



## Water Cycle and Stormwater Management



4 August 2026

Vivienne Albin  
Director Environment and Planning  
Mosman Council  
573 Military Road  
Mosman NSW 2088

## **RE: Masterplan Area - Water Cycle and Stormwater Management**

I have been requested to provide commentary on the Water Cycle and Stormwater Management within the Mosman Masterplan Area. Reference is made to the draft Mosman Masterplan Structure Plan prepared by SJB Architecture, dated 3 August 2026 (Drawing No. 06, Revision 08).

I am a professional engineer with a Bachelor of Civil Engineering and a Master of Science in Engineering. This assessment is informed by almost ten years of experience at Mosman Municipal Council reviewing and assessing engineering aspects of Development Applications, including the critiquing and evaluation of numerous stormwater management concepts and overland flow/flooding assessments. This assessment is also informed by over five years of experience in engineering consultancy in the construction industry, including stormwater quality and quantity management design and overland flow analysis, prior to joining Mosman Council.

The Department of Planning, Housing and Infrastructure's Local Environmental Plan Making Guideline (July 2026) identifies that a Water Cycle and Stormwater Management Strategy may be required for greenfield sites, large-scale planning proposal sites, or sites located alongside riparian corridors, where the proposal needs to demonstrate that water quantity and quality can be managed within the proposed development.

The Mosman Masterplan proposal is not a greenfield site but rather considered as an urban renewal initiative. While the Masterplan represents a significant urban renewal initiative, any redevelopment is expected to occur on a gradual basis rather than as a single, large-scale site. A review of the Mosman Local Environmental Plan (LEP) 2012 Natural Resources Water Course Maps indicates that the Mosman Masterplan area does not contain any natural watercourse and hence a full riparian assessment and a broad water cycle and stormwater management strategy would not be relevant for the proposed Mosman Masterplan. For these developments, water quantity and quality outcomes would be more appropriately managed through Council's existing site-based controls rather than through a single broad masterplan-wide concept design.

A review of the Mosman Local Environmental Plan (LEP) 2012, Mosman Development Control Plan 2012 (amended December 2024) and Council's Policy for Stormwater Management in Mosman (amended December 2024) confirms that developers must consider both water quantity and water quality aspects of a proposed development. The Policy requires Permissible Site

Discharge (PSD) requirements to be met and sets post-construction water quality targets for Gross Pollutants, Total Suspended Solids, Total Phosphorus and Total Nitrogen.

For developments in Mosman, water quantity is typically managed on site through a combination of on-site detention (OSD) and rainwater tanks whilst the water quality aspects are typically managed through in-ground stormwater treatment devices such as Gross Pollutant Traps (GPTs).

It is also important to note that the Masterplan Area in Mosman is already an established, predominantly impervious town centre precinct, where existing sites may not have water quantity and quality controls currently in place. As redevelopment occurs on a lot-by-lot basis under the Masterplan, Council's existing PSD and water quality requirements will be implemented by these sites. On this basis, development within the Masterplan Area will actively improve, rather than simply maintain, current water cycle and stormwater management outcomes.

Further, the Masterplan Area is already serviced by Mosman Council's existing stormwater drainage network which currently has over 30 Stormwater Quality Improvement Devices (SQIDs) which are maintained on a regular basis. The Section 7.12 contributions plan proposal that accompanies this Masterplan Proposal nominates funds for upgrades to existing SQIDs. This strategy would continue to supplement the water quality schemes employed within individual developments and further assist in improving the quality of stormwater runoff from areas outside future developments, such as parks, roads and footpaths.

Mosman Council is collaborating with neighbouring harbour Councils and the Sydney Coastal Councils Group who are currently working on the Outer Sydney Harbour CMP. As part of the process, studies have been initiated into stormwater pollution with future steps to include site specific or LGA- specific options for managing natural coastal assets, preventing litter and improving water quality.

Accordingly, having regard to:

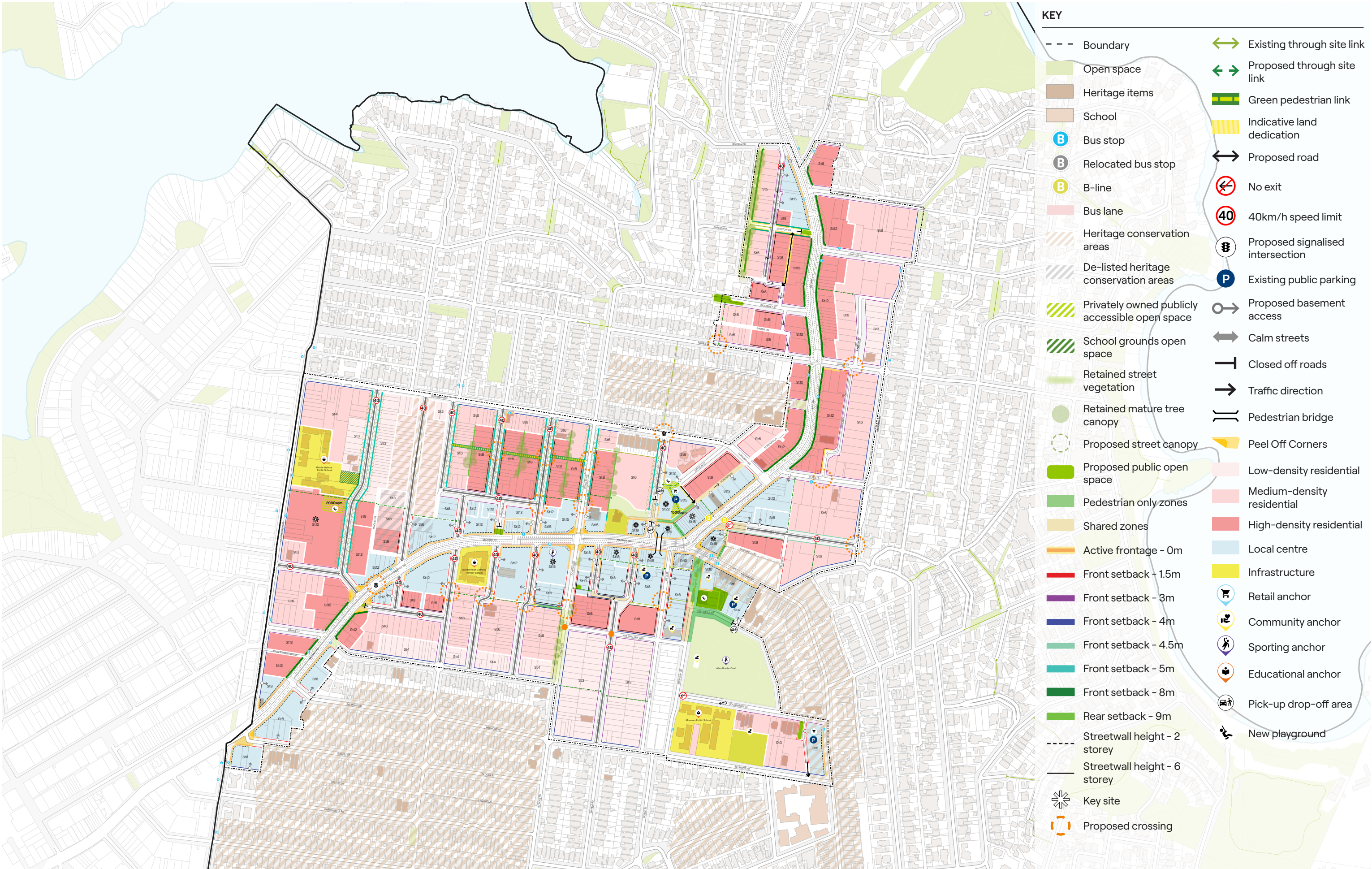
- Mosman Local Environmental Plan (LEP) 2012
- Mosman Development Control Plan 2012 (amended December 2024)
- Council's Policy for Stormwater Management in Mosman (amended December 2024)
- Council's existing stormwater quality management program
- the type and extent of development proposed under the Masterplan
- the extensive stormwater quality and quantity management strategies submitted to Council as part of Development Applications; and
- Mosman Council's ongoing collaboration with neighbouring harbour Councils

it is my opinion that water quantity and quality within the Mosman Masterplan Area will continue to be capable of being managed on site, on a lot-by-lot basis, through a combination of rainwater tanks, on-site detention and proprietary water quality improvement devices. Consequently, no significant planning, water quantity or water quality constraints associated with stormwater management are anticipated.

Please don't hesitate to contact me if you have any questions.



**Matthew Poon, BEng(Civil)(Hons), MEngSc(Civil)**  
**SENIOR CIVIL ENGINEER**



STRUCTURE PLAN

Scale 1:7000@A1

0 70 140 210 280 350



Drawing no.  
06

Revision no.  
08

03/08/2026

Project no.  
7218

Project Name  
Mosman Masterplan

Project address  
Mosman NSW

Client  
Mosman Council

SJB Architecture (NSW) Pty Ltd  
ABN 20 310 373 425  
ACN 081 094 724

Adam Haddow 7188  
Emily Wombwell 10714  
John Pradel 7004  
Jonathan Tondi 11981  
Nick Hatzis 9380

