
EP/52 Mosman Local Strategic Planning Statement - Draft**Responsible Officer: Manager Urban Planning**

Executive Summary

This report outlines consultation undertaken for the public exhibition of the draft Mosman Local Strategic Planning Statement (LSPS), and considers feedback received from 652 submissions, 80 people who attended the public meeting, and from the Greater Sydney Commission and public authorities.

Overall the feedback received was positive, with support expressed for Council's 20-year land use planning vision for Mosman, and the planning priorities and actions outlined. A number of amendments to the draft LSPS are recommended primarily to provide additional information about Council programs, projects and plans; to identify collaboration opportunities with Government agencies and others; and to improve clarity of the document.

This report presents the final draft LSPS to Council for endorsement. Council must then obtain advice from the Greater Sydney Commission that it supports the Statement as being consistent with the applicable regional and district plans and make the Statement under section 3.9 of the *Environmental Planning and Assessment Act 1979* before 31 March 2020.

Officer's Recommendation

The Manager Urban Planning recommends that Council:

1. Endorse the final draft Mosman Local Strategic Planning Statement attached to this report.
 2. Submit the draft Mosman Local Strategic Planning Statement to the Greater Sydney Commission and seek their support for the statement being consistent with applicable regional and district plans, pursuant to section 3.9(3A) of the *Environmental Planning and Assessment Act 1979*.
 3. Grant delegation to the General Manager to make the Mosman Local Strategic Planning Statement under section 3.9(1) of the *Environmental Planning and Assessment Act 1979* following receipt of a letter of support from the Greater Sydney Commission.
-

Background

The draft Mosman Local Strategic Planning Statement (LSPS) sets out Council's 20-year vision for land use planning in Mosman, along with a suite of planning priorities and actions relating to housing, local centres, infrastructure and the environment. It builds upon the vision for Mosman expressed in MOSPLAN 2018-2028 identifying that, as Mosman grows and changes to meet community needs, a key priority for Council will be to maintain the high levels of environmental amenity, liveability and landscape quality that characterise the municipality.

The draft LSPS has been prepared to meet the requirements of section 3.9 of the *Environmental Planning and Assessment Act 1979* (the Act). It is consistent with the NSW Government's Greater Sydney Region Plan (*A Metropolis of Three Cities*) and North District Plan.

At the Council Meeting held on 4 June 2019, Council resolved that:

1. *Council endorse the draft Mosman Local Strategic Planning Statement (the draft Statement) attached to this report for public exhibition.*
-

2. *The draft Statement be exhibited in accordance with the consultation strategy outlined in this report.*
3. *A report be prepared for Council's consideration following exhibition of the draft Statement addressing submissions received.*

Subsequently, on 2 July 2019 Council resolved that:

1. *Run a public meeting to present the key points on the Local Strategic Planning Statement (LSPS) ahead of the close of public consultation on 7 August 2019.*
2. *The details, including date of meeting, format and advertising be delegated to be finalised by the Mayor and the General Manager.*

Current Position

The draft LSPS was publicly exhibited from 27 June to 7 August 2019, and a public meeting held on 24 July 2019, in accordance with the resolution of Council. In response, Council received 652 written submissions and feedback from 80 people who attended the public meeting. Of these submissions, 10 are from public authorities. Feedback was also received from the Greater Sydney Commission at assurance meetings held on 5 September and 5 November 2019.

In response to this feedback, some amendments to the draft LSPS are recommended. These primarily provide additional information about Council programs, projects and plans; identify collaboration opportunities; and improve clarity of the document. The amendments are detailed in this report and Council's endorsement of the final draft LSPS (with amendments) is sought.

Subsequently, Council must submit the final draft LSPS to the Greater Sydney Commission pursuant to section 3.9(3A) of the Act, which provides that Council must not make the Statement unless the Commission has advised in writing that it supports the Statement as being consistent with the applicable regional and district strategic plans. The Commission has provided Council with a program to meet this requirement, scheduling an Assurance Panel for 19 December 2019 (not to be attended by Council). Following this, the Commission would issue a 'letter of support' to Council which may include conditions or terms for support.

The Statement must then be made by Council before 31 March 2020 (clause 11A, *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017*) and be published on the NSW planning portal (section 3.9(5), the Act).

Consultation

The draft LSPS was publicly exhibited in accordance with Schedule 1 Community Participation of the Act, which requires a minimum 28 day exhibition period. Consultation was undertaken for a six-week period from 27 June to 7 August 2019, and included the following:

Method of consultation	Details
In print:	
<ul style="list-style-type: none"> Mosman Daily newspaper 	Advertisements on 27 June and 4, 11 and 18 July 2019
<ul style="list-style-type: none"> MosmanNOW Winter Edition newsletter 	Distributed in hard copy to approximately 13,000 business and residential mailboxes, 17-21 June 2019
<ul style="list-style-type: none"> Letters to North Sydney and Northern Beaches Councils* 	Letters sent to General Managers on 27 June 2019 *Note: Consultation with State agencies was undertaken during 2018-19 as part of workshops facilitated by the Greater Sydney Commission and NSW Department of Planning, Industry and Environment
Online:	
<ul style="list-style-type: none"> Council engagement website www.yourvoicemosman.com.au 	Unique consultation site for duration of exhibition period. Resulted in: <ul style="list-style-type: none"> 2,200 visits, with 126 max. visitors per day 1,692 aware participants (visited at least one webpage) 894 informed participants (visited multiple pages, or downloaded a document, or made an online submission), 195 engaged participants (made an online submission via the survey form), 441 downloads of documentation
<ul style="list-style-type: none"> Council urban planning website www.mosmanplanning.net 	Article online for duration of consultation period, as well as blog posts on 25 June and 8 July 2019.
<ul style="list-style-type: none"> Facebook and Twitter 	Social media posts on 27 and 28 June, and 8 July 2019
<ul style="list-style-type: none"> Urban Planning e-newsletter 	Distributed to 692 recipients on 28 June 2019
<ul style="list-style-type: none"> MosmanNOW Winter Edition electronic newsletter 	Distributed to 1,278 unique subscribers on 21 June 2019 and uploaded to Council's website
In person:	
<ul style="list-style-type: none"> Exhibition display in Council administration building 	For duration of exhibition period
<ul style="list-style-type: none"> Public meeting 	Held on 24 July 2019 and attended by 80 people

In response, feedback was received in the form of 652* written submissions and verbal feedback from 80 attendees at the public meeting. All submissions received and feedback from the public meeting is summarised in **Attachment 1** to this report, as follows:

Feedback	Quantity
Submissions from Government Authorities	10 submissions
Submissions from the community	633 submissions
Submissions from industry groups	9 submissions
Verbal feedback from attendees at the public meeting	80 people in attendance

**This excludes submissions that were blank or duplicate submissions (i.e. same submission from a person received multiple times e.g. via online form and email and post). In the instance that more than one submission was received from a person, this was recorded as one submission.*

The key issues raised in feedback received are considered below. Some submissions raised more than one key issue, e.g. 'Mosman Junction Village' AND 'Housing', and for this reason, the figures shown below, when added together, exceed the total number of submissions received. Reference to submission number in the discussion correlates with numbering in Attachment 1.

Feedback Received - Key Issues

Mosman Junction Village

By far, most of the feedback received relates to future development within Mosman's local centres including the possible redevelopment of land in Mosman Junction for a Woolworths supermarket.

This matter is raised in 619 submissions (95%) and motivated many to attend the public meeting. Most of the feedback received is in opposition to such development for reasons including:

- Loss of heritage, village character and sense of community;
- Reduction in variety of shops, and adverse impact on economic viability of small businesses;
- Excessive building bulk and scale not in keeping with the traditional 'high street';
- Adverse impact on residential amenity; and
- Increased traffic congestion, including from delivery vehicles, and risk to pedestrian safety.

Many submissions (300) support changing planning controls to limit the size of retail premises to only allow small shops in Mosman Junction.

Conversely, several submissions voice support for a large supermarket stating that, if designed well, it may enhance local character, reduce the risk of decline of the centre, and alleviate traffic congestion and parking issues.

Comment:

At the time of writing this report, no development application for a supermarket in Mosman Junction had been lodged with Council, although it is understood that several properties have been purchased in this centre for this purpose. Land in Mosman Junction is zoned B2 Local Centre under Mosman Local Environmental Plan 2012 (MLEP2012), within which commercial premises (includes a supermarket) are permitted with consent. Any such proposed development would be subject to MLEP 2012 and Mosman's Business Centres Development Control Plan 2012 (BCDCP 2012) which contain controls relating to height, bulk, heritage, design, traffic, parking and amenity.

Within the draft LSPS, the importance of maintaining the village atmosphere, character and heritage of Mosman Junction is noted within:

- *The Vision: The village atmosphere and character of centres will be retained as Mosman grows and changes to meet community needs; and*
- *Planning Priority 7: Enhance local and neighbourhood centres as great, connected places, whilst maintaining the village atmosphere in Mosman Junction and neighbourhood centres.*

Actions within Planning Priority 7 and Planning Priority 8 are that Council consider planning controls for Mosman Junction Village to ensure that the village atmosphere is maintained, and to refine urban design criteria for infill development within the Military Road Heritage Conservation Area (applying to this centre). These actions will be addressed in a report on 'Retail Land Uses in the Military Road Heritage Conservation Area and Neighbourhood Centres' on a Council Meeting Agenda early next year. Minor amendments to the draft LSPS are recommended to reinforce the importance of the village atmosphere, as outlined later in this report.

Housing

Housing density, diversity, design, affordability and other related issues are raised in 31 submissions (5%) and were also raised at the public meeting. Feedback received varied, for example:

- Overdevelopment will place pressure on the road network and in Mosman losing its character.
- Support increased density on sites in Spit, Military and Ourimbah Roads, and vicinity.
- Council should acknowledge the need for housing for very-low to low-income earners.
- Ensure a diversity of housing to enable older residents to downsize and remain living locally.
- Ensure new housing is compatible with the local character.
- Planning controls can constrain development and be too prescriptive.

Several submissions (4) seek an amendment to MLEP2012 to allow a greater density of housing on certain land. These are: to increase the building height up to 10 storeys in Spit Junction (submissions number 601, number 628) and up to 8 storeys along Military Road west (submission number 628); to rezone 214 Spit Road and 2 Medusa Street to R3 Medium Density Residential (submission number 1); and at 40-60 Ourimbah Road, 29 Bond Street and 29-31 Rosebery Street to increase the building height to 15m and floor space ratio to 2:1 (submission number 648).

Submissions from Shelter NSW (number 618), St Vincent De Paul Society (number 622), Community Housing Industry Association (number 631) and Bridge Housing (number 636) ask that the draft LSPS be amended to recognise the need for affordable housing for very-low to low-income earners, champion options and advocacy, and collaborate with community housing providers. The NSW Department of Planning, Industry and Environment (Land and Housing Corporation) (submission number 508) notes that Mosman contains 70 social housing properties and suggests that the draft LSPS include an action to support the NSW Government's strategy for maintenance and renewal of social housing.

Comment:

The draft LSPS recognises that a significant challenge in land use planning facing Council is meeting future housing demands within the limits of available land and infrastructure capacity, whilst preserving Mosman's distinctive character and special sense of place. Council's long-established strategy is to retain housing diversity, protect the low-density residential areas, and focus housing growth within the vicinity of Spit-Military Roads, particularly within centres such as Spit Junction as part of mixed-use development. This strategy is embodied in MLEP 2012 – in the land use objectives, zones and development standards that apply.

Housing capacity modelling undertaken in 2017 found that there is the capacity for at least 1,886 additional dwellings within existing business and medium density zones of MLEP 2012, more than sufficient to meet Mosman's current dwelling targets of 300 additional dwellings by July 2021, and for a similar target for the following five-year period. Further, traffic modelling undertaken by Cardno in 2018 concluded that the road network would not be able to accommodate the demand generated from housing growth beyond the current rate unless a significant shift in travel modes occurred. As such, amending MLEP 2012 to facilitate greater density is not supported at this time. These issues will be addressed in further detail in Mosman's local housing strategy to be reported to Council in 2020.

The availability of, and options for, housing for very-low, low and moderate income households in Mosman will be further considered as part of the local housing strategy. Opportunities to collaborate with other North District councils, and with the NSW Government, will be explored. The North District Plan identifies the need for further work by the Greater Sydney Commission and NSW Department of Planning, Industry and Environment to support mechanisms for the delivery of affordable housing.

Within the draft LSPS, Planning Priorities 5 and 6 relate to housing. Some amendments to these priorities are proposed in response to feedback, as outlined later in this report.

Open Space & Sustainability

General support is expressed in feedback received for the vision, planning priorities and actions of the draft LSPS which have a strong focus on maintaining the environmental amenity of Mosman. Such issues were raised in 24 submissions (4%), and at the public meeting, with feedback including:

- Support the scenic protection area and regulating development within this area.
- Conserve bushland, increase the urban tree canopy and regulate tree removal.

- Concern about the installation of lights, artificial turf and the possibility of new sporting facilities at Middle Head, as this is an important heritage and environmental area.
- Request upgrade of existing open space reserves to improve accessibility, and facilitate sport for different demographics (i.e. women, 11-15 year olds) and activities.
- Increase public access to boating.
- Upgrade existing walking tracks and provide green links between open spaces.
- Consider recycling, waste and energy efficiency initiatives.

Submission number 645 from Mosman Parks & Bushland notes the importance of maintaining and upgrading existing paths, ensuring new paths do not encroach on bushland, and enhancing the urban tree canopy, among other matters. Submissions from the NSW Environmental Protection Authority (number 649) and Sydney Harbour Federation Trust (number 650) and Sydney Water (number 646) note the importance of collaboration and referring to relevant public policy in environmental land use management.

Comment:

Within the draft LSPS, Planning Priorities 12 to 16 respond to sustainability and open space matters. As Mosman grows and changes to meet community needs, maintaining the high levels of environmental amenity, liveability and landscape quality that characterises Mosman is identified within the draft LSPS as a key priority for Council. The issues raised in feedback received are largely addressed within these planning priorities, although some improvement can be made to better explain existing Council initiatives, challenges in land management, and collaboration with others in the provision of recreational opportunities and protection of the environment. As such, some amendments to these priorities are proposed, as outlined later in this report. Of note is that Council's proposed actions Planning Priority 13 – *Protect, conserve and enhance the natural, visual, environmental and heritage qualities of Mosman's foreshore scenic areas, and significant views to and from foreshore slopes* which has been bolstered to highlight Council's work in protecting land in the Scenic Protection Area and the potential option of rezoning land to address implications of the Housing Code and protect its scenic value.

Traffic, Transport & the Spit-Military Roads Corridor

Local and regional traffic issues, transport and future opportunities in Mosman are raised in 15 submissions (2%) and were raised at the public meeting, with feedback including the following:

- Acknowledge the Western Harbour Tunnel and Beaches Link and the opportunities that this may bring to Mosman and Spit-Military Roads.
- Consider solutions to increasing traffic problems in Mosman, both regional and local traffic.
- Encourage active transport (cycleways and walking) and links to public transport.
- Increase public car parking, and conversely, do not increase public car parking but ensure more efficient management of existing areas.
- Be a leader in innovation, e.g. autonomous vehicles, charging stations for electric vehicles etc.

The Mosman Active Transport Working Group (submission number 292) voiced support for Council's vision for sustainable transport, and suggested actions be expanded to include planning for Spit-Military Road, implementing Mosman's Bicycle Plan and Pedestrian and Access Mobility Plan, and developing an integrated transport and land use plan.

Transport for NSW (submission number 651) identified that Mosman has been earmarked in the NSW Government's *Future Transport 2056* for 0-10 years committed initiatives (Northern Beaches B-Line and Western Harbour Tunnel and Beaches Link), and suggested the draft LSPS better address freight and servicing, initiatives to reduce car dependence, and collaboration with TfNSW.

Comment:

The Spit-Military Roads corridor is identified as one of the most congested roads in NSW, and with projected population growth in particular on the Northern Beaches, demand will only continue to increase. The Western Harbour Tunnel and Beaches Link (from Cammeray to Seaforth, bypassing Mosman) would, if constructed, result in reduced traffic on Spit-Military Roads and provide opportunities to improve access and amenity along this corridor. The exhibited draft LSPS included reference to the Tunnel, however in response to feedback, new Planning Priority 10 is proposed to better respond to this and the opportunity it may bring to reimagine the corridor, in collaboration with the NSW Government, North Sydney Council and the community.

Council is actively involved in delivering local improvements in parking, traffic and transport, including the construction of new cycle paths, provision of car share and car ride options, local road maintenance and managing public parking areas through the use of v-permits and lighting systems technology. Council initiatives are outlined in Planning Priority 9, however in response to feedback, some amendment to this priority is proposed, as outlined later in this report.

Heritage

Heritage issues (not related to Mosman Junction Village) are raised in 12 submissions (2%) and were voiced at the public meeting, with feedback including:

- Protect and celebrate Aboriginal culture and heritage.
- Ensure that the highest protections are given to heritage items and conservations areas, current approach not adequate.
- Fund the protection of heritage through the courts.
- Creeping unsympathetic development, and loss of heritage streetscapes.
- More attention to the historical value of non-listed buildings.
- The old stable behind the Mosman RSL should be heritage listed.

A submission from the NSW Aboriginal Land Council (number 605) encourages council to work in partnership with local aboriginal land councils to promote tourism, enhance the economic self-determination of Aboriginal Communities through their land holdings, and protect and celebrate Aboriginal culture and heritage.

The NSW Department of Premier & Cabinet (NSW Heritage) (submission number 652) expressed support for many of Council's initiatives in the draft Mosman Statement, including the vision, planning priorities and actions which seek to protect and conserve Aboriginal and non-Aboriginal heritage, and the scenic protection area, however suggested that Council consider how Aboriginal heritage can be protected within MLEP 2012; character statements recognising heritage as a fundamental aspect of the identity of a place; and linkages between heritage and tourism.

Comment:

Mosman's heritage is an important and celebrated feature of the municipality. This is recognised within the draft LSPS, within Planning Priority 8 primarily, and elsewhere in the document. MLEP 2012 identifies around 500 heritage items and 13 heritage conservation areas (covering around 1,300 properties), with development on such sites regulated by clause 5.10 of the LEP (mandated by the NSW Government). A map showing identified heritage items and conservation areas of MLEP 2012 is now included in the Appendix to the draft LSPS. Council takes pride in its initiatives which support the conservation of Mosman's heritage, such as the Heritage Advisory Service and Heritage Assistance Fund but must work within planning legislation regulated by the NSW Government.

The old stable referred to in submissions number 268 and number 599 is situated on land within the Military Road Heritage Conservation Area, and subject to planning controls of clause 5.10. The

heritage listing for this site can be given further consideration as part of the proposed urban design study for this conservation area (Action 4 of Planning Priority 8).

The importance of collaborating with Aboriginal organisations and supporting the protection of Aboriginal sites identified in the *Mosman Aboriginal Heritage Study 2005* is addressed in Planning Priorities 3 and 8. There are no Aboriginal land holdings or claims in Mosman. Most Aboriginal heritage sites in Mosman are located on public land within Sydney Harbour National Park. Inclusion of Aboriginal heritage within MLEP 2012 requires further discussion with Heritage NSW and the NSW Department of Planning, Industry and Environment (DPIE), as known Aboriginal heritage sites are not currently included in the LEP on the advice of DPIE.

Economy & Tourism

Matters related to the economy (not related to Mosman Junction Village supermarket) and tourism were raised in 5 submissions (1%). Feedback included:

- Improve the night-time economy at Balmoral and within centres
- Reconsider the role and use of business land – provide for employment growth opportunities in Spit Junction and along the Military Road (west) corridor
- Consider rezoning land at Taronga Zoo to facilitate a broad range of tourism opportunities.

Submission number 642 made on behalf of the Taronga Conservation Society Australia requests several amendments to the draft LSPS, including that it emphasise the strategic and regional importance of Taronga Zoo within Sydney and NSW; give support to amending MLEP 2012 to rezone the zoo from SP1 to SP3 to facilitate tourism-related development and uses, and increase the capital investment value for exempt works; and clarify why the zoo is marked as a 'sensitive area' on the Structure Plan.

Comment:

Planning Priority 11 relates to the local economy, noting the diversity of businesses within Mosman and tourism attractors. Increasing visitation levels place pressure on local amenity, infrastructure and the natural environment, and a key challenge for Council is to balance visitation in a sustainable manner. Council supports many events that contribute to the local economy and celebrate Mosman's identity and heritage, such as the Hunter Valley Uncorked and Festival of Mosman, and that enhance nightlife in Mosman, such as Movie Marathon nights and extending opening hours of the Mosman Art Gallery. Initiatives to improve visitor experiences have also been undertaken, for example, way-finding signage and promenade upgrades at Balmoral Beach. Proposed amendments to Planning Priority 11 outlined later in this report expand on this.

Taronga Zoo is a significant tourism attractor in Mosman, and this role is noted within the draft LSPS. The zoo is currently zoned SP1 Zoological Gardens under MLEP2012 which permits zoological gardens and any development that is ordinarily incidental or ancillary to development for that purpose. This zone reflects the primary purpose of the site and is reasonable. A more detailed response to the zoo's submission is provided in Attachment 1 (submission number 642).

Land within Mosman's three local centres - Spit, Cremorne and Mosman Junctions - is zoned B2 Local Centre under MLEP 2012 within which a broad range of commercial, retail, entertainment and other business uses are permitted with consent. Land within Military Road (west of Spit Junction) is zoned B6 Enterprise Corridor, which permits a similar range of business uses with the exception of retail. Council's long-established strategy has sought to contain retail development within the three local centres, ensuring separation between these centres by not facilitating the sprawl of retail uses along the corridor. An action of Planning Priority 11 will consider the range of business activities that occur within the municipality to ensure that Mosman's planning controls are responsive to innovation and change.

Other

Other issues raised include:

- Advocate to the NSW Government to resolve issues with building certification legislation.
- The Structure Plan within the draft LSPS is unclear.
- Explain the relationship between the draft LSPS and NSW planning legislation.
- Provide shade to reduce UV exposure.
- Clarify content and timing for completion of Council's Community Participation Plan

The Department of Defence (submission number 644) raises concern that the long-term viability of HMAS Penguin not be compromised through inappropriate development on surrounding land, and requests Council prudently consider any land use or development proposals in the vicinity, cautioning against the assumption that the use of the Defence Estate will remain static.

Submissions from the Cancer Institute NSW (number 632) and Cancer Council NSW (number 626) express support for enhancing Mosman's urban tree canopy, and suggested a new planning priority be included within the draft LSPS for 'healthy built environments' with a focus on the need to provide shade to reduce UV exposure.

Comment:

Some amendments to the draft LSPS are proposed in response to feedback raised about building certification, NSW planning legislation and the Structure Plan. Also proposed is new Planning Priority 4 for healthy built environments. This priority covers much more than shade, citing the UNSW City Wellbeing Program and other healthy built environment indicators such as active transport and social connection. Refer to the discussion on amendments later in this report.

The draft LSPS does not propose any significant change in the vicinity of HMAS Penguin.

Council's Community Participation Plan was publicly exhibited during 29 August to 26 September 2019 and reported to the Council Meeting in November 2019 for adoption. The content of the plan is regulated by NSW Department of Planning, Industry and Environment guidelines.

Greater Sydney Commission Assurance 'Health Checks'

On 5 September and 5 November 2019 Council staff met with the Greater Sydney Commission and relevant public authorities as part of the Commission's Phase 3 Assurance Program, to consider the draft LSPS and its consistency with the Greater Sydney Region Plan and North District Plan.

The Commission identified many positives aspects of the draft LSPS and outlined improvements that could be made. **Attachment 2** contains a summary of the Commission's notes of the 5 November meeting. Amendment to the draft LSPS is proposed addressing these issues. The Commission has not raised any impediment to the final draft LSPS being endorsed at the Assurance Panel review scheduled for 19 December 2019.

Proposed Amendments to the Draft LSPS

In response to feedback received, some amendments to the draft LSPS are proposed. These are shown in red in a marked-up copy of the draft LSPS in **Attachment 3** to this report.

The amendments do not change Council's vision for Mosman, nor the policy position of Council. The reasons for the changes have been categorised into three groups:

- A. Provide additional information about existing Council programs, projects and plans, or those intended to be undertaken and identified in MOSPLAN 2018-2028, or additional information explaining State Government policy, infrastructure investment or initiatives;
- B. Identify collaboration and advocacy that is undertaken by Council, and future opportunities, such as with Government agencies, neighbouring councils and others; and
- C. Improve clarity of the document, for example, minor wording changes to improve sentence structure, new map labelling, and simplification of monitoring and reporting measures;

Two new planning priorities are included resulting in a total of 16. These are Planning Priority 4 relating to healthy built environments, and Planning Priority 10 relating to Spit-Military Roads and the Western Harbour Tunnel and Beaches Link.

The proposed amendments to the draft LSPS are summarised in the table below. The reason given in the fourth column of the table corresponds with A, B or C noted above.

Part	Page No.	Proposed Amendment to Draft LSPS	Reason
Part 1: Introduction	6	Add source for population and projection statistics	C
Part 1: Introduction	7	New sub-part 'Planning Context'.	A
	7	New paragraph within 'Consultation'.	A
	8-9	Updated Table 1 Line-of-Sight.	C
Part 2: Context	14, 15, 18, 19, 20	Add source of statistics	C
Part 2: Context	15, 17, 21	Revised Figure 3 Location Map and minor changes to other graphics.	C
	16	Additional paragraphs providing background information about the Mosman Scenic Protection Area.	A
	22-23	Addition of sub-headings, reference to maps and minor changes to text.	C
Part 3: Mosman A Vision	27	Revised Figure 4 Structure Plan.	C
Part 4: Achieving Our Vision - Planning Priorities and Actions	30	Minor text changes within introductory page; new paragraph re collaboration; new paragraph re timeframes for actions; new sub-heading and text 'Relationship to Other plans'.	C
	31	Updated Table 2 Mosman Planning Priorities	C
	32-51	Planning Priorities – All: <ul style="list-style-type: none"> • Actions numbered • Timeframe for all actions included as: Ongoing; Short-term (0-5 years); Medium-term (6-10 years); Long-term (11-20 years) • Monitoring and reporting revised • Minor text changes Other amendments are noted for each planning priority below.	C
	32	Planning Priority 1 – <i>Ensure that Mosman is supported by infrastructure.</i> <ul style="list-style-type: none"> • New paragraph re local investment in infrastructure – projects identified in MOSPLAN. • New Action re same. 	A, C
	33	Planning Priority 2 – <i>Work together with Government agencies and other stakeholders to promote good outcomes for Mosman.</i> <ul style="list-style-type: none"> • New paragraph noting that key projects involving collaboration are identified in actions throughout the draft LSPS. 	C
35	New Planning Priority 4 – <i>Design and provide places and spaces that are healthy to live in, to work in and to visit.</i> <ul style="list-style-type: none"> • Explains that natural and built environments have a key role to play in supporting human health as part of everyday living. 	A	

	<ul style="list-style-type: none"> • Cites the UNSW City Wellbeing Program, healthy built environment indicators, noting that carefully planned built environments can mitigate risk factors. • Actions relate to existing Council plans for cycling, walking and access to open space, and to review planning controls within Mosman's LEP and DCPs to ensure criteria for healthy built environments are considered. 	
37	<p>Planning Priority 5 – <i>Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations.</i></p> <ul style="list-style-type: none"> • New paragraphs outline housing types facilitated under MLEP 2012, diversity of housing supporting Mosman's ageing population, importance of social housing, and scale of development permitted under MLEP 2012. • Paragraph on affordable housing expanded to detail how Council currently supports people in need. • Action on collaboration on options for affordable housing expanded to refer to advocacy to NSW Government for district/regional approach. • New action re collaboration to maintain existing social housing. 	A, B
38	<p>Planning Priority 6 – <i>Ensure that building design and construction is of high quality, and maintains resident amenity.</i></p> <ul style="list-style-type: none"> • New paragraph re building regulation and certification issues. • New action re same and advocacy to NSW Government. 	A, B
39	<p>Planning Priority 7 – <i>Enhance local and neighbourhood centres as great, connected places, whilst maintaining the village atmosphere in Mosman Junction and neighbourhood centres.</i></p> <ul style="list-style-type: none"> • Strengthen reference to village atmosphere in Mosman Junction within rationale and action. • New paragraph re Cremorne Junction and collaboration with North Sydney Council, and new action re this. • New paragraph re place-based planning to consider freight and servicing to business uses. • Actions amended to reference the night-time economy and improving connections and amenity in Spit Junction. 	A, B
42	<p>Planning Priority 9 – <i>Improve access to, from and within Mosman, and encourage active transport.</i></p> <ul style="list-style-type: none"> • New paragraphs re State Government bus and ferry services to and from Mosman, and freight movements. • Expand paragraph on Council initiatives re managing parking • Amend actions re collaboration on solutions to manage demand, regulatory framework to provide for changes in technology, and improved management of parking areas. • New action re prepare and implement an Active Transport Strategy. 	A, B, C
43	<p>New Planning Priority 10 – <i>Reimagine the Spit-Military Roads Corridor to improve function, amenity and accessibility in response to the Western Harbour Tunnel and Beaches Link.</i></p> <ul style="list-style-type: none"> • Identifies that Tunnel identified in State Government Future Transport 2056 extending from Cammeray to Seaforth. • Outlines opportunities that Tunnel may bring e.g. improved amenity and access for cycling, walking and public transport. • Actions are to advocate to NSW Government that the Tunnel must include measures to reduce the private vehicular traffic capacity of Spit-Military Roads, and collaborate with North Sydney Council, NSW Government and the community considering the Government's 'Movement and Place Framework'. 	A, B
45	<p>Planning Priority 11 – <i>Support the local economy and manage visitation sustainably to protect local amenity and Mosman's natural and built environment.</i></p> <ul style="list-style-type: none"> • Reworded priority to reference economy and visitation. 	A, B

	<ul style="list-style-type: none"> • New paragraphs re challenges and opportunities of tourism, examples of events supported by Council that contribute to the economy and celebrate Mosman, and visitor initiatives. • New actions re delivery of initiatives that promote Mosman's night life, supporting events that contribute to local economy, and participating in partnerships such as Bondi to Manly Walk. 	
46	<p>Planning Priority 12 – <i>Protect, conserve and enhance Mosman's urban tree canopy, landform, waterways and bushland.</i></p> <ul style="list-style-type: none"> • New sentence re challenges that arise from use and development of urban lands. • Expand upon Council plans, policies and programs that are in place to ensure environment protection. • New paragraph re NSW Government target for 40% canopy cover across Greater Sydney. • New action re maintain Council service contracts. 	A
48	<p>Planning Priority 13 – <i>Protect, conserve and enhance the natural, visual, environmental and heritage qualities of Mosman's foreshore scenic areas, and significant views to and from foreshore slopes.</i></p> <ul style="list-style-type: none"> • New paragraph to reference 2018 visual character and scenic analysis study undertaken. • New action (carried across from planning priority 12) re protecting land within the Scenic Protection Area (SPA) and reinforcing dominance of vegetation over built form. • Expand on action re explore alternative options within SPA to add 'for instance, rezoning low density residential land to a more environmentally focused residential zone'. • New action re maintain existing public scenic viewing areas and walking tracks. • Cross-reference maps in Appendix, and background information about the Scenic Protection Area in Part 2 of the Statement 	A, C
49	<p>Planning Priority 14 – <i>Provide land and water-based recreational opportunities within Mosman .</i></p> <ul style="list-style-type: none"> • Revised paragraph re passive and active recreation opportunities in Mosman, and new text re the challenge of budget allocation for such uses. • New paragraph re NSW Government Green Grid projects identified in Mosman (foreshore walking tracks). • Revised actions re Council's Open Space and Recreational Needs Assessment, and Parks and Open Space Asset Management Plan, accessibility and collaboration. • New actions re collaboration with the Sydney Harbour Federation Trust, National Parks and Wildlife Service and Roads and Maritime Service in the provision of open space. 	A, B
50	<p>Planning Priority 15 – <i>Manage energy, water and waste efficiently to ensure a sustainable urban environment.</i></p> <ul style="list-style-type: none"> • Expand upon Council initiatives in recycling and reusing materials in council building projects, and solar panels. • New paragraph re waste education and the transfer of waste to management centres outside the LGA. • New actions re working collaboratively with Northern Beaches Council as shareholders of Kimbriki, and through NSROC, explore domestic mixed solid waste disposal. 	A, B
51	<p>Planning Priority 16 – <i>Adapt to and mitigate against the impacts of natural and urban hazards and climate change.</i></p> <ul style="list-style-type: none"> • New paragraphs re emergency facilities located in Mosman, bushfire management committee. • Expand planning priority to also address urban hazards, i.e. noise, air pollution and soil and groundwater contamination. • Revise actions to refer to Council's street tree planting program and bushland restoration contracts, flood investigation, and the NSW Government coastal management program. 	A, B

		<ul style="list-style-type: none"> New action re collaboration in managing and responding to urban and natural hazards. 	
Appendix	53-55	Updated reference list.	C
	56-57	Updated table 'Relationship with Other Plans' to reference renumbered and new Mosman Planning Priorities; revised heading to replace 'with' with 'to'; changed sub-heading to 'Informing Mosman's Planning Priorities'.	C
	58-61	New maps for Coastal Sensitive Land, Natural Hazards and Heritage.	A

Relationship with MOSPLAN

Strategic Direction 1 - A Caring and Inclusive Community

Strategic Direction 2 - A Culturally Rich and Vibrant Community

Strategic Direction 3 - An Attractive and Sustainable Environment

Strategic Direction 4 - An Informed and Engaged Community

Strategic Direction 5 - A Business-Friendly Community with Sound, Independent Civic Leadership

Strategic Direction 6 - Well Designed, Liveable and Accessible Places

Strategic Direction 7 - A Healthy and Active Village Lifestyle.

Recommended Action

It is recommended that Council endorse the final draft Mosman Local Strategic Planning Statement with the amendments outlined in this report (shown in red in Attachment 3), and subsequently submit the draft LSPS to the Greater Sydney Commission to seek their endorsement.

Once a letter of support is received from the Commission, final graphic design work to the draft LSPS would be undertaken, and it would then be uploaded to the NSW Planning Portal. The letter from the Commission may include conditions or terms for support. These will be communicated to Councillors prior to the draft LSPS being uploaded to the portal.

Recommendation endorsed by Director Environment and Planning.

Attachments

- Attachment 1 - Feedback on draft Mosman Local Strategic Planning Statement [EP/52.1 - 90 pages]
- Attachment 2 - Correspondence from Greater Sydney Commission [EP/52.2 - 9 pages]
- Attachment 3 - Draft Mosman Local Strategic Planning Statement with amendments [EP/52.3 - 62 pages]