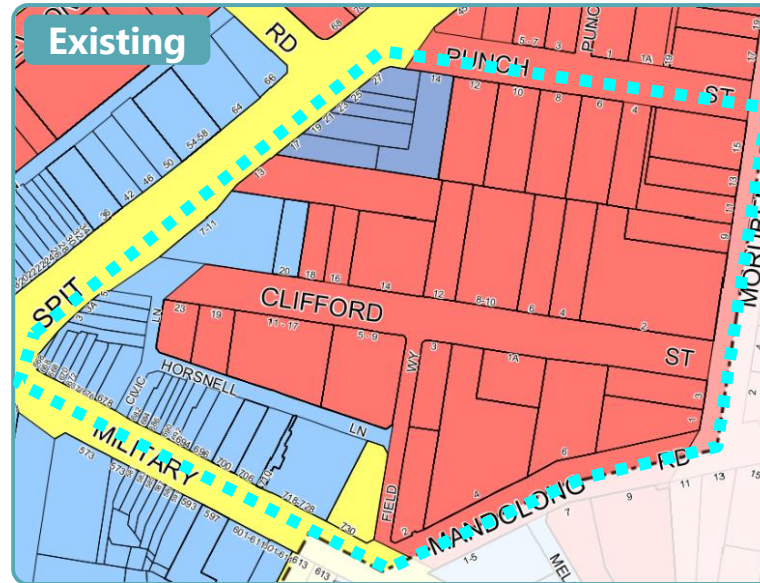
- 17-43 Moruben Rd, 32A Awaba St and 1 & 1A Punch St to increase from 8.5m to 22m
- 31-41 Heydon St and 11 Hordern Ln to increase from 11m to 22m
- 68-100 Spit Rd, 45-73 Spit Rd, 1A & 2A Dalton Rd, 3-7 Punch St and 32-34 Awaba St to increase from 11m to 41.5m



Area 6 – Land Zoning and Floor Space Ratio

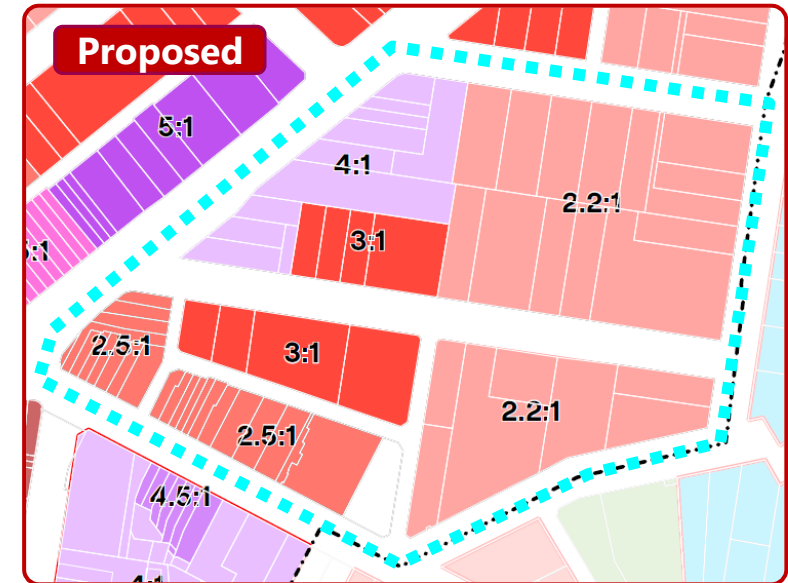
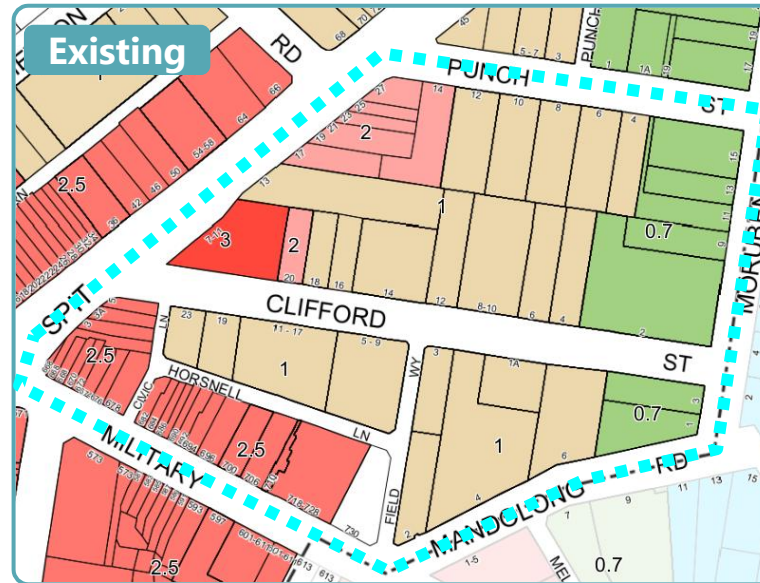
Land Zoning Amendments

- 5-23 Clifford St to be rezoned from R3 to R4
- 14-20 Clifford St to be rezoned from R3 to E1
- 17-27 Spit Rd and 14 Punch St to be rezoned from E3 to E1
- 668-728 Military Rd, 3-11 Spit Rd and 20 Punch St to retain E1 Zoning
- 1A-3 Clifford St, 2-12 Clifford St, 4-12 Punch St, 1-15 Moruben Rd and 2-6 Mandolong Rd, to retain R3 zoning



Floor Space Ratio Amendments

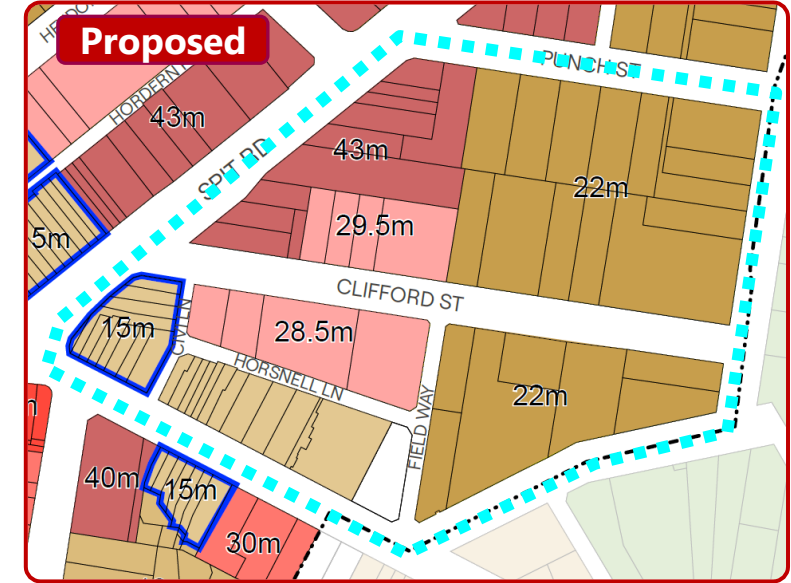
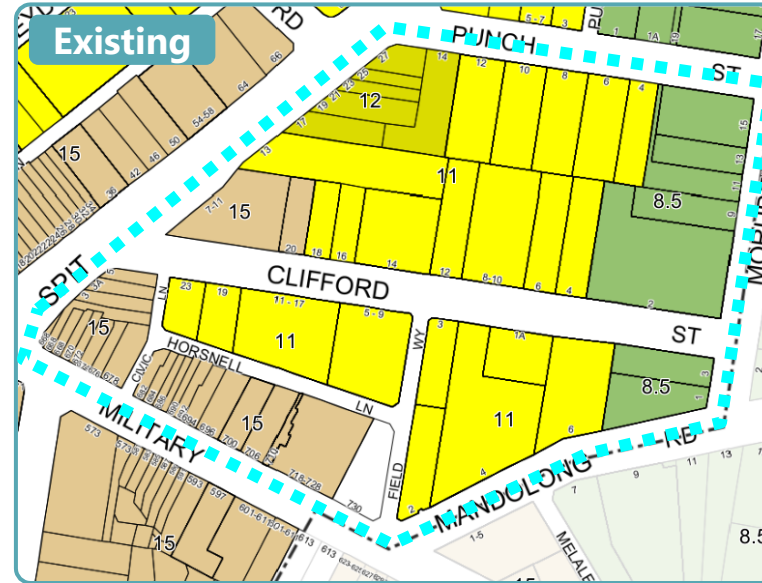
- 1A-3 Clifford St, 4-12 Clifford St, 4-12 Punch St, and 2-6 Mandolong Rd to increase from 1:1 to 2.2:1
- 1-15 Moruben Rd and 2 Clifford St to increase from 0.7:1 to 2.2:1
- 5-23 Clifford St, 14-18 Clifford St to increase from 1:1 to 3:1
- 14 Punch St and 17-27 Spit Rd to increase from 2:1 to 4:1
- 20 Clifford St to increase from 2:1 to 3:1
- 13 Spit Rd to increase from 1:1 to 4:1
- 7-11 Spit Rd to increase from 3:1 to 4:1
- 668-728 Military Rd, 3-5 Spit Rd to retain 2.5:1



Area 6 – Height of Buildings and Heritage

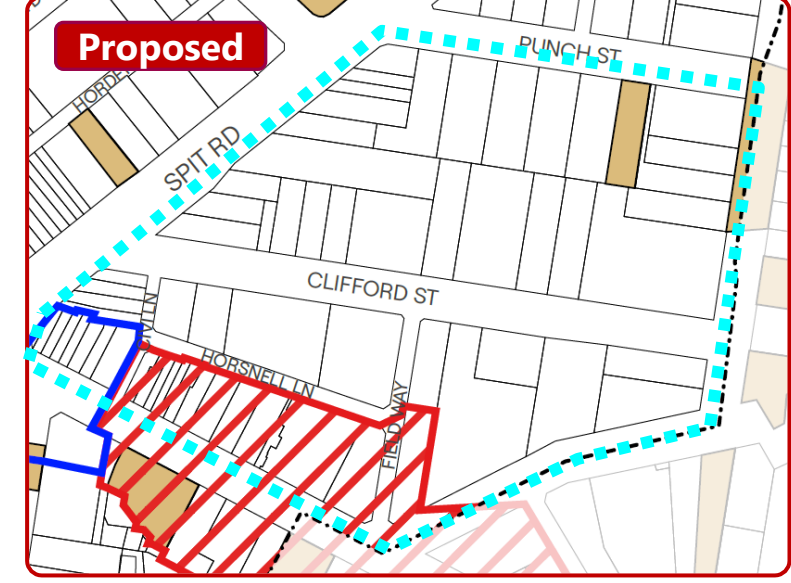
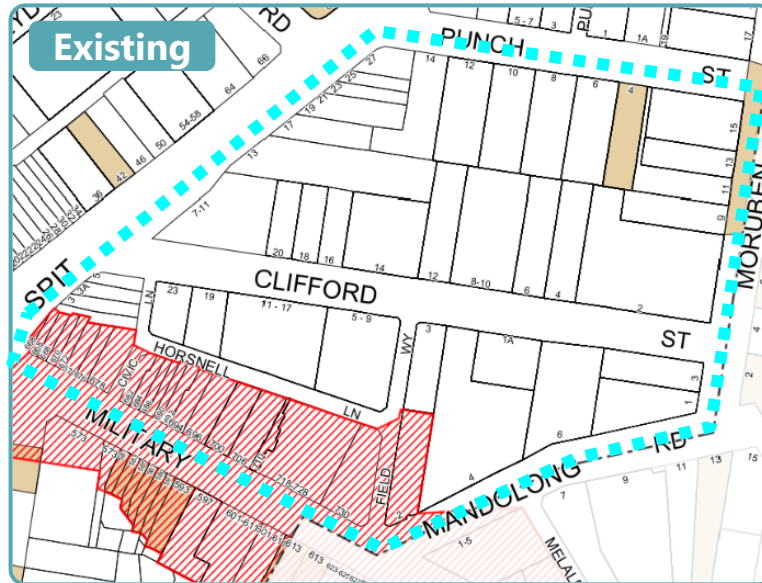
Height of Buildings Amendments

- 1-15 Moruben Rd and 2 Clifford St to increase from 8.5m to 22m
- 1A-3 & 4-12 Clifford St, 4-12 Punch St, and 2-6 Mandolong Rd to increase from 11m to 22m
- 5-23 Clifford St to increase from 11m to 28.5m
- 14-20 Clifford St to increase from 11m to 29.5m
- 13 Spit Rd to increase from 11m to 43m
- 7-11 Spit Rd to increase from 15m to 43m
- 14 Punch St and 17-27 Spit Rd to increase from 12m to 43m
- 668-728 Military Rd and 3-5 Spit Rd to retain 15m



Heritage Amendments

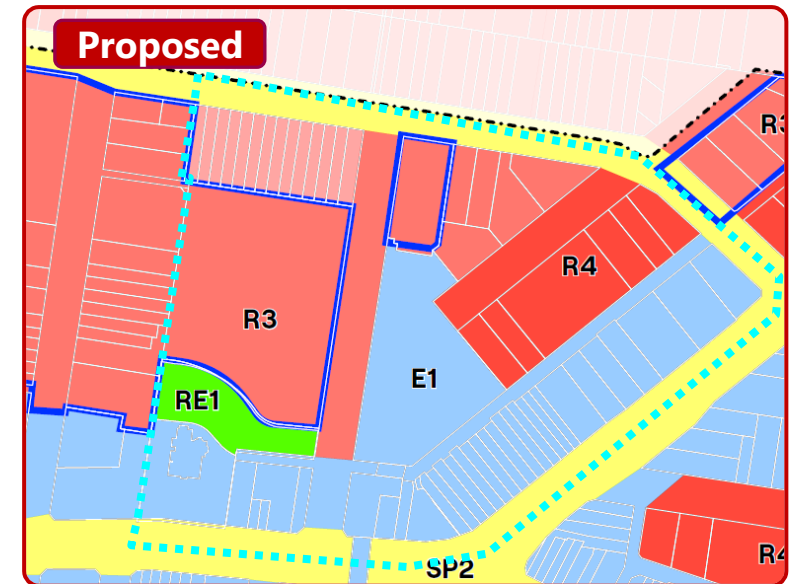
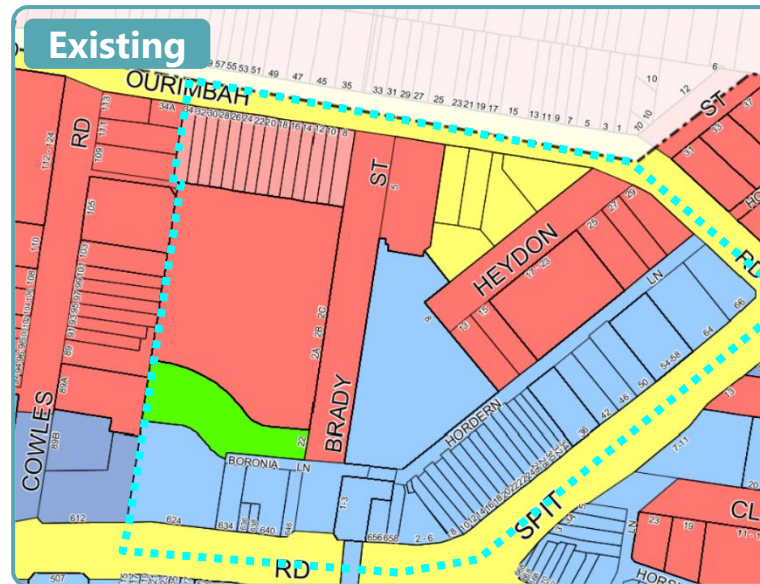
- 668-678 Military Road removed from Heritage Conservation Area



Area 7 – Land Zoning and Floor Space Ratio

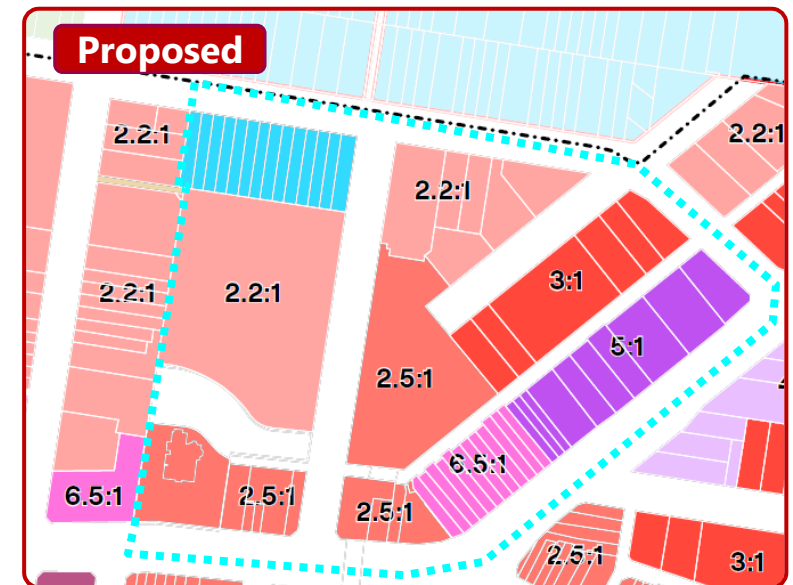
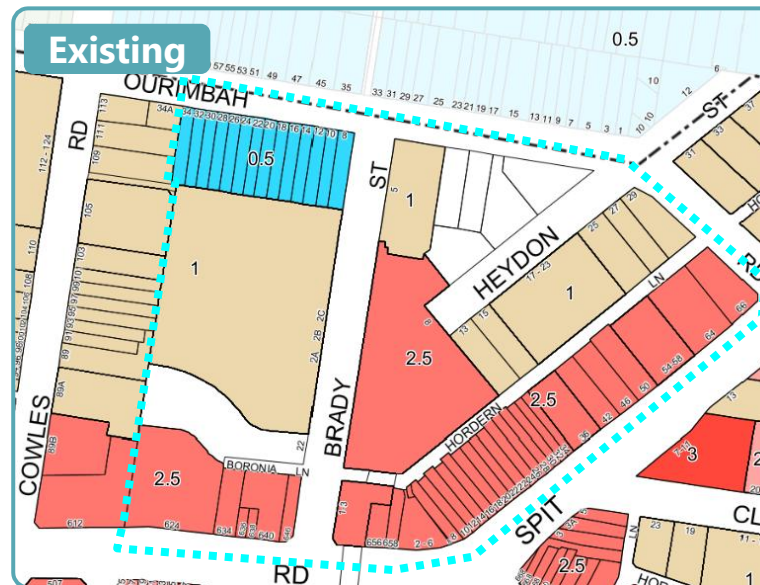
Land Zoning Amendments

- 13-29 Heydon St to be rezoned from R3 to R4
- 4 Heydon St to be rezoned from SP2 to R3
- 8-34 Ourimbah Rd to retain R2 zoning
- 2A-2C Brady St and 5 Brady St to retain R3 zoning
- 624-658 Military Rd, 1-3 Brady St, 2-66 Spit Rd and 8 Heydon St to retain E1 zoning



Floor Space Ratio Amendments

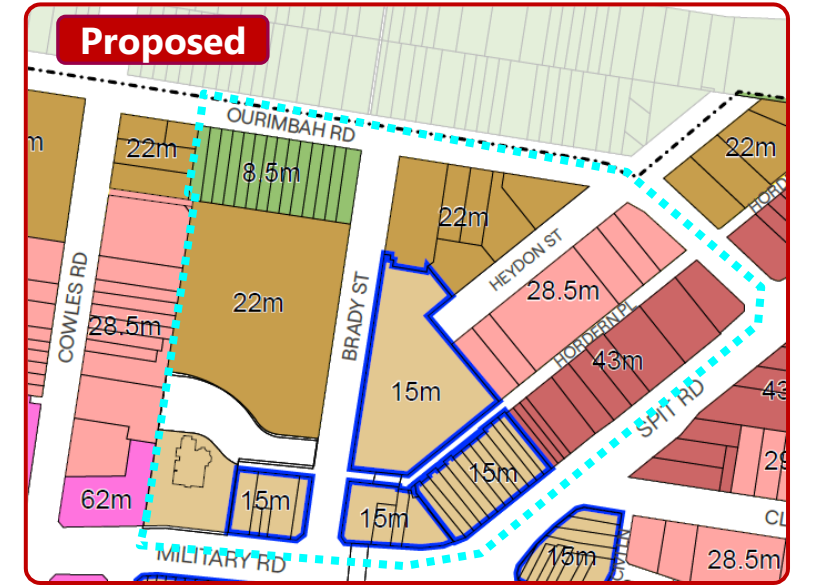
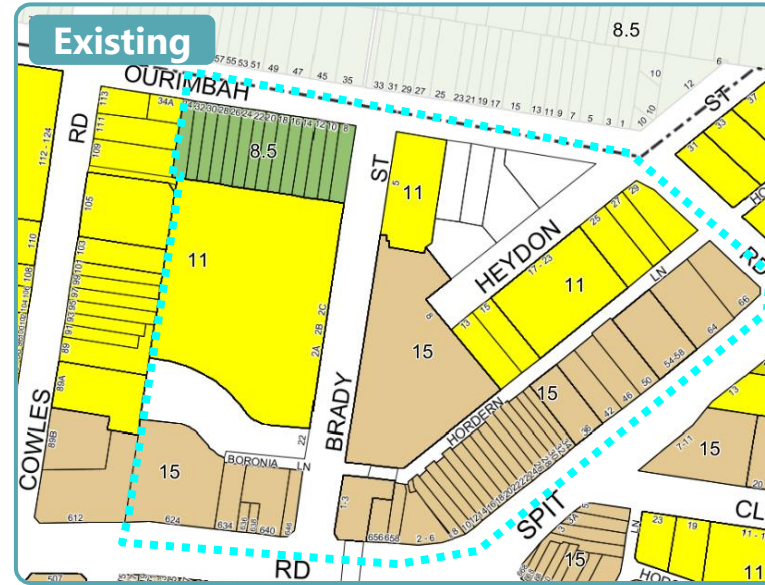
- 4 Heydon St designated 2.2:1
- 13-29 Heydon St to increase from 1:1 to 3:1
- 2A-2C Brady St and 5 Brady St increased from 1:1 to 2.2:1
- 8-28 Spit Rd to increase from 2.5:1 to 6.5:1
- 30-66 Spit Rd to increase from 2.5:1 to 5:1
- 624-658 Military Rd, 1-3 Brady St, 2-6 Spit Rd and 8 Heydon St to retain 2.5:1
- 8-34 Ourimbah Rd to retain 0.5:1



Area 7 – Height of Buildings

Height of Buildings Amendments

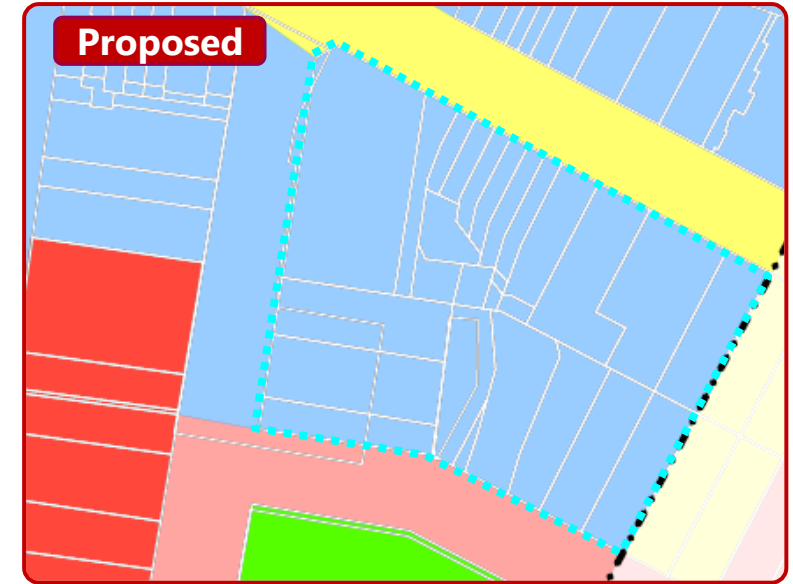
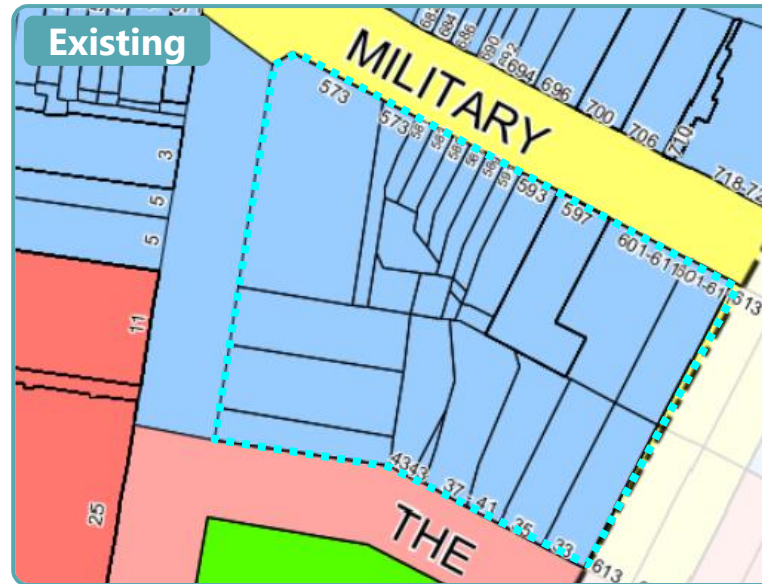
- 13-29 Heydon St to increase from 11m to 28.5m
- 8-34 Ourimbah Rd to retain 8.5m
- 30-66 Spit Rd increased from 15m to 43m
- 2-28 Spit Rd, 624-658 Military, 1-3 Brady St and 8 Heydon St to retain 15m
- 4 Heydon St designated 22m



Area 8 – Land Zoning and Floor Space Ratio

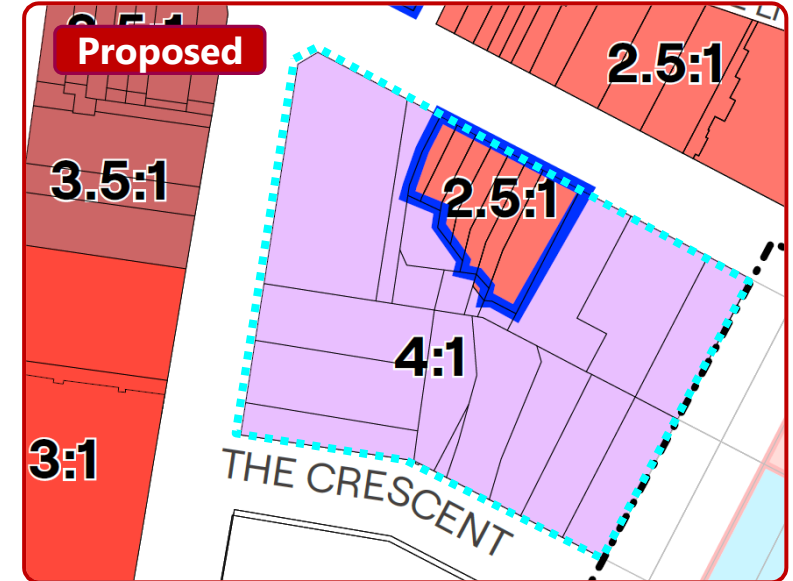
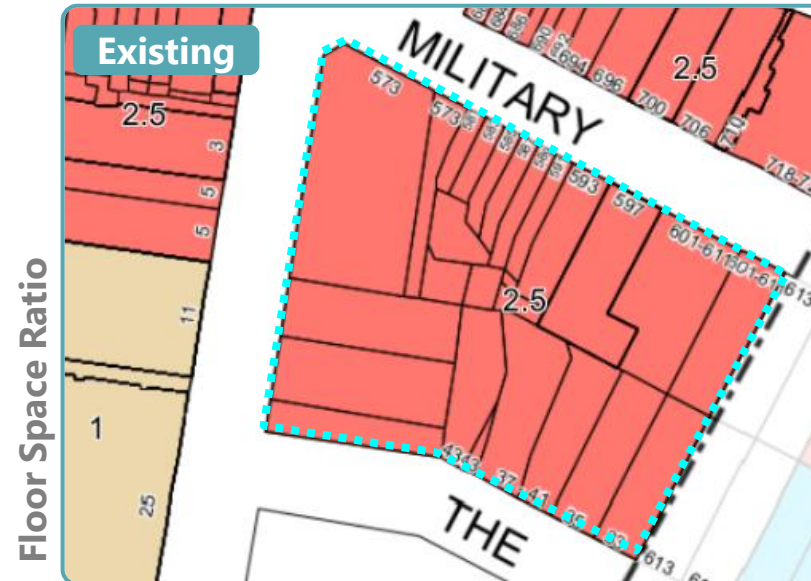
Land Zoning Amendments

- 573-611 Military Rd, 4-8 Myahgah Rd and 33-43 The Crescent to retain E1 zoning



Floor Space Ratio Amendments

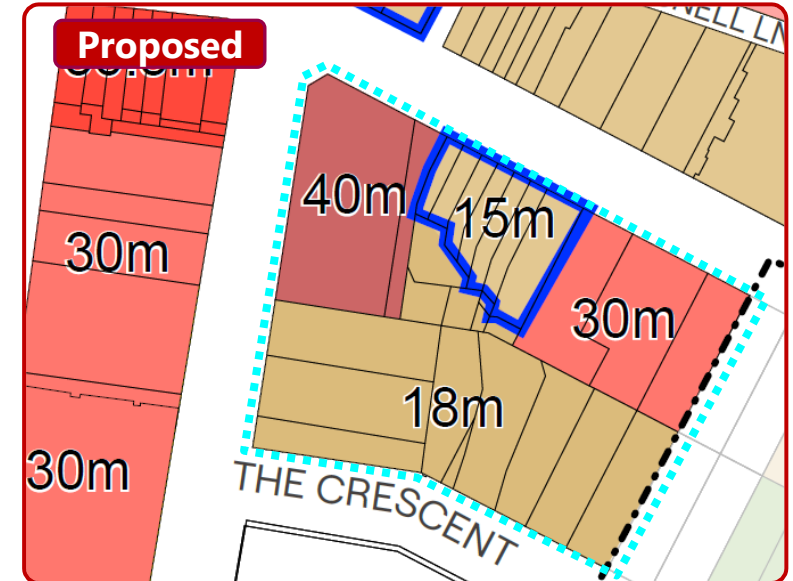
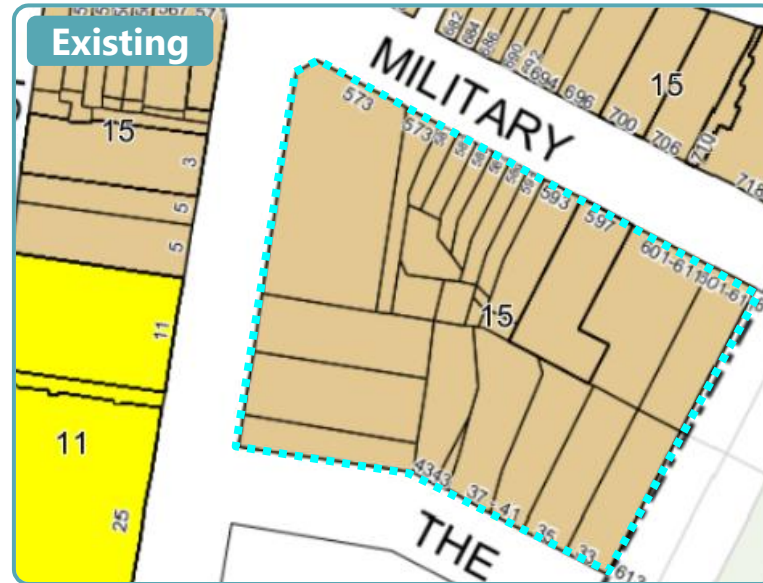
- 573 Military Rd, 597-611 Military Rd, 4-8 Myahgah Rd and 33-43 The Crescent to increase from 2.5:1 to 4:1
- 581-593 Military Rd to retain 2.5:1



Area 8 – Height of Buildings and Heritage

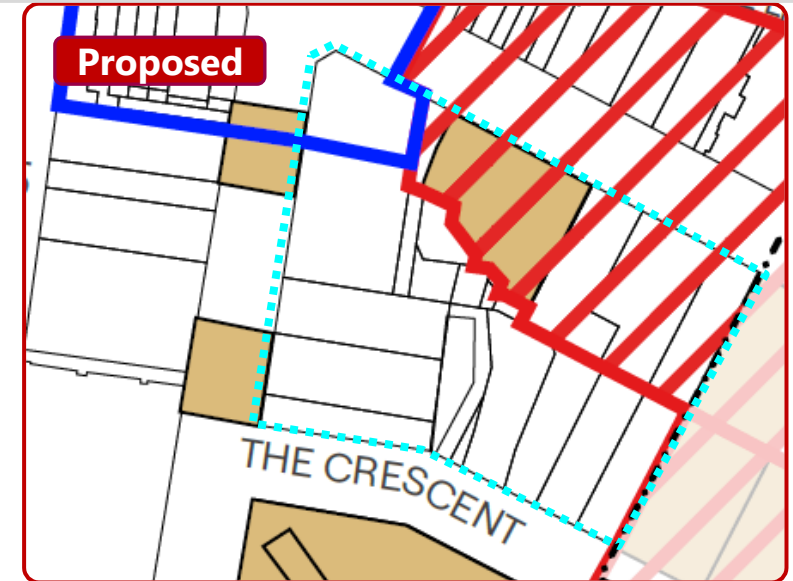
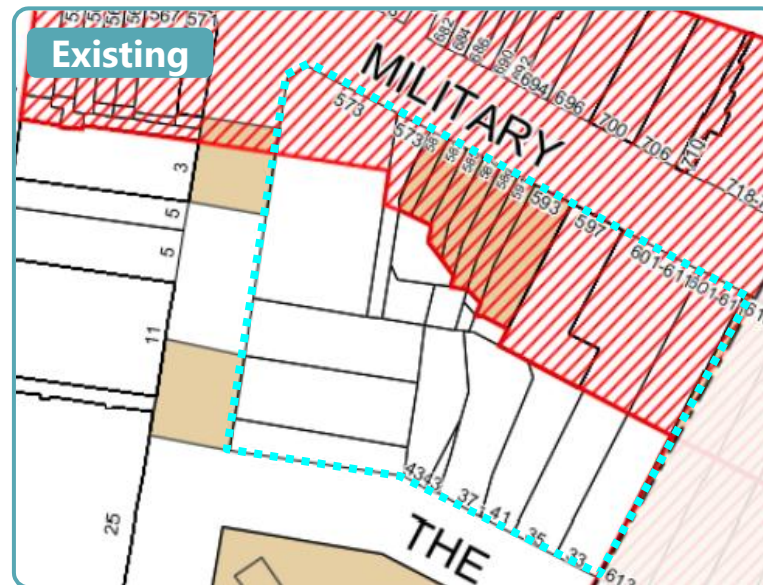
Height of Buildings Amendments

- 573 Military Rd increased from 15m to 40m
- 597-611 Military Rd to increase from 15m to 30m
- 4-8 Myahgah Rd and 33-43 The Crescent to increase from 15m to 18m
- 581-593 Military Rd to retain 15m



Heritage Amendments

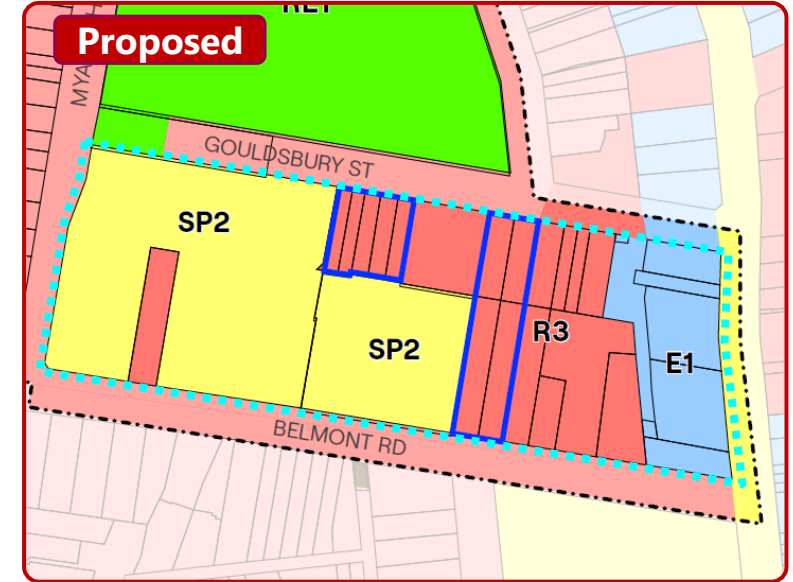
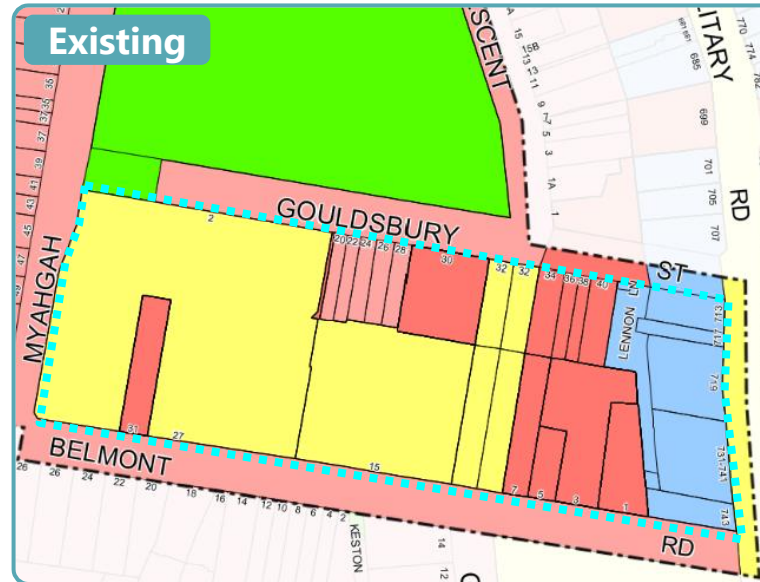
- 573 Military Rd partially removed from Heritage Conservation Area



Area 9 – Land Zoning and Floor Space Ratio

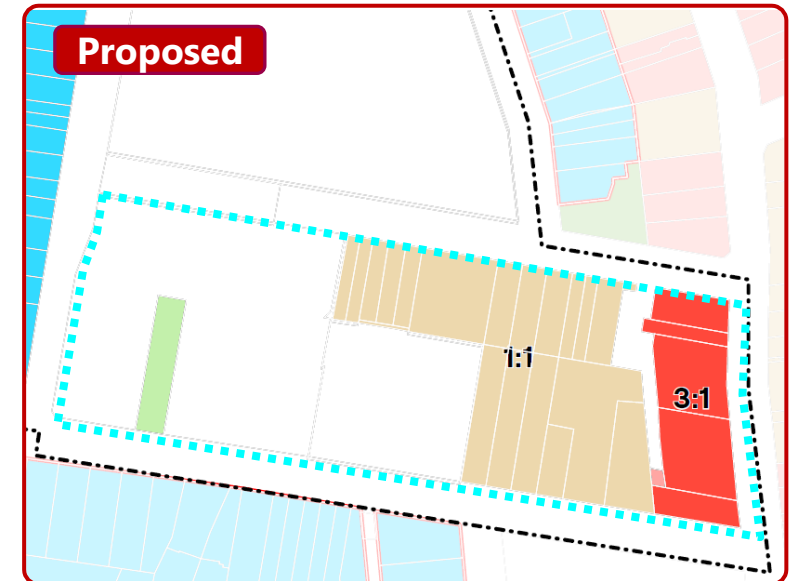
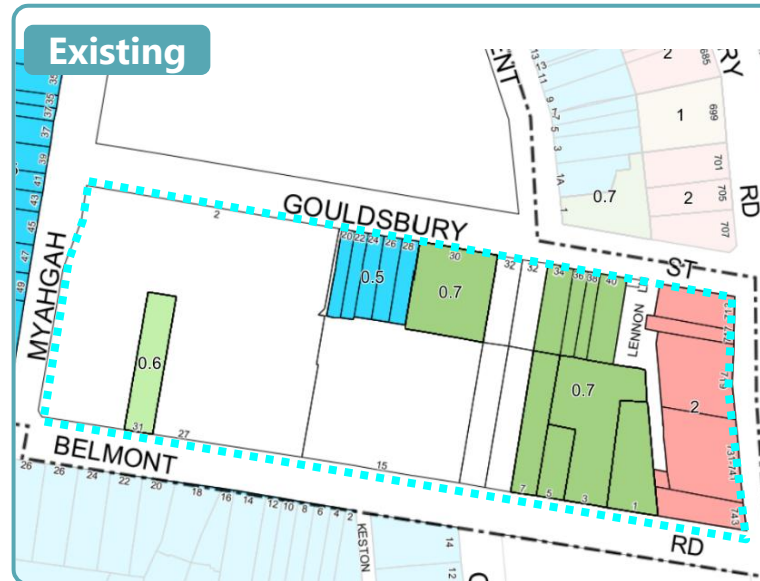
Land Zoning Amendments

- 20-28 Gouldsbury St to be rezoned from R2 to R3
- 32 Gouldsbury St to be rezoned from SP2 to R3
- 2 Gouldsbury St to retain SP2 zoning
- 713-743 Military Rd to retain E1 zoning
- 30 Gouldsbury St, 34-40 Gouldsbury St, 1-7 Belmont Rd and 31 Belmont Rd to retain R3 zoning



Floor Space Ratio Amendments

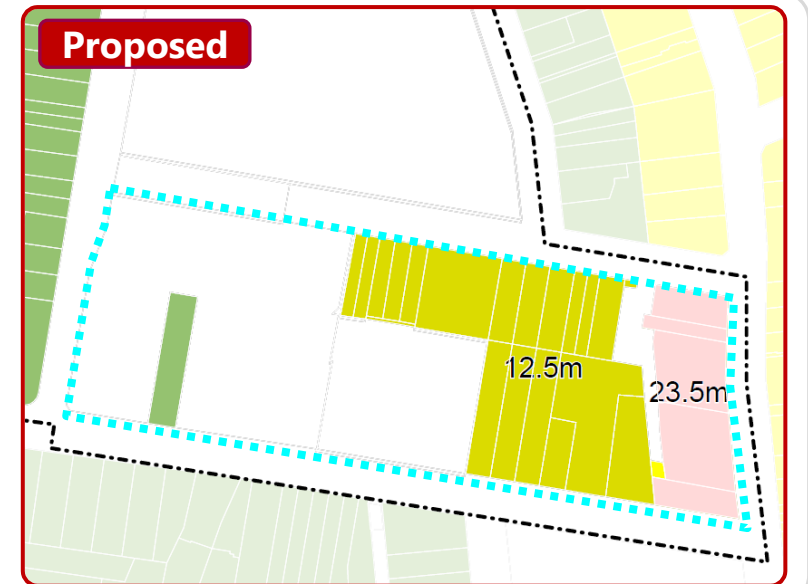
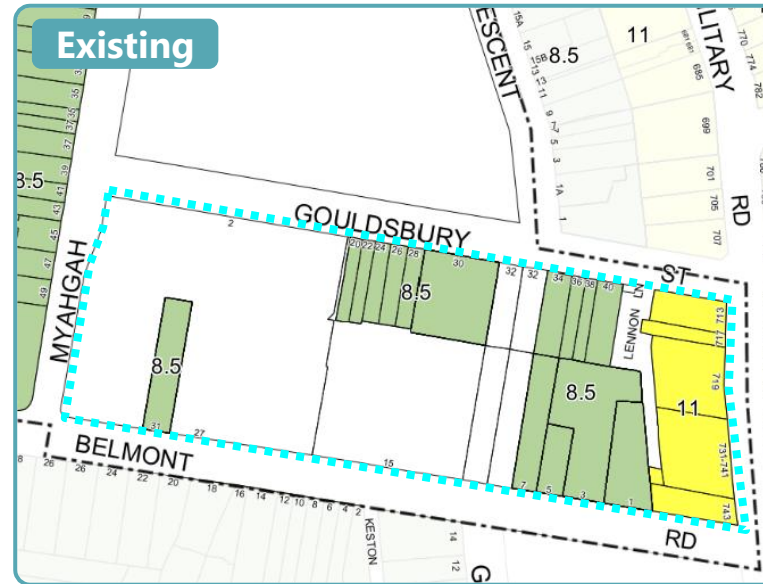
- 32 Gouldsbury St designated 1:1
- 20-28 Gouldsbury St to increase from 0.5:1 to 1:1
- 30 Gouldsbury St, 34-40 Gouldsbury St and 1-7 Belmont Rd to increase from 0.7:1 to 1:1
- 713-743 Military Rd to increase from 2:1 to 3:1
- 31 Belmont Rd to retain 0.6:1



Area 9 – Height of Buildings

Height of Buildings

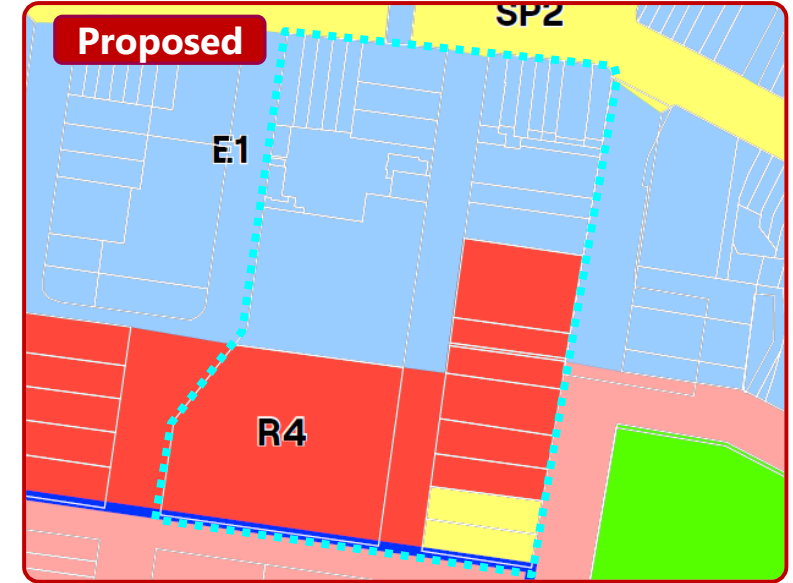
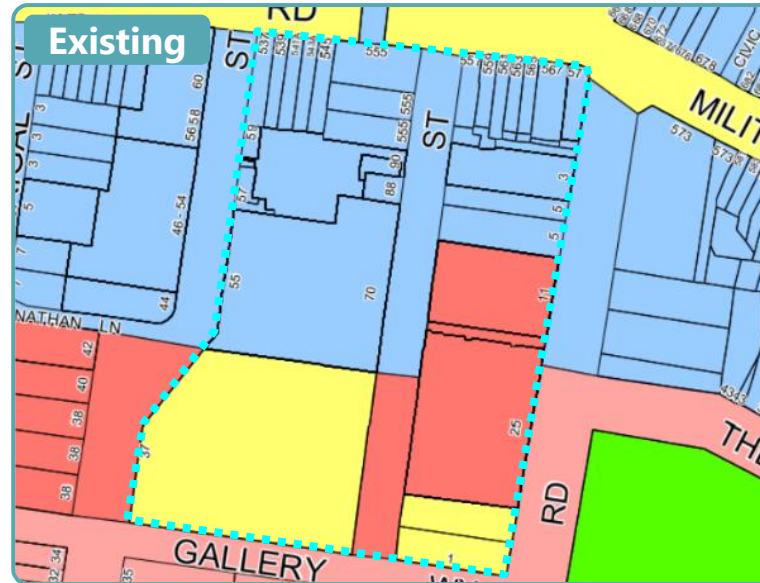
- 32 Gouldsbury St designated 12.5m
- 1-7 Belmont Rd, 20-30 Gouldsbury St and 34-40 Gouldsbury St to increase from 8.5m to 12.5m
- 713-743 Military Rd to increase from 11m to 23.5m
- 31 Belmont Rd to retain 8.5m



Area 10 – Land Zoning and Floor Space Ratio

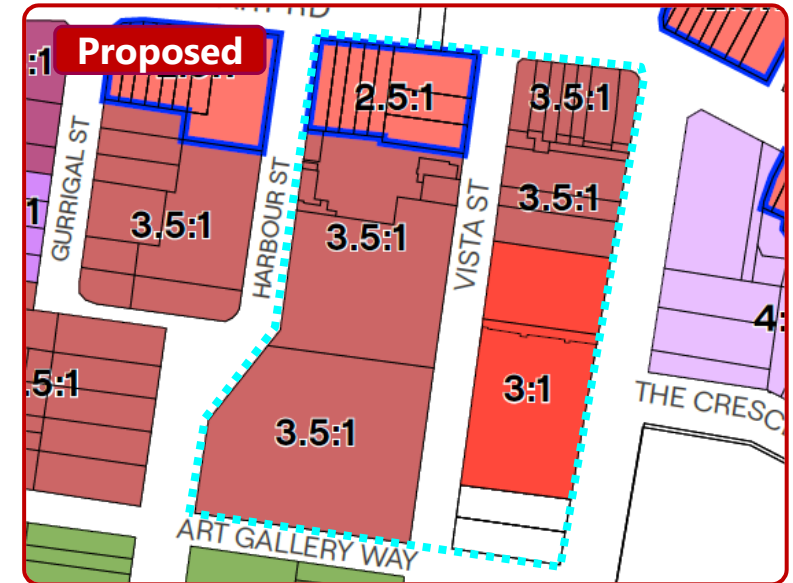
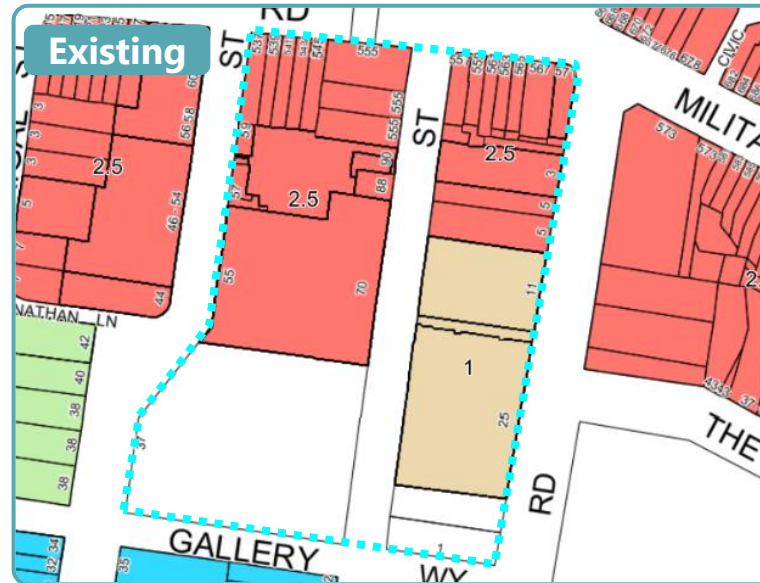
Land Zoning Amendments

- 37 Harbour St rezoned from SP2 to R4
- 11-25 Myahgah Rd to be rezoned from R3 to R4
- 70-90 Vista St, 55-59 Harbour St, 537-571 Military Rd and 3-5 Myahgah Rd to retain E1 zoning
- 1 Art Gallery Way to retain SP2 zoning



Floor Space Ratio Amendments

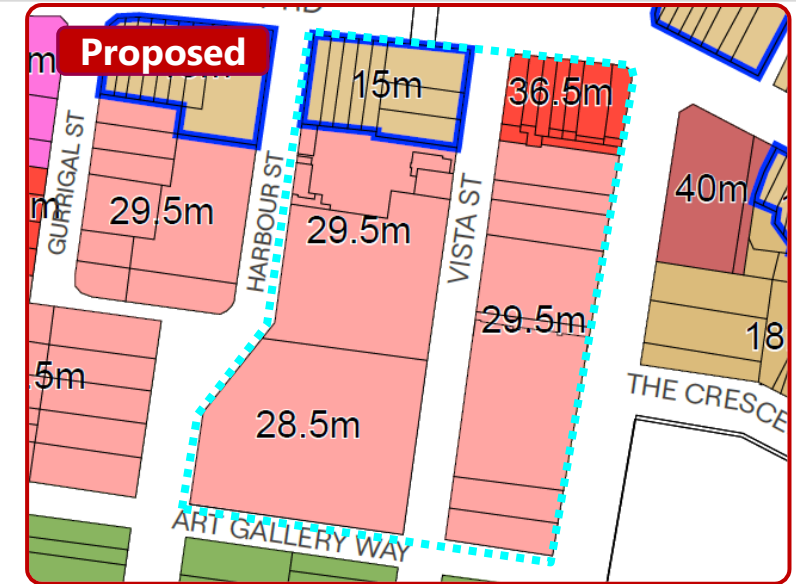
- 37 Harbour St designated 3.5:1
- 70-90 Vista St, 55-59 Harbour St, 557-571 Military Rd and 3-5 Myahgah Rd to increase from 2.5:1 to 3.5:1
- 11-25 Myahgah Rd to increase from 1:1 to 3:1
- 537-555 Military Rd to retain 2.5:1



Area 10 – Height of Buildings and Heritage

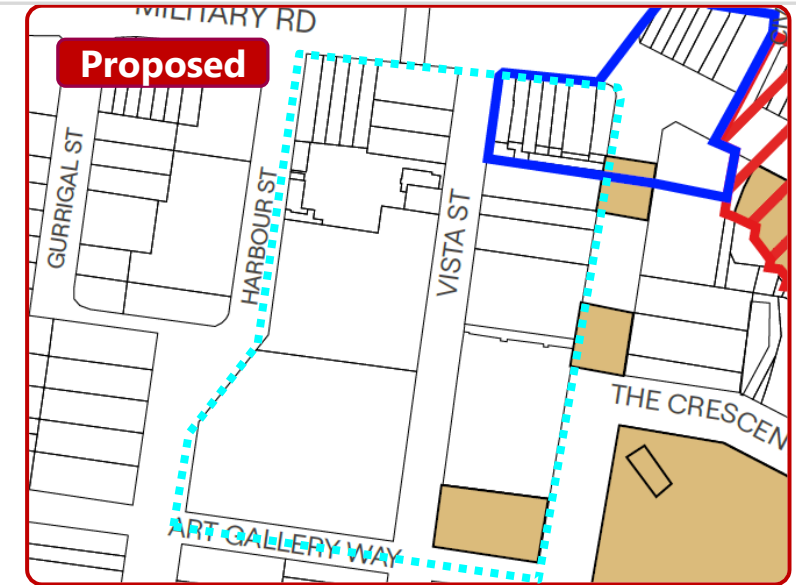
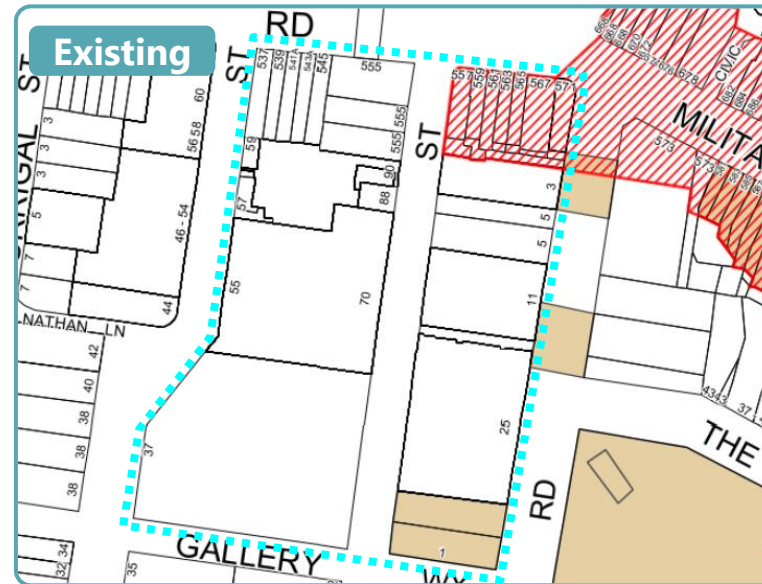
Height of Buildings Amendments

- 37 Harbour St designated 28.5m
- 70-90 Vista St and 55 59 Harbour St to increase from 15m to 29.5m
- 3-5 Myahgah Rd to increase from 15m to 29.5m
- 11-25 Myahgah Rd to increase from 11m to 29.5m
- 557-571 Military Rd to increase from 15m to 36.5m
- 537-555 Military Rd to retain 15m



Heritage Amendments

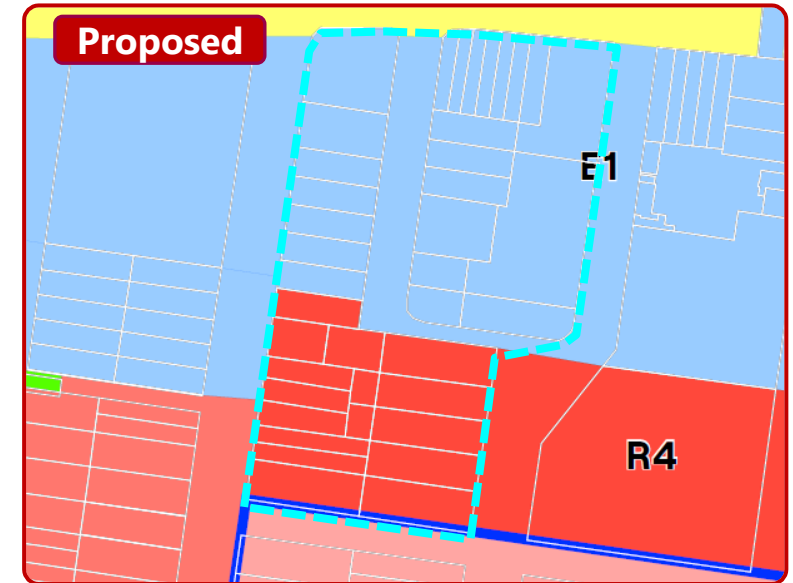
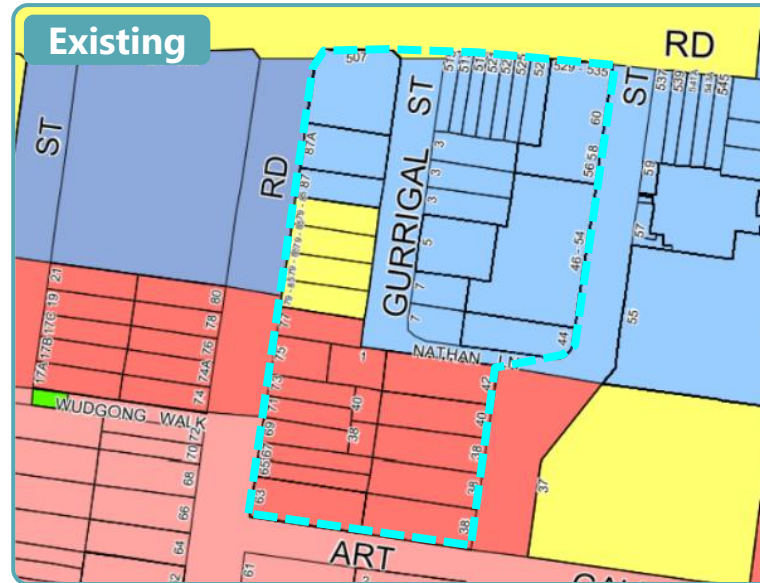
- 557-571 Military Rd removed from Heritage Conservation Area



Area 11 – Land Zoning and Floor Space Ratio

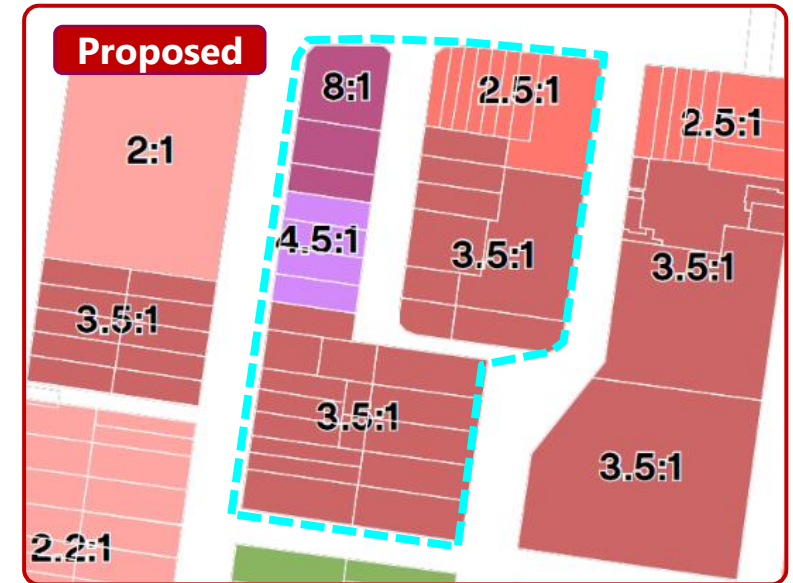
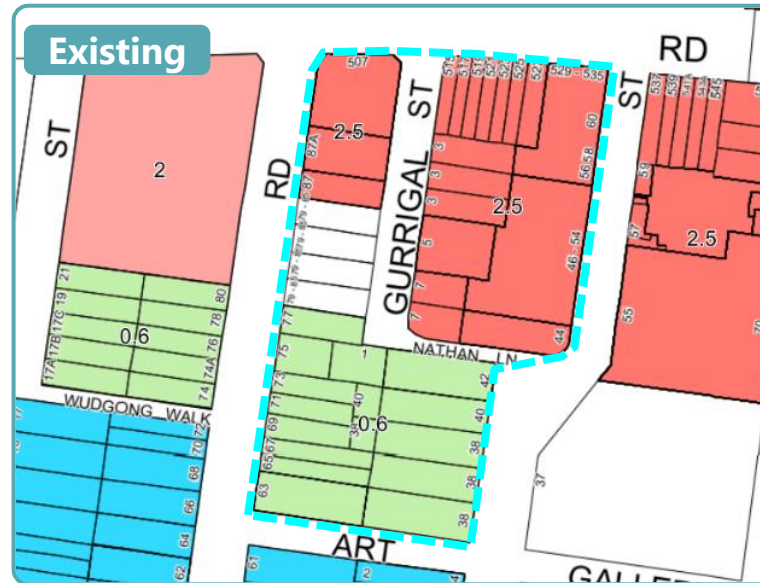
Land Zoning Amendments

- 79-85 Cowles Rd rezoned from SP2 to R4
- 63-77 Cowles Rd, 38-42 Harbour St and 1 Nathan Lane rezoned from R3 to R4
- 87-87A Cowles Rd, 3-7 Gurrigal St, 44-60 Harbour St and 507-535 Military Rd to retain E1 Zoning



Floor Space Ratio Amendments

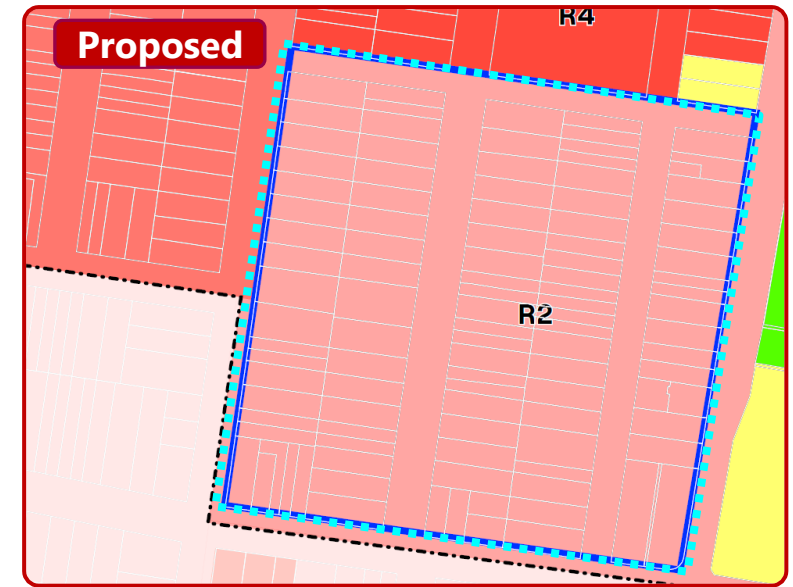
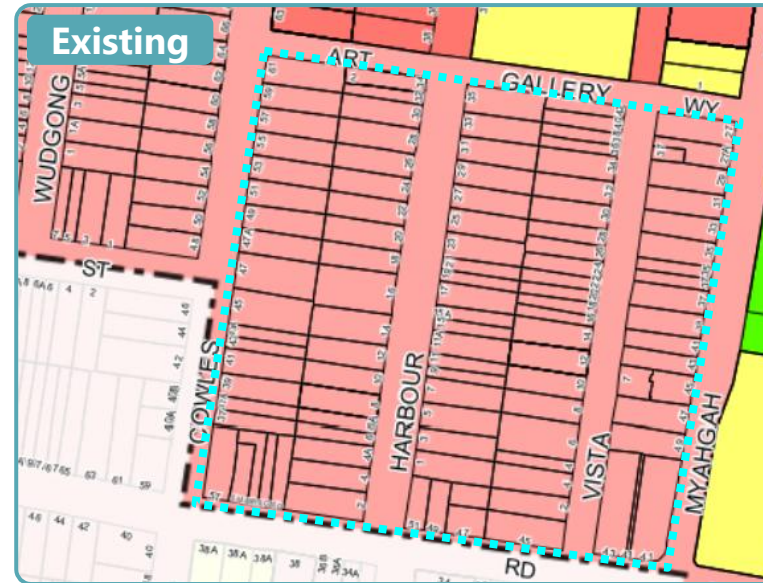
- 79-85 Cowles Rd designated 4.5:1
- 87-87A Cowles Rd and 507 Military to increase from 2.5:1 to 8:1
- 63-77 Cowles Rd, 38-42 Harbour St and 1 Nathan Lane increased from 0.6:1 to 3.5:1
- 3-7 Gurrigal St and 44-54 Harbour St increased from 2.5:1 to 3.5:1
- 515-535 Military Rd and 60 Vista St to retain 2.5:1



Area 12 – Land Zoning and Floor Space Ratio

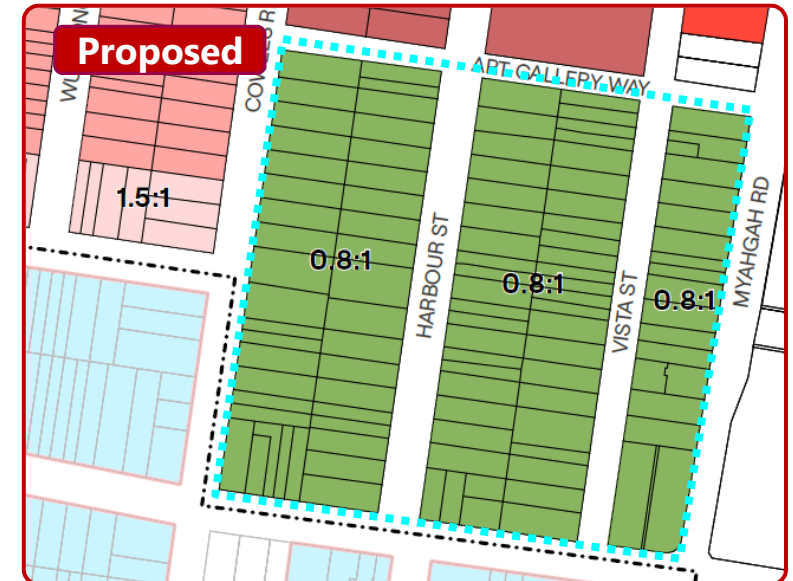
Land Zoning Amendments

- 41-57 Belmont Rd, 27-49 Myahgah Rd, 2-42 Vista St, 7 Vista St, 37 Vista St, 1-35 Harbour St, 2-34 Harbour St and 37-61 Cowles Rd to retain R2 zoning



Floor Space Ratio Amendments

- 41-57 Belmont Rd, 2-42 Vista St, 1-35 Harbour St, 2-34 Harbour St, 37-61 Cowles Rd, 27-49 Myahgah Rd, 7 Vista St and 37 Vista St to increase from 0.5:1 to 0.8:1



Area 12 – Height of Buildings

Floor Space Ratio Amendments

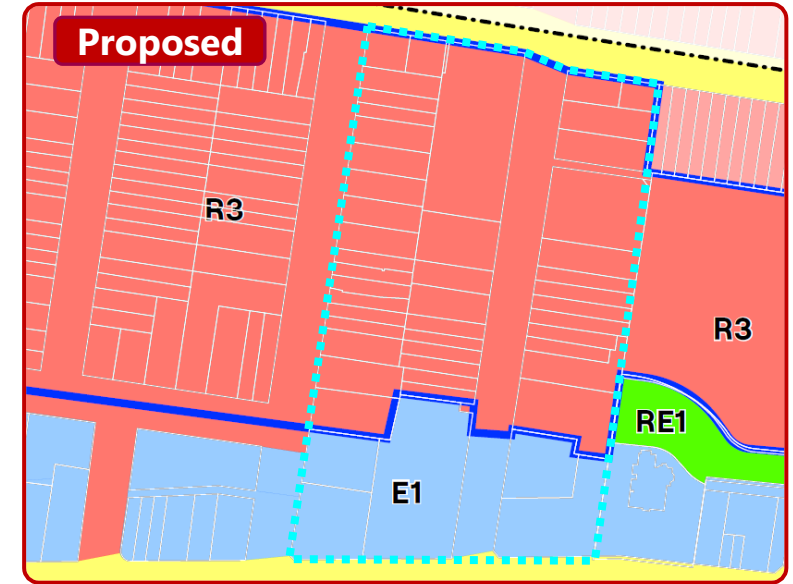
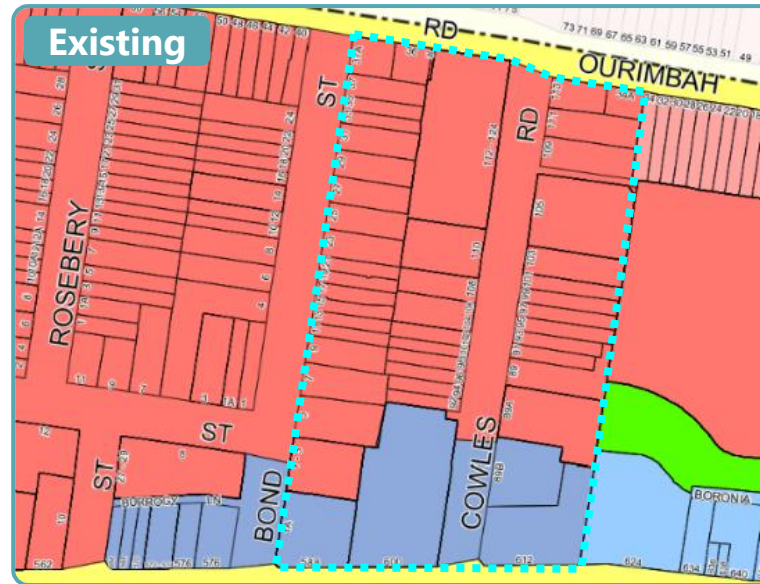
- 41-57 Belmont Rd, 2-42 Vista St, 1-35 Harbour St, 2-34 Harbour St, 37-61 Cowles Rd, 27-49 Myahgah Rd, 7 Vista St and 37 Vista St to increase from 8.5m to 9.5m



Area 13 – Land Zoning and Floor Space Ratio

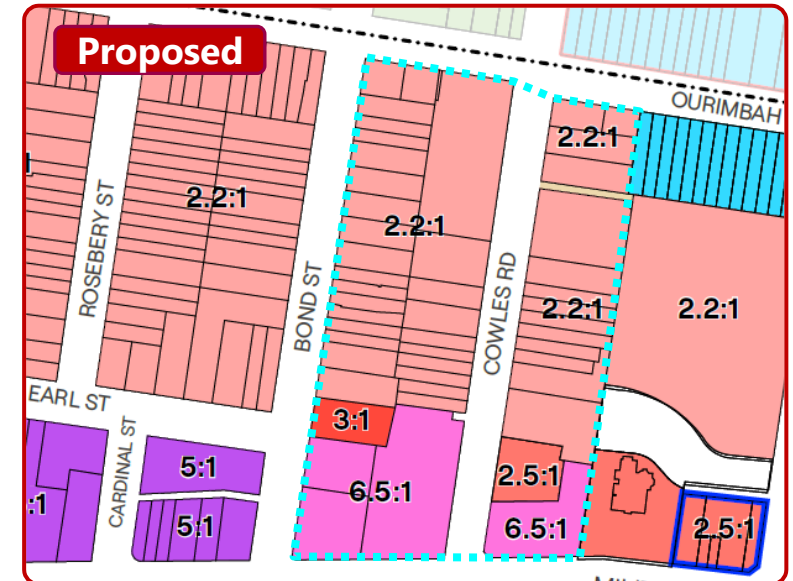
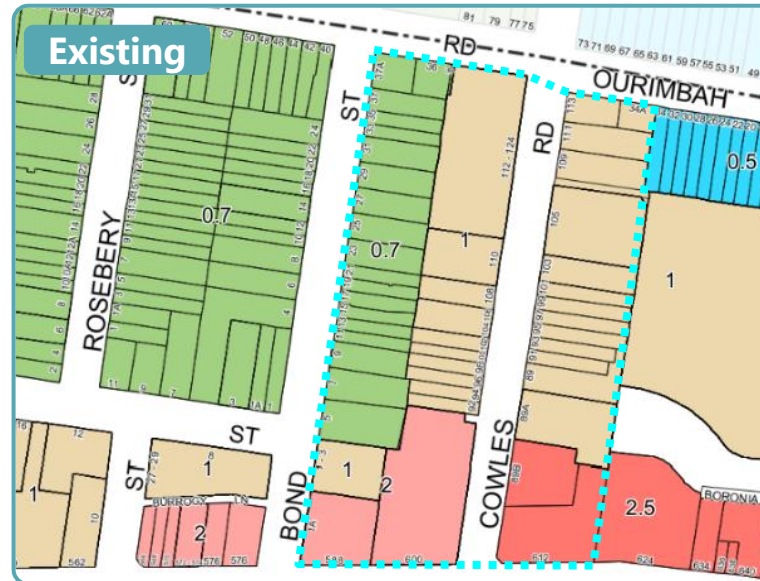
Land Zoning Amendments

- 89A-113 Cowles Rd, 92-124 Cowles Rd, 1-37A Bond St and 34A-36 Ourimbah Rd to retain R3 zoning
- 588-612 Military and 89B Cowles Rd to be rezoned from E3 to E1



Floor Space Ratio Amendments

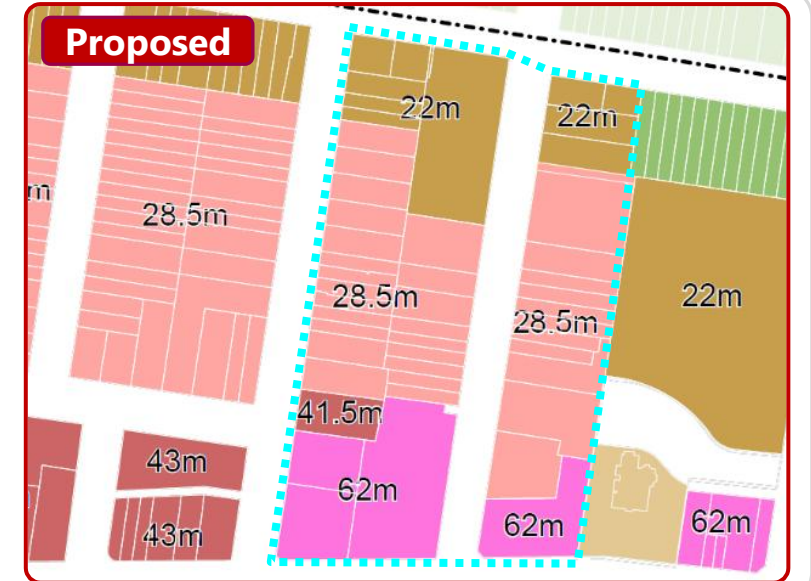
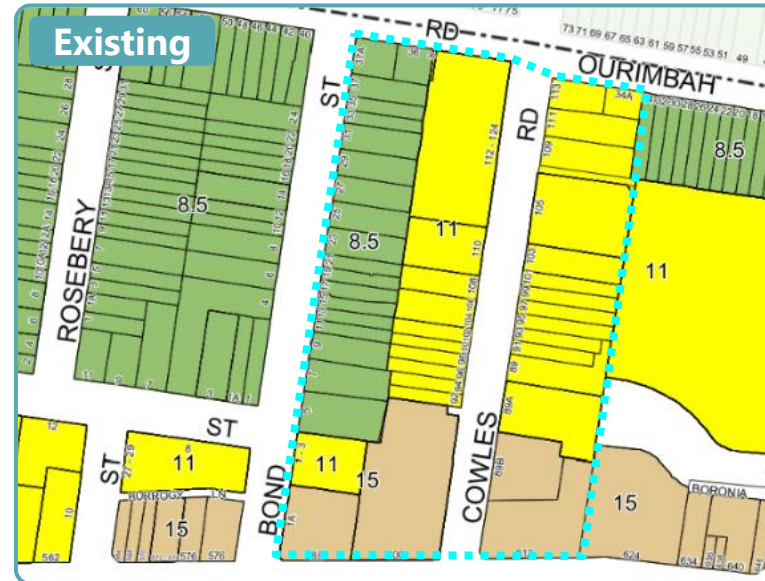
- 89A-113 Cowles Rd, 92-124 Cowles Rd, and 34A Ourimbah Rd to increase from 1:1 to 2.2:1
- 7-37A Bond St and 36 Ourimbah Rd to increase from 0.7:1 to 2.2:1
- 588-600 Military Rd to increase from 2:2 to 6.5:1
- 612 Military Rd to increase from 2.5:1 to 6.5:1
- 1-3 Bond St to increase from 1:1 to 6.5:1
- 5 Bond St to increase from 0.7:1 to 3:1
- 89B Cowles Rd to retain 2.5:1



Area 13 – Height of Buildings

Height of Buildings Amendments

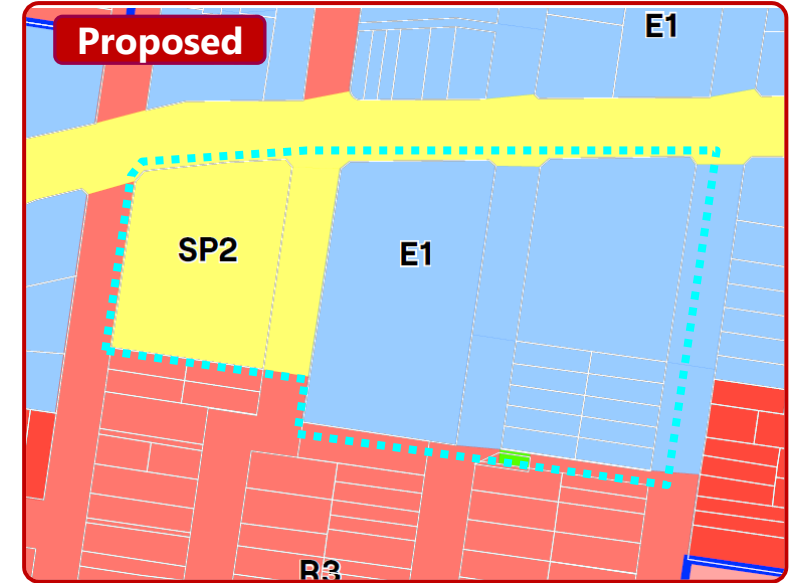
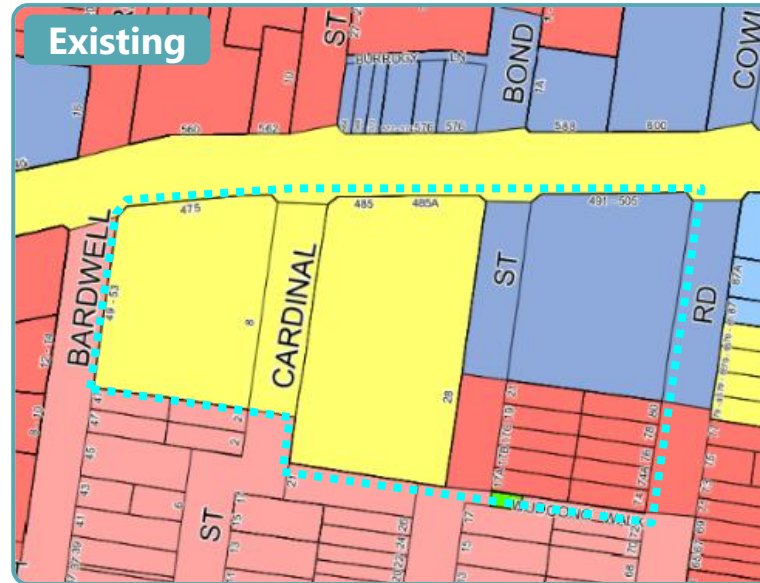
- 89A-105 Cowles Rd and 92-110 Cowles Rd to increase from 11m to 28.5m
- 109-113 Cowles Rd, 112-124 Cowles Rd, and 34A Ourimbah Rd to increase from 11m to 22m
- 7-31 Bond St to increase from 8.5m to 28.5m
- 33-37A Bond St and 36 Ourimbah Rd to increase from 8.5m to 22m
- 588-612 Military to increase from 15m to 62m
- 1-3 Bond St to increase from 11m to 62m
- 5 Bond St to increase from 11m to 41.5m
- 89B Cowles to increase from 15m to 28.5m



Area 14 – Land Zoning and Floor Space Ratio

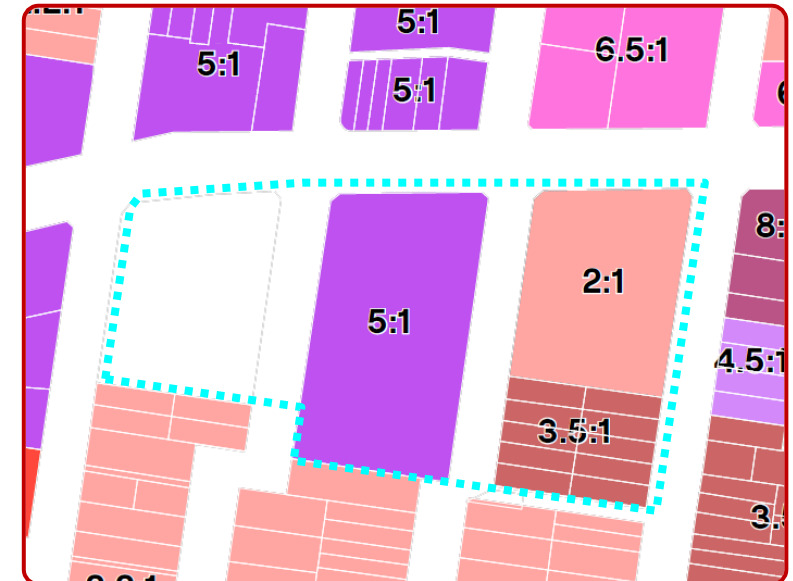
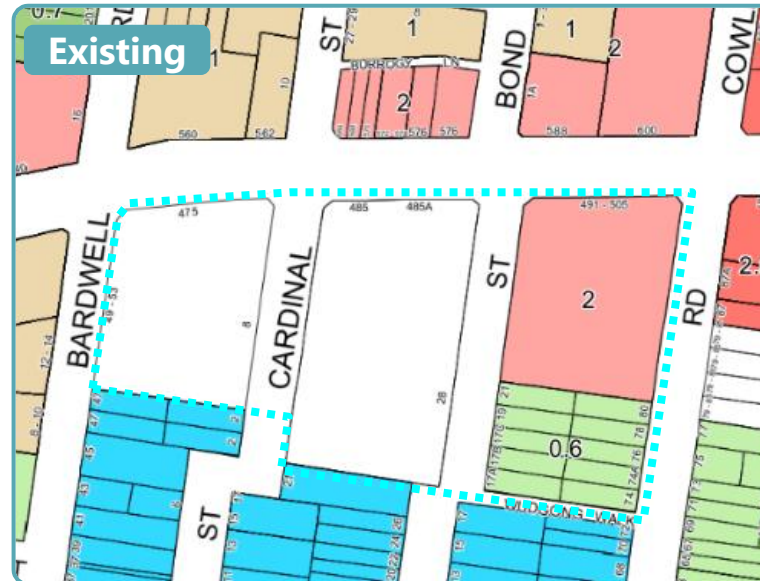
Land Zoning Amendments

- 491-405 Military Rd to be rezoned from E3 to E1
- 485-485A Military Rd and 28 Wudgong St to be rezoned from SP2 to E1
- 17A-21 Wudgong St and 74-80 Cowles Rd to be rezoned from R3 to E1
- 475 Military Rd, 8 Cardinal St and 49-53 Bardwell Rd to retain SP2 zoning



Floor Space Ratio Amendments

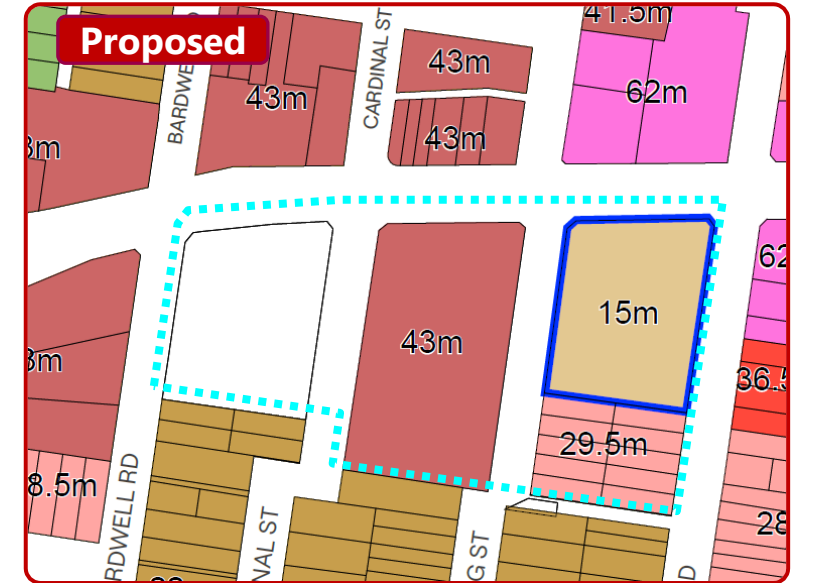
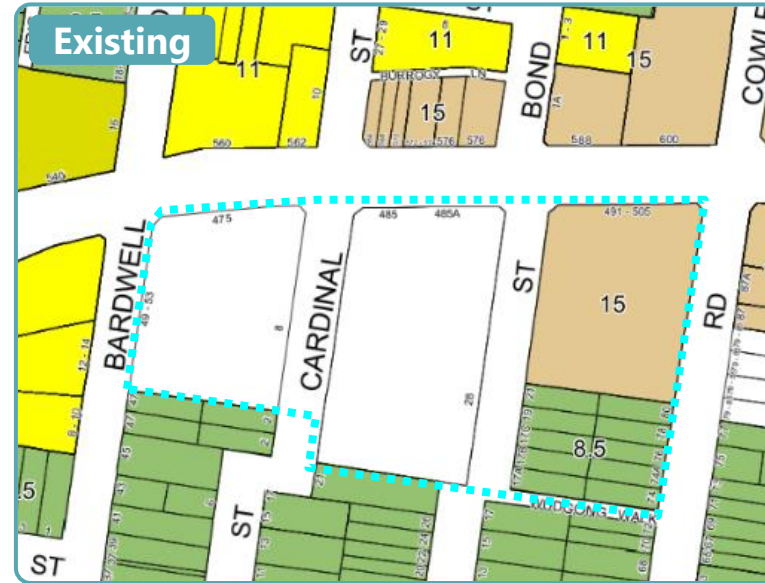
- 485-485A Military Rd and 28 Wudgong St designated 5:1
- 17A-21 Wudgong St and 74-80 Cowles Rd increased from 0.6:1 to 3.5:1
- 491-405 Military Rd to retain 2:1



Area 14 – Height of Buildings

Height of Buildings Amendments

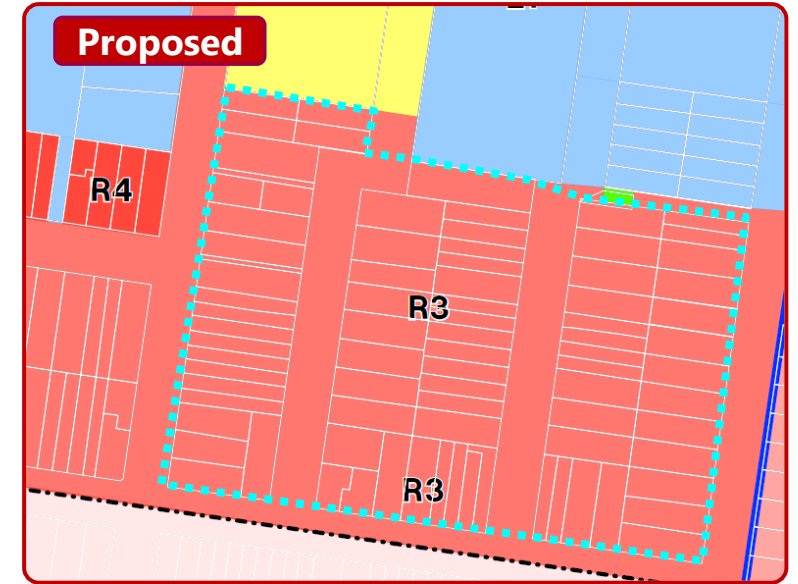
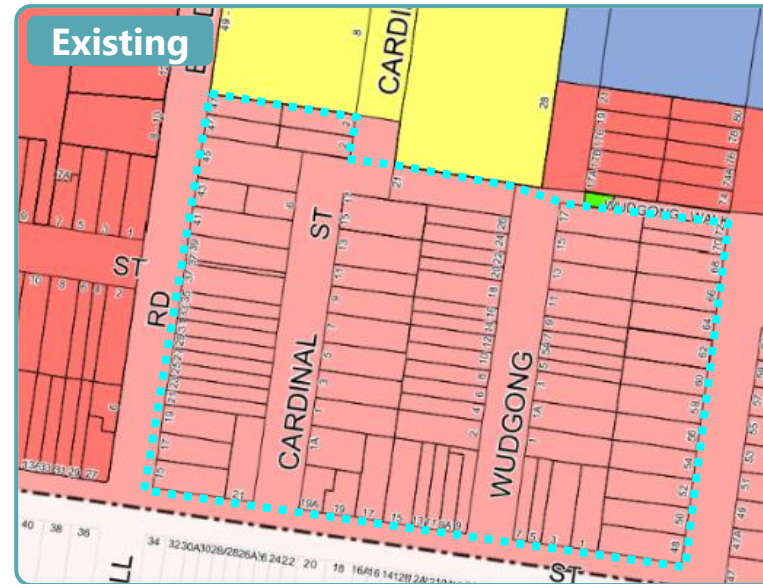
- 485-485A Military Rd and 28 Wudgong St designated 43m
- 17A-21 Wudgong St and 74-80 Cowles Rd increased from 8.5m to 29.5m
- 491-405 Military Rd increased to retain 15m



Area 15 – Land Zoning and Floor Space Ratio

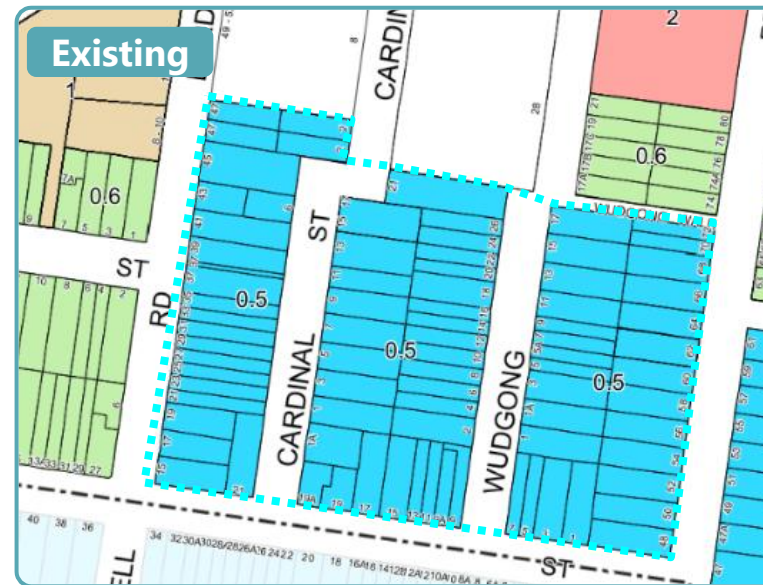
Land Zoning Amendments

- 48-72 Cowles Rd, 1-17 Wudgong St, 2-26 Wudgong St, 1A-21 Cardinal St, 2-6 Cardinal St, 15-47 Bardwell St and 1-21 Prince St to be rezoned from R2 to R3



Floor Space Ratio Amendments

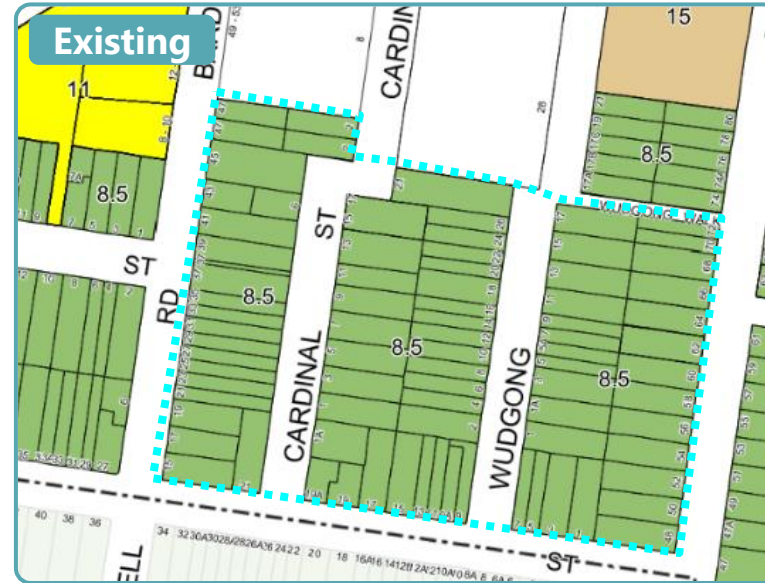
- 54-72 Cowles Rd, 1-17 Wudgong St, 2-26 Wudgong St, 1-21 Cardinal St, 2-6 Cardinal St and 21-47 Bardwell St increased from 0.5:1 to 2.2:1
- 48-52 Cowles Rd, 1A Cardinal St, 15-19 Bardwell St and 1-21 Prince St increased from 0.5:1 to 1.5:1



Area 15 – Height of Buildings

Height of Buildings Amendments

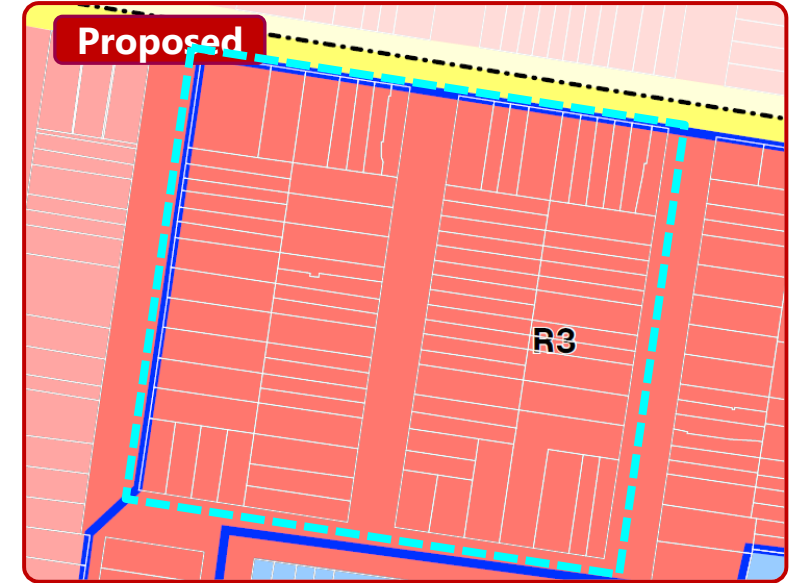
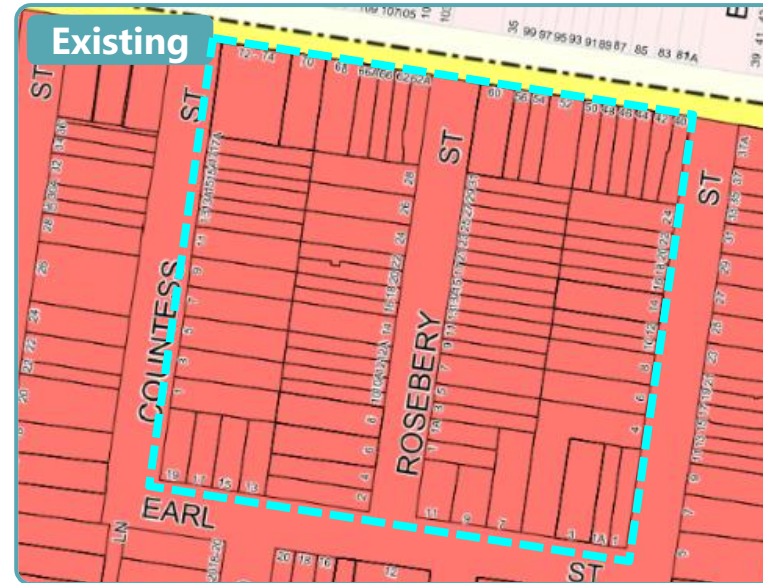
- 54-72 Cowles Rd, 1-17 Wudgong St, 2-26 Wudgong St, 1-21 Cardinal St, 2-6 Cardinal St and 21-47 Bardwell St to increase from 8.5m to 22m
- 48-52 Cowles Rd, 1A Cardinal St, 15-19 Bardwell St and 1-21 Prince St to increase from 8.5m to 17.5m



Area 16 – Land Zoning and Floor Space Ratio

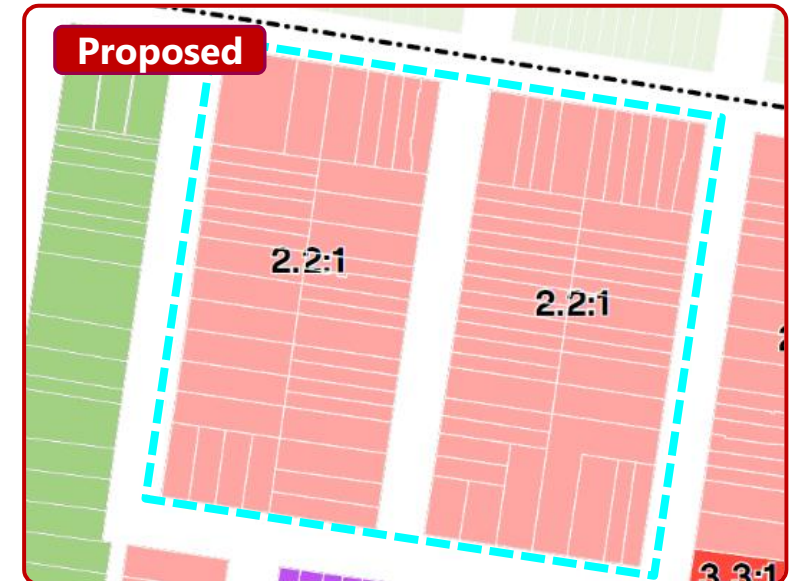
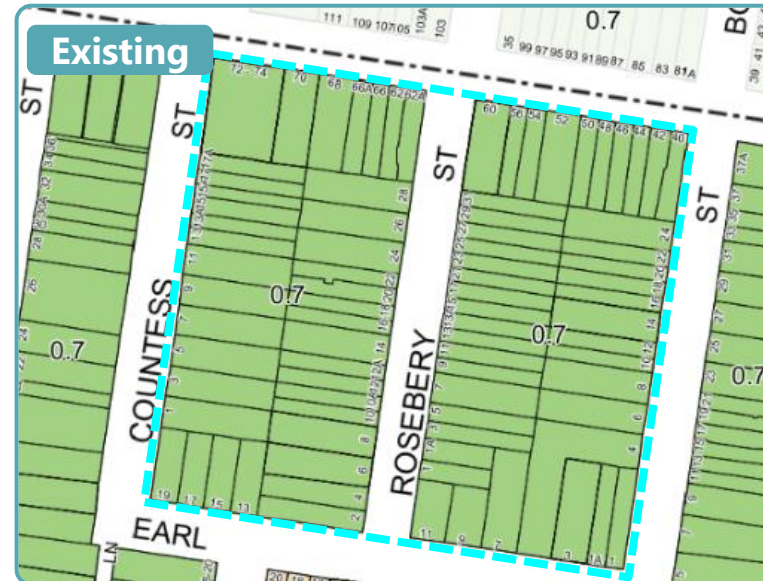
Land Zoning Amendments

- 1-19 Earl St, 4-24 Bond St, 1-31 Rosebery St, 2-28 Rosebery St, 1-17A Countess St and 40-74 Ourimbah Road to retain R3 zoning



Floor Space Ratio Amendments

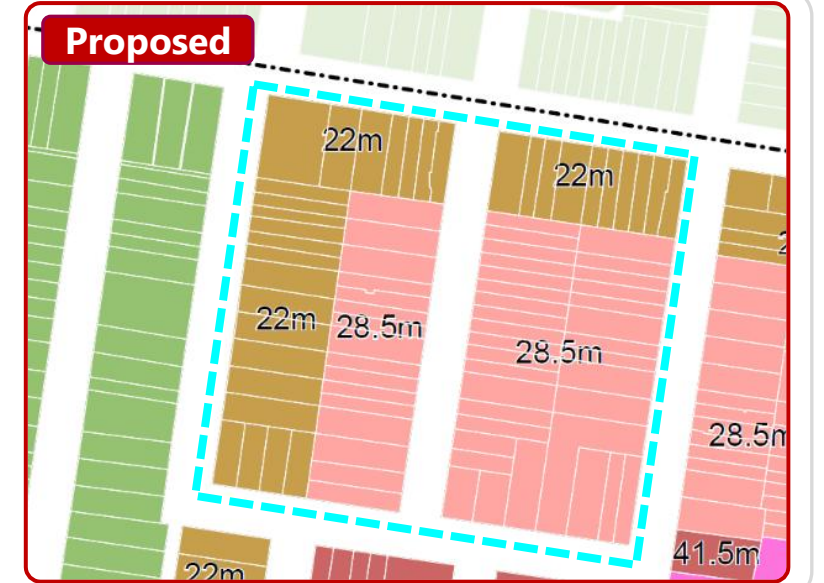
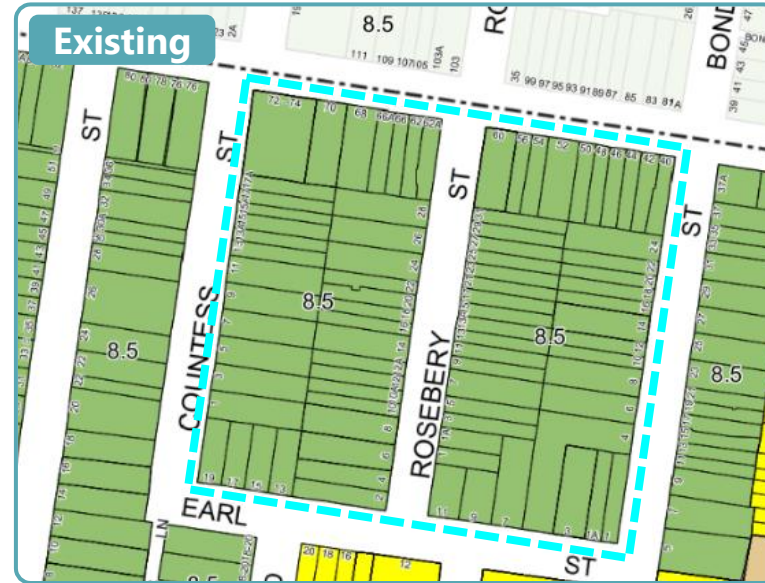
- 1-19 Earl St, 4-24 Bond St, 1-31 Rosebery St, 2-28 Rosebery St, 1-17A Countess St and 40-74 Ourimbah Road to increase from 0.7:1 to 2.2:1



Area 16 – Height of Buildings

Height of Buildings Amendments

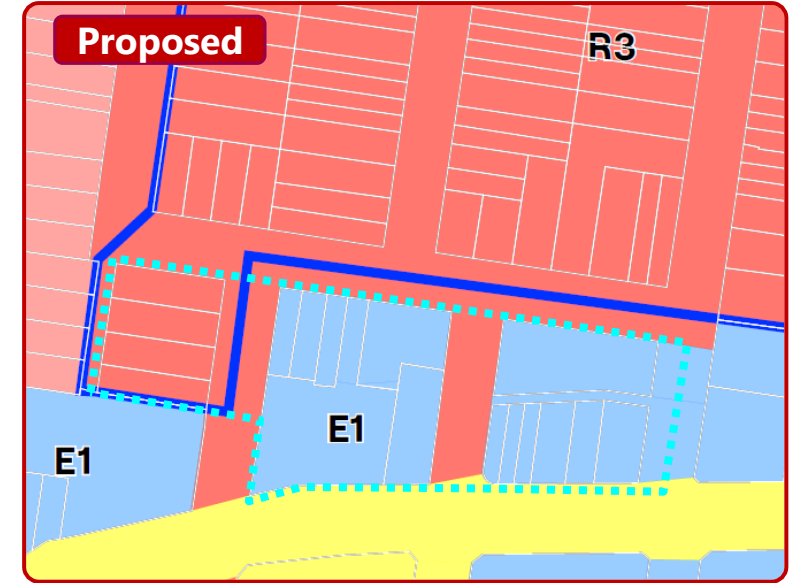
- 1-11 Earl St, 4-24 Bond St, 1-31 Rosebery St and 2-28 Rosebery St to increase from 8.5m to 28.5m
- 13-19 Earl St, 1-17A Countess St and 40-74 Ourimbah Road to increase from 8.5m to 22m



Area 17 – Land Zoning and Floor Space Ratio

Land Zoning Amendments

- 8-20 Earl St, 10 Cardinal St and 560-562 Military Rd to be rezoned from R3 to E1
- 566-576 Military Rd to be rezoned from E3 to E1
- 18-20 Bardwell Rd to retain R3 zoning



Floor Space Ratio Amendments

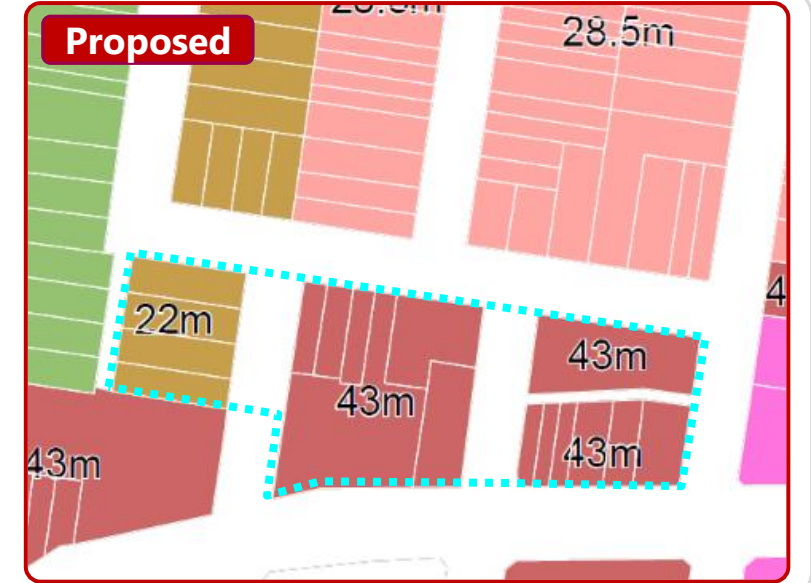
- 8-20 Earl St, 10 Cardinal St and 560-562 Military Rd to increase from 1:1 to 5:1
- 566-576 Military Rd to increase from 2:1 to 5:1
- 18-20 Bardwell Rd to increase from 0.7:1 to 1:1



Area 17 – Height of Buildings

Height of Buildings Amendments

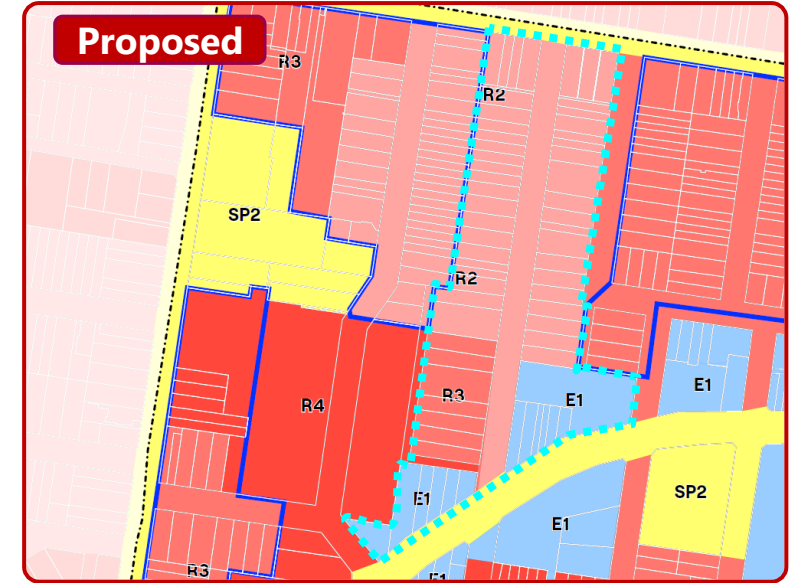
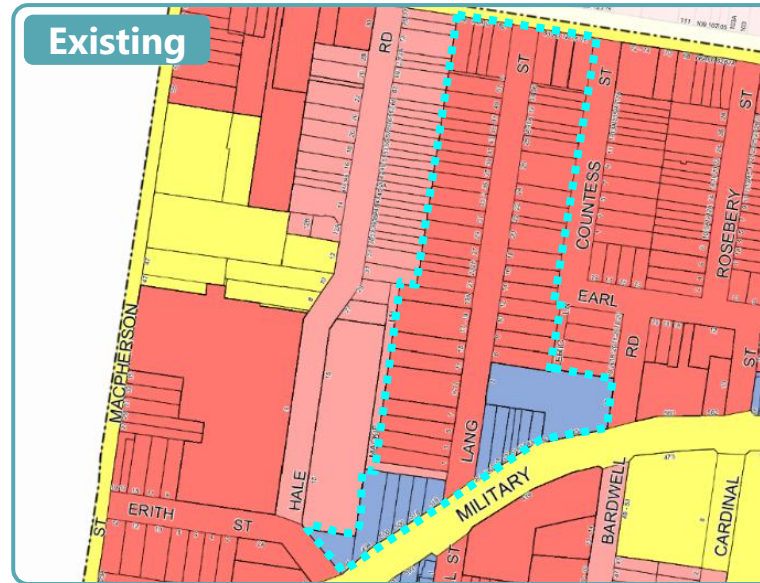
- 8-20 Earl St, 10 Cardinal St and 560-562 Military Rd to increase from 11m to 43m
- 566-576 Military Rd to increase from 15m to 43m
- 18-20 Bardwell Rd to increase from 8.5m to 22m



Area 18 – Land Zoning and Floor Space Ratio

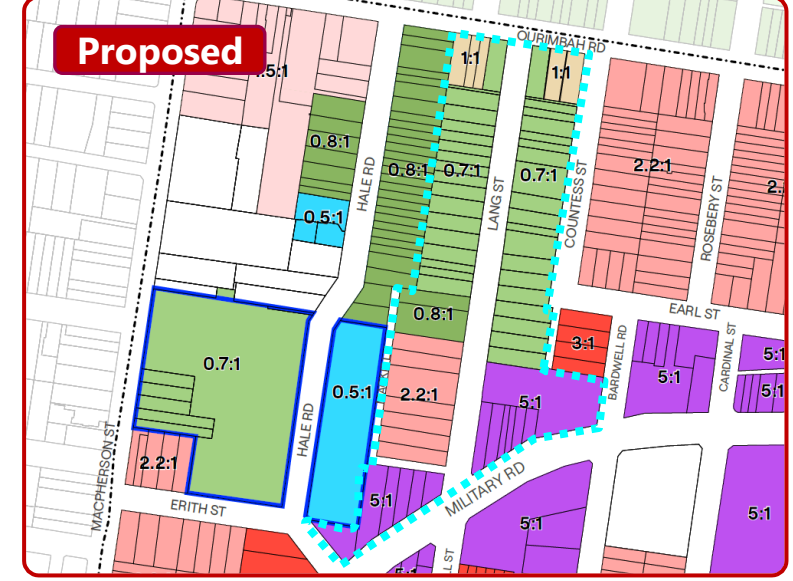
Land Zoning Amendments

- 76-86 Ourimbah Rd, 17-51 Lang St, 6-36 Lang St to be rezoned from R3 to R2
- 494 to 540 Military Rd, 16 Bardwell Rd and 2 Lang St rezoned from E3 to E1
- 1-15 Lang St to retain R3 zoning



Floor Space Ratio Amendments

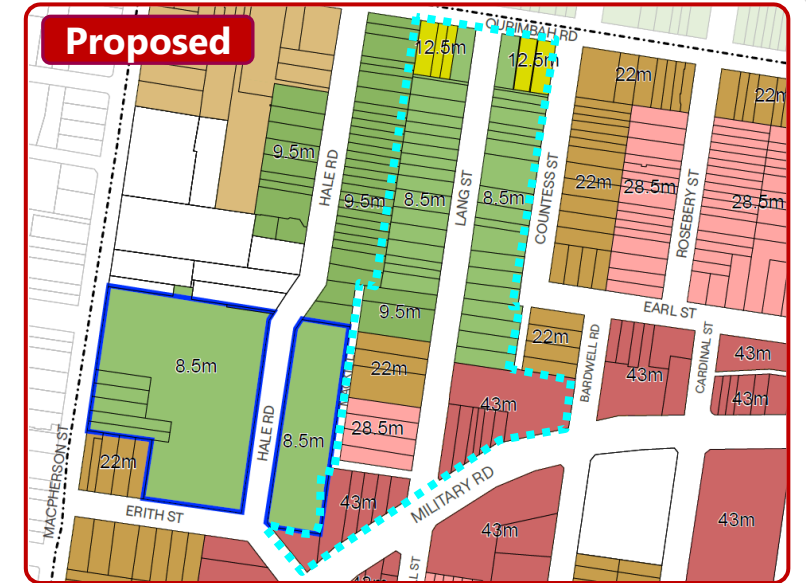
- 494 to 540 Military Rd, 16 Bardwell Rd and 2 Lang St to increase from 2:1 to 5:1
- 17-19A Lang St to increase from 0.7:1 to 0.8:1
- 1-15 Lang St to increase from 0.7:1 to 2.2:1
- 76-86 Ourimbah Rd, 21-51 Lang St, 6-36 Lang St to retain 0.7:1
- 76-86 Ourimbah Rd to increase from 0.7:1 to 1:1



Area 18 – Height of Buildings

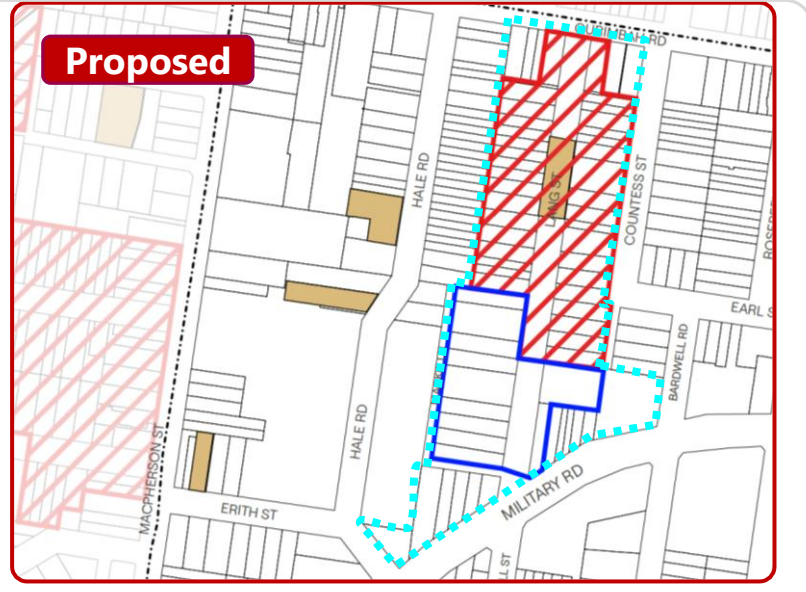
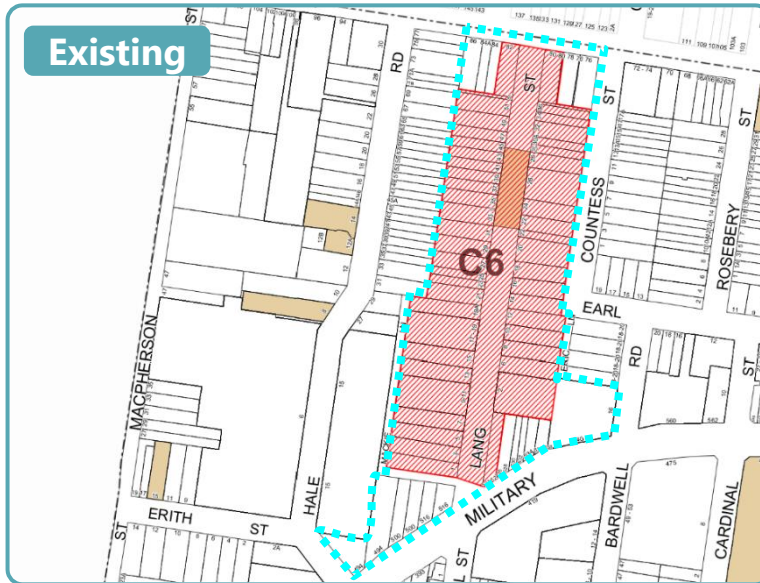
Height of Buildings Amendments

- 494 to 540 Military Rd, 16 Bardwell Rd and 2 Lang St to increase from 12m to 43m
- 1-7 Lang St to increase from 8.5m to 28.5m
- 9-15 Lang St to increase from 8.5m to 22m
- 17-19A Lang St to increase from 8.5m to 9.5m
- 76-86 Ourimbah Rd, 21-51 Lang St, 6-36 Lang St to increase from 8.5m to 12.5m
- 21-51 Lang St, 6-36 Lang St to retain 8.5m



Heritage Amendments

- 1-19A Lang St, 2 Lang St, 16 Bardwell Rd and 522-524 Military Rd removed from Heritage Conservation Area

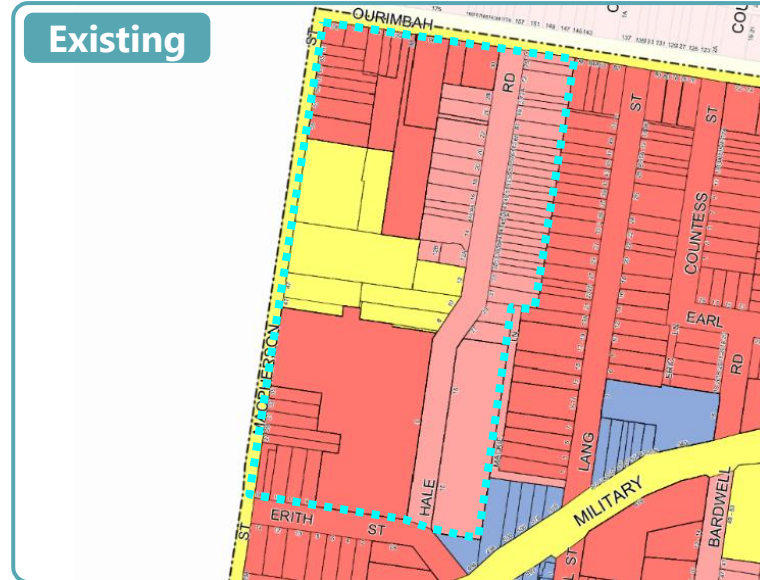


Area 19 – Land Zoning and Floor Space Ratio

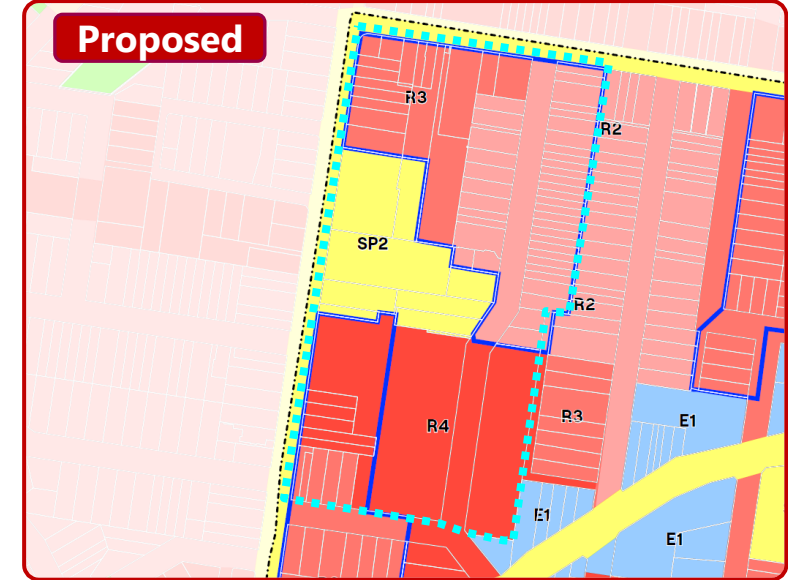
Land Zoning Amendments

- 6 Hale Rd (west) and 27-35 Macpherson St to be rezoned from R3-R4
- 6 Hale Rd (east) to be rezoned from R2 to R4
- 27-77 Hale Rd and 12A-28 Hale Rd to retain R2 zoning
- 9-19 Erith St, 30 Hale Rd, 94-108 Ourimbah Rd and 55-67 Macpherson St to retain R3 zoning

Existing



Proposed



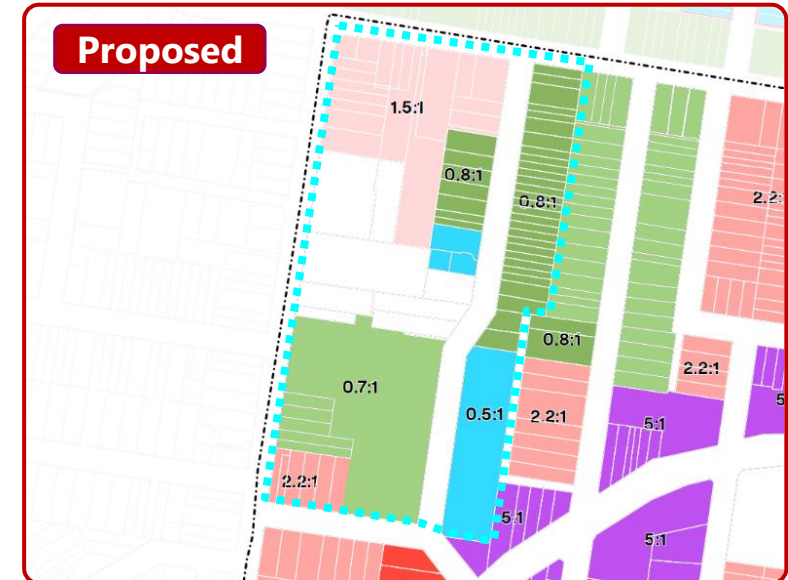
Floor Space Ratio Amendments

- 27-77 Hale Rd and 14A-22 Hale Rd to increase from 0.5:1 to 0.8:1
- 30 Hale Rd, 94-108 Ourimbah Rd and 55-67 Macpherson St to increase from 0.7:1 to 1.5:1
- 9-19 Erith St to increase from 0.7:1 to 2.2:1
- 26-28 Hale Rd to increase from 0.5:1 to 1.5:1
- 12A-14 Hale Rd to retain 0.5:1
- 6 Hale Rd (west) and 27-35 Macpherson St to retain 0.7:1
- 6 Hale Rd (east) to retain 0.5:1

Existing



Proposed



Area 19 – Height of Buildings

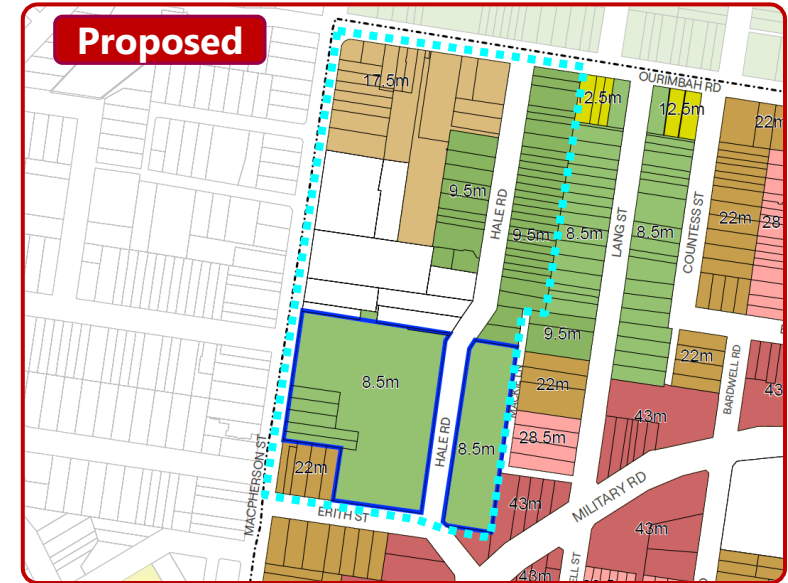
Height of Buildings Amendments

- 27-77 Hale Rd and 12A-22 Hale Rd to increase from 8.5m to 9.5m
- 26-30 Hale Rd, 94-108 Ourimbah Rd and 55-67 Macpherson St to increase from 8.5m to 17.5m
- 9-19 Erith St to increase from 8.5m to 22m
- 27-35 Macpherson St to increase from 8.5m to 43m
- 6 Hale Rd (east) to retain 8.5m

Existing



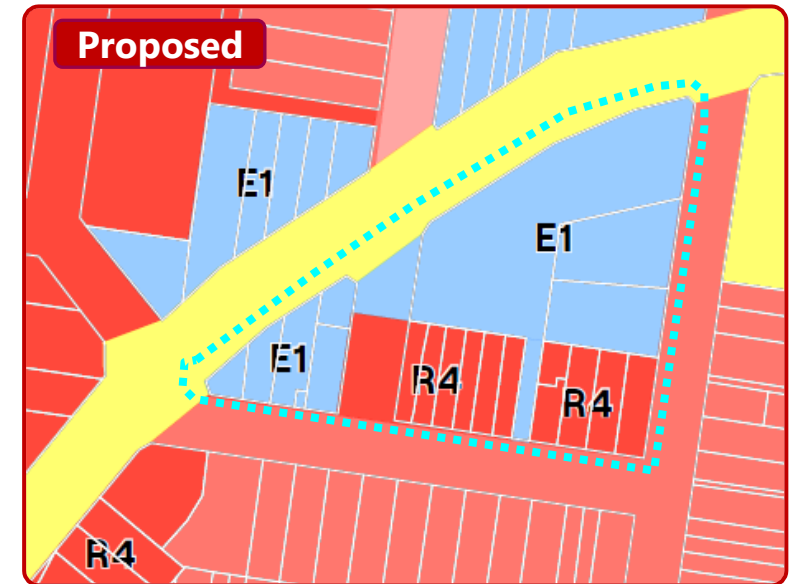
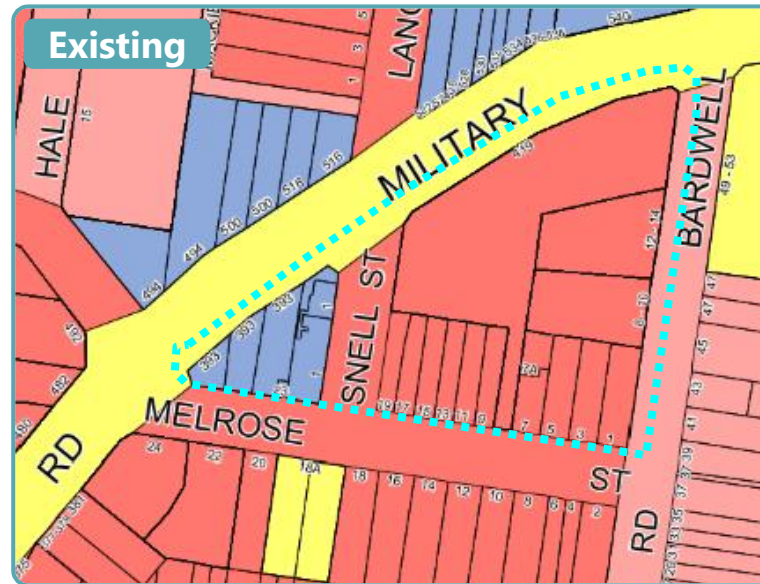
Proposed



Area 20 –Land Zoning and Floor Space Ratio

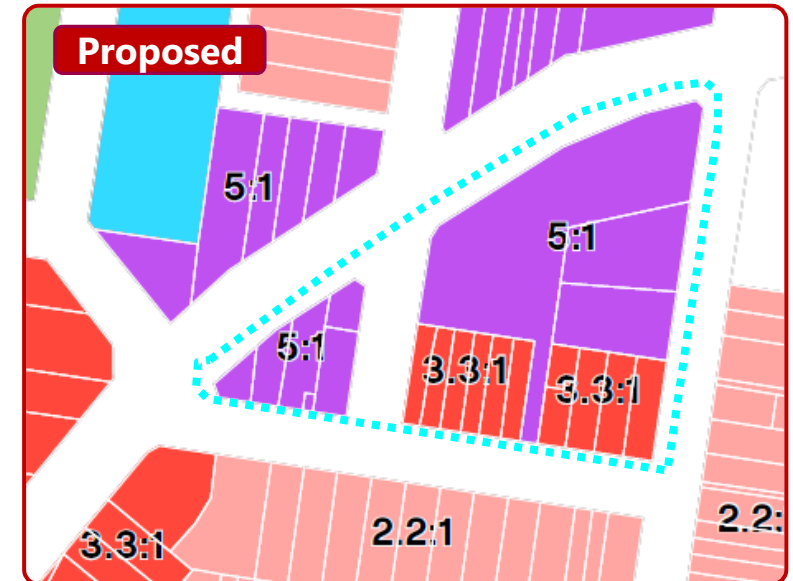
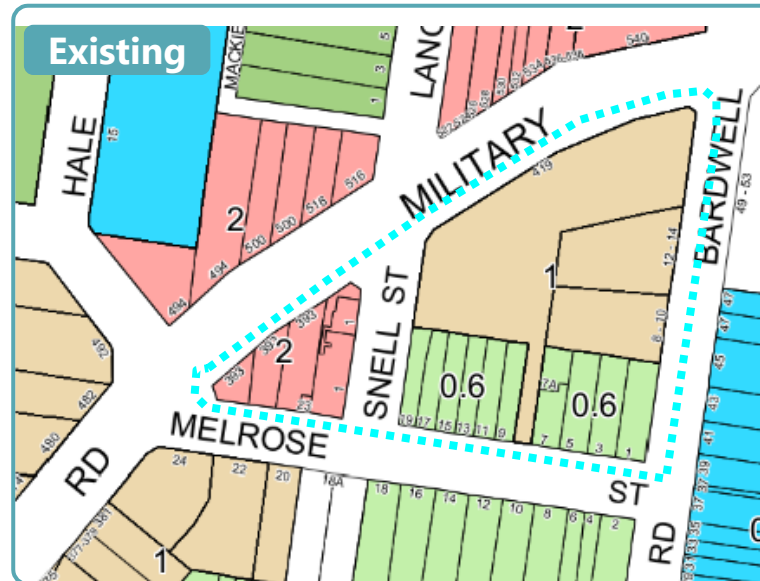
Land Zoning Amendments

- 1-19 Melrose St to be rezoned from R3 to R4
- 8-14 Bardwell Rd and 419 Military Road to be rezoned from R3 to E1
- 1 Snell St, 23 Bardwell Rd and 393 Military Road to be rezoned from E3 to E1



Floor Space Ratio Amendments

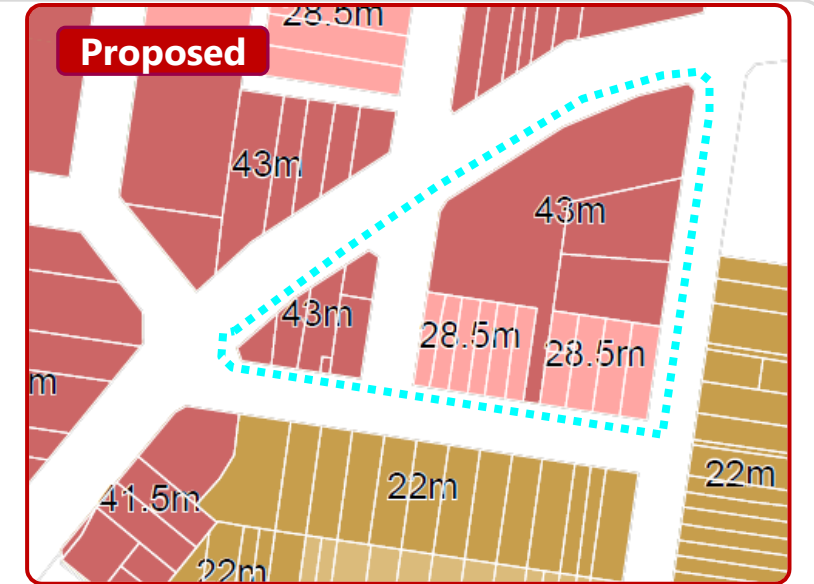
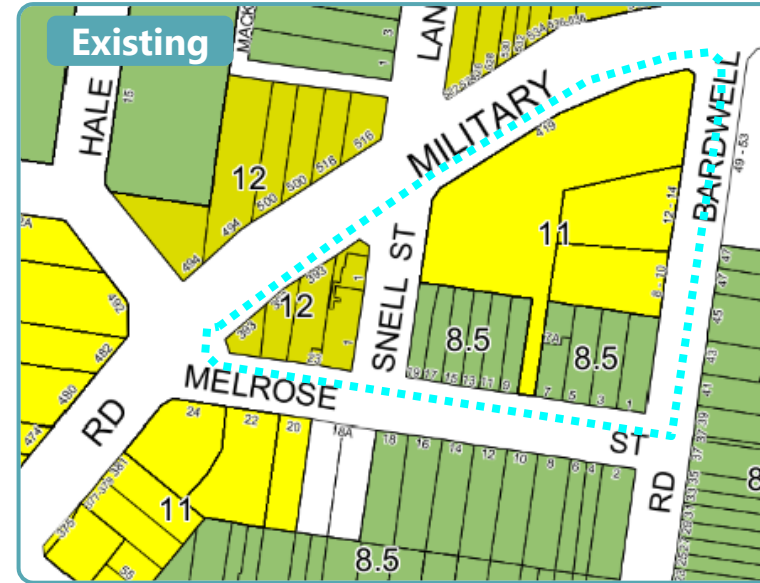
- 1-19 Melrose St to increase from 0.6: to 3.3:1
- 8-14 Bardwell Rd and 419 Military Road to increase from 1:1 to 5:1
- 1 Snell St, 23 Bardwell Rd and 393 Military Road to increase from 2:1 to 5:1



Area 20 – Height of Buildings

Height of Buildings Amendments

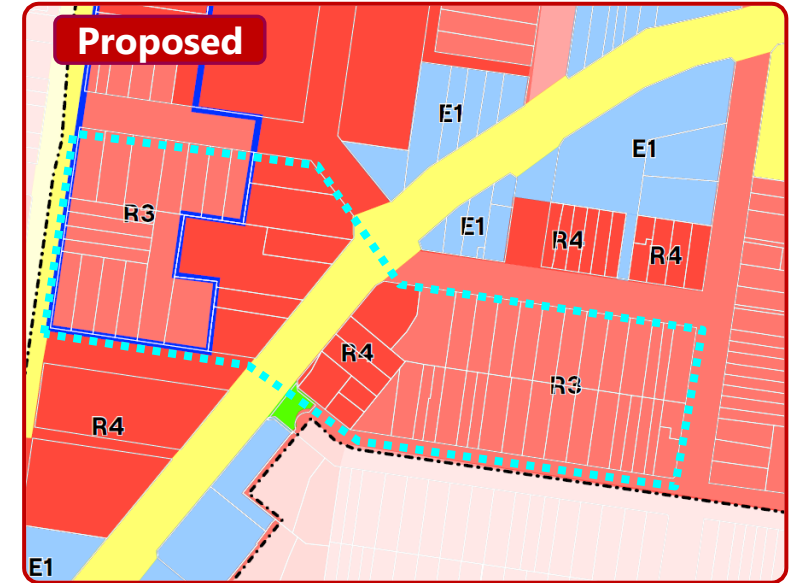
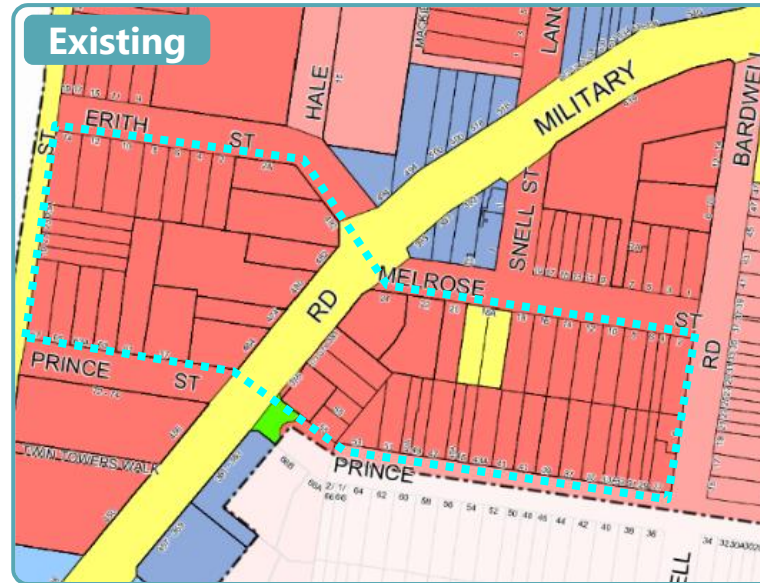
- 1-19 Melrose St to increase from 8.5m to 28.5m
- 8-14 Bardwell Rd and 419 Military Road to increase from 28.5m to 43m
- 1 Snell St, 23 Bardwell Rd and 393 Military Road to increase from 12m to 43m



Area 21 –Land Zoning and Floor Space Ratio

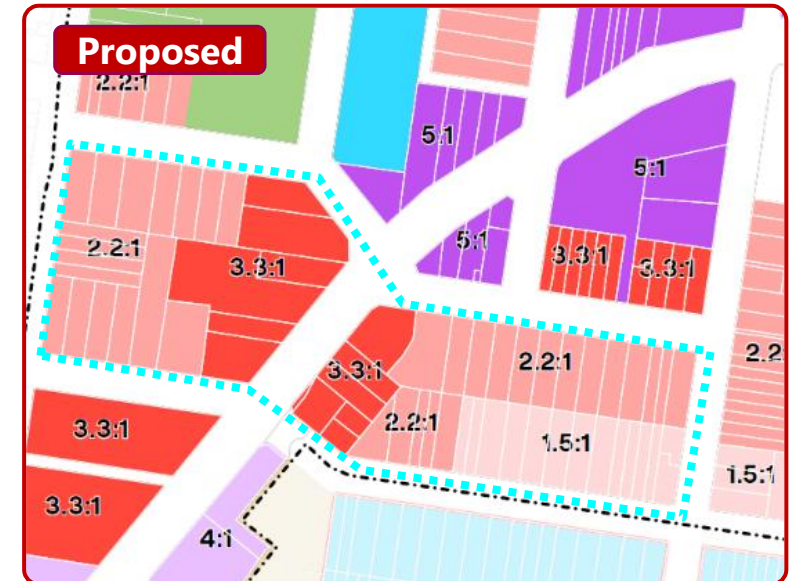
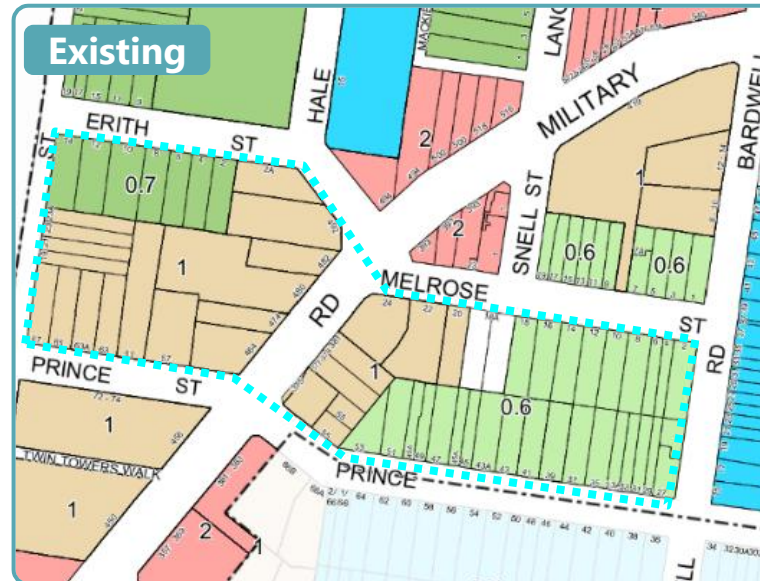
Land Zoning Amendments

- 18A Melrose St to be rezoned from SP2 to R3
- 55 Prince St, 24 Melrose St, 2A Erith St, 375-381 Military Road and 464-492 Military Road to be rezoned from R3 to R4
- 27-53 Prince St, 57-67 Prince St, 2-14 Erith St, 2-18 Melrose St, 20-22 Melrose St, 6 Bardwell Rd and 19-23A Macpherson St to retain R3 zoning



Floor Space Ratio Amendments

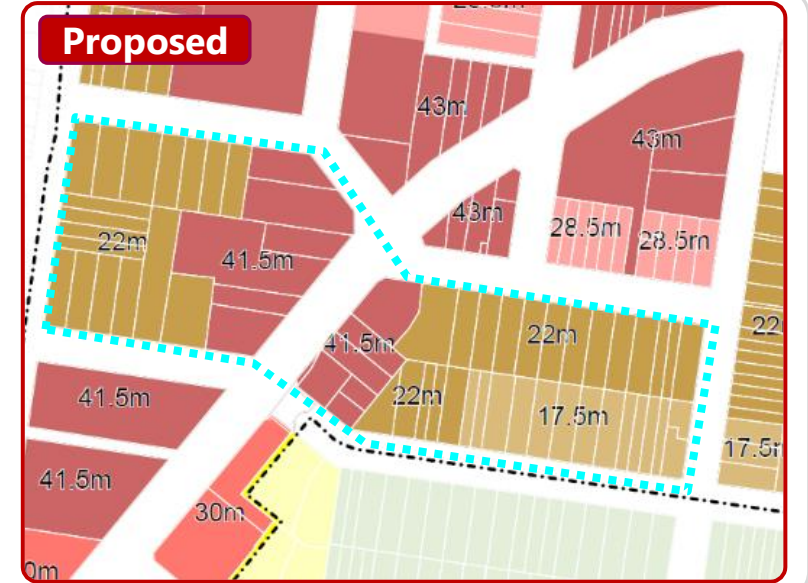
- 18A Melrose St to be designated 2.2:1
- 2-18 Melrose St and 47-53 Prince St to increase from 0.6:1 to 2.2:1
- 20-22 Melrose St, 57-67 Prince St and 19-23A Macpherson St to increase from 1:1 to 2.2:1
- 2-14 Erith St to increase from 0.7:1 to 2.2:1
- 27-45A Prince St and 6 Bardwell Rd to increase from 0.6:1 to 1.5:1
- 55 Prince St, 24 Melrose St, 2A Erith St, 375-381 Military Road and 464-492 Military Road to increase from 1:1 to 3.3:1



Area 21 – Height of Buildings

Height of Buildings Amendments

- 18A Melrose St to be designated 22m
- 27-45A Prince St and 6 Bardwell Rd to increase from 8.5m to 17.5m
- 55 Prince St, 24 Melrose St, 2A Erith St, 375-381 Military Road and 464-492 Military Road to increase from 11m to 41.5m
- 47-53 Prince St, 2-14 Erith St and 2-18 Melrose St to increase from 8.5m to 22m
- 20-22 Melrose St, 57-67 Prince St, 19-23A Macpherson St to increase from 11m to 22m

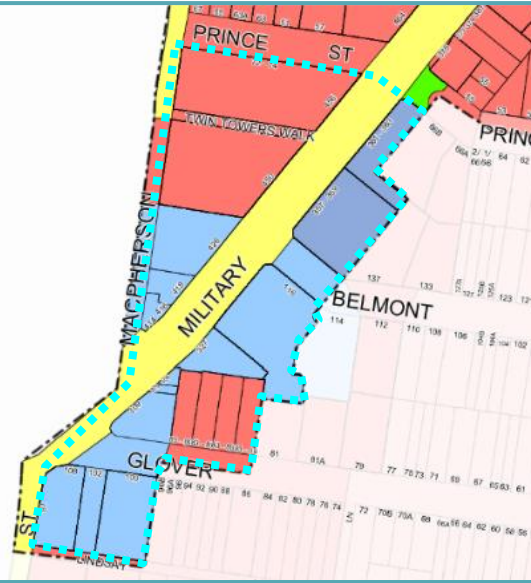


Area 22 – Land Zoning and Floor Space Ratio

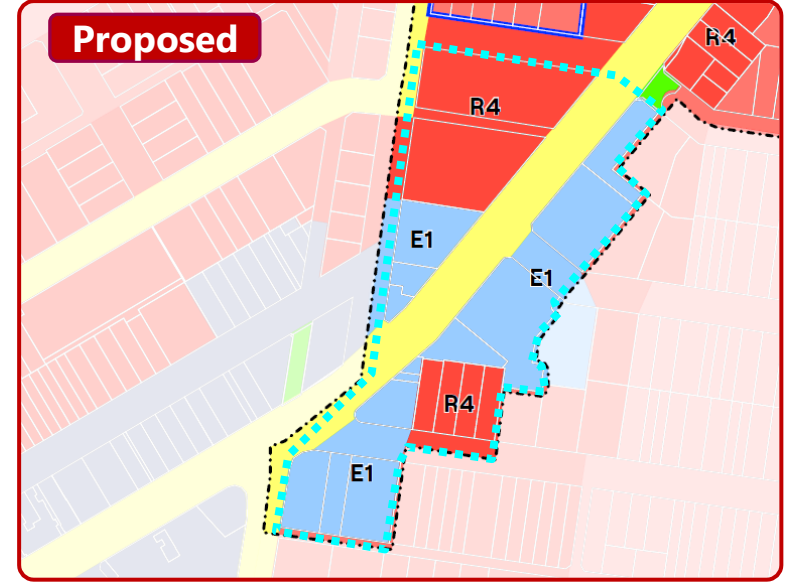
Land Zoning Amendments

- 450-456 Military Rd and 83-89 Glover St to be rezoned from R3 to R4
- 357-363 Military Road to be rezoned from E3 to E1
- 414-426 Military Rd, 309-327 Military Rd, 100-108 Glover St, 91 Spofforth St and 116 Belmont Road to retain E1 zoning

Existing



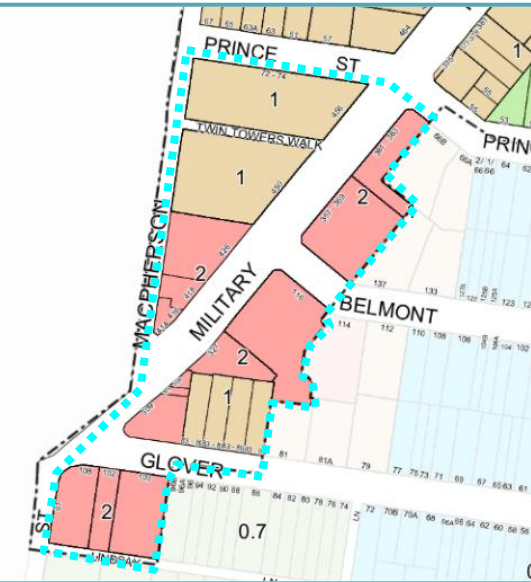
Proposed



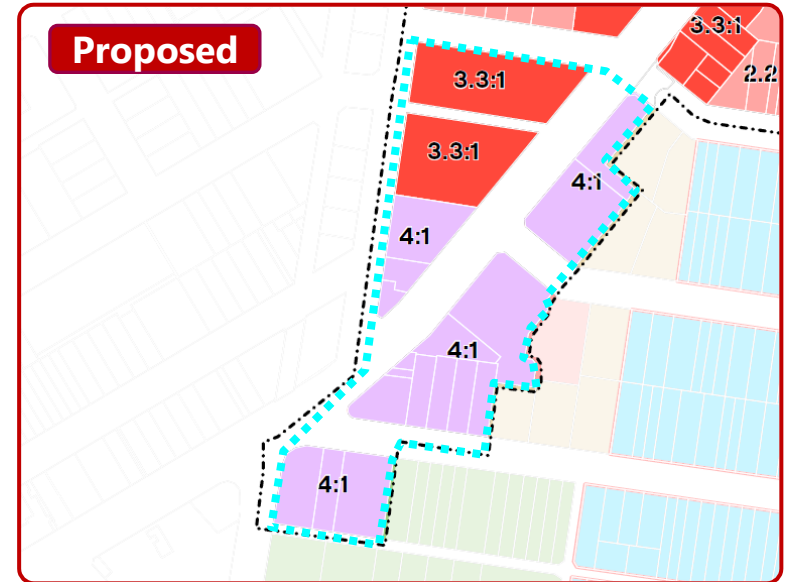
Floor Space Ratio Amendments

- 450-456 Military Rd to be increased from 1:1 to 3.3:1
- 83-89 Glover St to increase from 1:1 to 4:1
- 414-426 Military Rd, 309-363 Military Rd, 100-108 Glover St, 91 Spofforth St and 116 Belmont Road to be increased from 2:1 to 4:1

Existing



Proposed

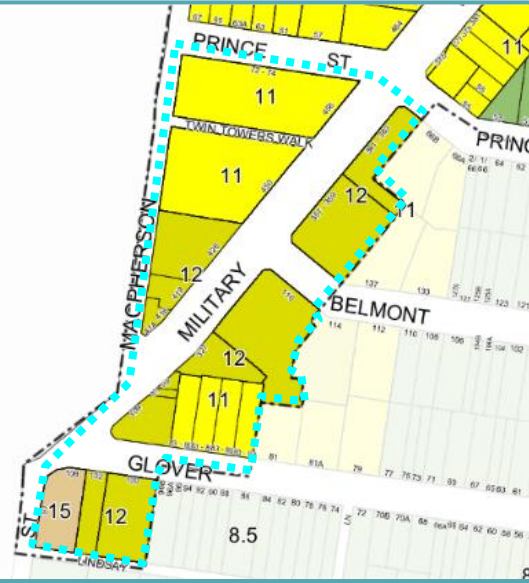


Area 22 – Height of Buildings

Height of Building Amendments

- 450-456 Military Rd to be increased from 11m to 41.5m
- 83-89 Glover St increased from 11m to 30m
- 414-426 Military Rd, 309-363 Military Rd, 100-102 Glover St and 116 Belmont Road to increase from 12m to 30m
- 108 Glover St and 91 Spofforth St to increase from 15m to 30m

Existing



Proposed

