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## Letter of Support: Mosman Council draft Local Strategic Planning Statement

Thank you for submitting the Mosman draft Local Strategic Planning Statement (LSPS) seeking support from the Greater Sydney Commission (the Commission) for consistency with the Greater Sydney Region Plan – *A Metropolis of Three Cities* (GSRP) and North District Plan. The making of LSPSs by councils in Greater Sydney marks a milestone in the delivery of planning reforms that place greater emphasis on strategic planning.

In our role as the Commission's Assurance Panel, we appreciate that these first LSPSs across Greater Sydney are foundational in strengthening how growth and change will be managed in the future. We note your draft LSPS has been prepared in response to the provisions of Section 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

**We confirm that the Commission supports Mosman Council's draft Local Strategic Planning Statement (March 2020) as being consistent with the Greater Sydney Region Plan and North District Plan (under Section 3.9(3A) of the EP&A Act).**

Our decision on consistency reflects the work already undertaken informing your first LSPS. The Commission understands that work is still in progress (including the Local Housing Strategy, Employment Lands Strategy and Open Space Strategy) that will inform and strengthen future updates to your LSPS.

**The Commission's support is based, in part, on Council's intent to deliver the North District Plan as set out in the Local Strategic Planning Statement.**

In this context, the Commission's expectation is that Council will undertake a program of work to implement the LSPS and has, at **Attachment A**, included Advisory Notes to assist Council. These Advisory Notes have regard to:

- the interrelationship of the LSPS, housing targets and the Local Housing Strategy for Mosman;
- updates to population projections during the preparation of the LSPS;
- Future Transport 2056's city-shaping and city-serving transport infrastructure;
- interdependencies with State government programs and policies;
- key initiatives that relate to resilience planning; and
- Council-led initiatives identified for further investigation.



It is further noted that Council may need to update the LSPS as key supporting studies, including the Local Housing Strategy, are finalised.

In conclusion, we acknowledge the significant amount of work that Council has undertaken to develop the LSPS, and the spirit of collaboration that Council has shown throughout this process. Please pass on our thanks to all the members of your team who have assisted in achieving this significant milestone for Mosman Council. We look forward to continuing our work together creating a more liveable, productive and sustainable Greater Sydney.

With the benefit of this Letter of Support, it is now up to Council to determine whether it will make the draft LSPS (March 2020). Please note that no further amendments may be made to the LSPS prior to it being made (unless a further Letter of Support is obtained from the Commission).

Please be advised that once the LSPS is published on the NSW ePlanning Portal the LSPS Tracker on the Commission's website will be updated to include this Letter of Support. Should you have any questions on the making of your LSPS, please contact Amanda Harvey, A/Executive Director, Eastern Harbour City, Department of Planning, Industry and Environment on (02) 8275 1120 or [Amanda.Harvey@planning.nsw.gov.au](mailto:Amanda.Harvey@planning.nsw.gov.au).

Yours sincerely,

**Lucy Turnbull AO**  
**Chief Commissioner**  
**Chair of Assurance Panel**  
**Commission Delegate**

**Deborah Dearing**  
**North District Commissioner**  
**Assurance Panel Member**

**04 March 2020**

cc. Jim Betts, Secretary, Department of Planning Industry and Environment  
Elizabeth Mildwater, Deputy Secretary, Transport for NSW  
Anthony Manning, Chief Executive, School Infrastructure NSW  
Nigel Lyons, Deputy Secretary, NSW Ministry of Health



## Attachment A

### Advisory Notes on implementation of Mosman draft LSPS:

These Advisory Notes highlight key considerations to support Council in the implementation of the first LSPS.

North District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<b>Infrastructure and Collaboration</b>	
<p><b>1. State-led transport investigations</b></p> <p><i>Planning Priority N1, Action 3 Align forecast growth with infrastructure.</i></p>	<ul style="list-style-type: none"> <li>Continue to consult with TfNSW on planning for city-serving transport initiatives in Future Transport 2056<sup>1</sup> including Western Harbour Tunnel and Beaches Link.</li> </ul>
<b>Liveability</b>	
<p><b>2. Local Housing Strategy</b></p> <p><i>Planning Priority N5, Action 17 requires Council to prepare Local Housing Strategies.</i></p> <p><i>Action 18 requires Council to prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</i></p>	<ul style="list-style-type: none"> <li>Note: the NSW Government's Local Housing Strategy Guidelines require Council's Local Housing Strategy to be approved by the Department of Planning, Industry and Environment (DPIE).</li> <li>As set out in the Local Housing Strategy Guideline<sup>2</sup>, the strategy is to include an analysis of changing demographics, housing density and housing market demand to confirm take-up rates and proposed staged approach.</li> <li>Note: the Local Housing Strategy should be informed by NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme<sup>3</sup>.</li> </ul>
<p><b>3. Local Housing Strategy – 6-10 Year Housing Target</b></p> <p><i>Planning Priority N5, Action 17(b) requires Local Housing Strategies to address the delivery of 6-10 year (when</i></p>	<ul style="list-style-type: none"> <li>As set out in Action 4 of the Greater Sydney Region Plan, Council's 6-10 year housing target is to inform the development of updated local environmental plans and housing strategies. The Commission notes:</li> </ul>

<sup>1</sup> Source: <https://future.transport.nsw.gov.au/delivering-future-transport-2056>

<sup>2</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Local-Housing-Strategy-Guideline-and-Template.pdf>

<sup>3</sup> Source: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guideline-sepp70-developing-affordable-housing-contribution-scheme-2019-02-28.pdf>



North District Plan Themes/Priorities/Actions	Considerations for implementation of the LSPS
<p><i>agreed) housing supply targets for each local government area</i></p>	<ul style="list-style-type: none"> <li>• Council's 0-5 year housing target for the period 2016/17 - 2020/21 is 300 additional dwellings.</li> <li>• Council's LSPS commits to preparing a Local Housing Strategy<sup>4</sup>.</li> <li>• DPIE monitoring<sup>5</sup> shows the current pipeline 2019/20 to 2023/24 of 110 dwellings.</li> <li>• In this context, Council is to show how they can meet an indicative draft range for 6-10 year housing targets for 2021/22 to 2025/26 of 250 to 300 dwellings as part of its Local Housing Strategy.</li> <li>• Testing this indicative range is to include a preliminary assessment of any relevant State government investment decisions in consultation with State agencies.</li> <li>• Where relevant data is available, councils are to identify the contribution of non-standard dwellings<sup>6</sup> (seniors housing, boarding houses and secondary dwellings) in relation to this indicative range.</li> <li>• Note: The NSW Government's strategic documents outline the direction for planning land use, service and infrastructure delivery across NSW. Population projections are subject to review over time and will be managed in the medium term through updates to Region and district plans<sup>7</sup>.</li> </ul>
<p><b>4. Local Character</b></p> <p><i>Planning Priority N6, Action 19(e) includes deliver great places by recognising and celebrating the character of a place and its people</i></p>	<ul style="list-style-type: none"> <li>• Note: In identifying local character and/or desired future character, Council should have reference to the NSW Government Local Character and Place Guideline 2019 and Government Architect NSW 2017, Better Placed: An integrated design policy for the built environment of NSW.</li> </ul>

<sup>4</sup> Source: Draft Mosman Local Strategic Planning Statement February 2020, p43

<sup>5</sup> Source: <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Forecast-data>

<sup>6</sup> Standard dwellings relate to those monitored via DPIE's housing monitor (ie. Sydney Water connections) and Non-standard dwellings are those delivered under housing SEPPs such as seniors, boarding houses and affordable rental (granny flats). For more information refer to <https://www.planning.nsw.gov.au/Research-and-Demography/Sydney-Housing-Supply-Forecast/Other-forms-of-housing>

<sup>7</sup> <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Mosman.pdf>



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	<ul style="list-style-type: none"> <li>Consult with DPIE on the approach to implementing local character.</li> </ul>
<p><b>5. Place-based planning for local centres</b></p> <p><i>Planning Priority N6, Action 19 (b) requires a place-based and collaborative approach throughout planning, design, development and management, deliver great places by recognising and balancing the dual function of streets as places for people and movement</i></p>	<ul style="list-style-type: none"> <li>Work with TfNSW, DPIE and North Sydney Council on place-based planning for the Military/Spit Roads Corridor and local centres in response to planned State infrastructure investment.</li> <li>Place-based planning should have regard to findings of the Local Housing Strategy and Council's Business Activities Review.</li> </ul>
<p><b>6. Heritage</b></p> <p><i>Planning Priority N6, Action 21 requires Councils to identify, conserve and enhance environmental heritage</i></p>	<ul style="list-style-type: none"> <li>Continue to work with DPIE and Heritage NSW to ensure a strategic approach is taken to Aboriginal, cultural and natural heritage in implementing the LSPS and developing LSPS updates.</li> </ul>
<b>Productivity</b>	
<p><b>7. Business Activities Review</b></p> <p><i>Planning Priority N10, Action 38 requires strategic planning for growing centres, particularly those with capacity for additional retail floorspace</i></p>	<ul style="list-style-type: none"> <li>Confirm with DPIE if Council's Business Activities Review requires approval to inform LEP updates.</li> </ul>
<b>Sustainability</b>	
<p><b>8. Scenic Landscapes</b></p> <p><i>Planning Priority N17, Action 67 Identify and protect scenic and cultural landscapes</i></p>	<ul style="list-style-type: none"> <li>Work with DPIE in relation to the ongoing protection of Mosman's established Scenic Protection Area.</li> </ul>
<p><b>9. Open Space Strategy</b></p> <p><i>Planning Priority N20, Action 73 requires Councils to maximise the use of existing open space and protect, enhance and expand open space.</i></p>	<ul style="list-style-type: none"> <li>Consider Council's contribution to the Premiers Priority to 'Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023'</li> <li>As part of ongoing implementation and review of the Council's Open Space and Recreational Needs Assessment consider access to open space as set out in the North District Plan.</li> </ul>
<p><b>10. Resilience to natural and urban hazards</b></p>	<ul style="list-style-type: none"> <li>Collaborate with the relevant State agencies and neighbouring councils to strengthen approaches to resilience, including through Council's:</li> </ul>



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<p><i>Planning Priority N22, Action 80 and 81 requires Council to support initiatives that respond to the impacts of climate change and to limit the intensification of development in existing urban areas most exposed to hazards.</i></p>	<ul style="list-style-type: none"> <li>• Street Tree Planting Program;</li> <li>• Bushland Restoration Contracts; and</li> <li>• Flood Study.</li> </ul>
<b>Implementation</b>	
<p><b>11. Planning Framework</b> <i>Section 6, Implementation, Figure 26.</i></p>	<ul style="list-style-type: none"> <li>• Note: Notwithstanding the content of the LSPS, Ministerial Directions under Section 9.1 of the EP&amp;A Act and State Environmental Planning Policies continue to apply to the LGA.</li> </ul>
<p><b>12. Updates to LSPS</b> <i>Planning Priority N23, Prepare local strategic planning statements informed by local strategic planning</i></p>	<ul style="list-style-type: none"> <li>• As set out in the LSPS Guidelines, revisions to the LSPS may be required in response to significant changes in the LGA such as announcements on centres revitalisation, new infrastructure investment (such as planning for Western Harbour Tunnel and Beaches Link) and employment opportunities, significant changes in projected population growth or changes to the relevant higher order strategic plan.</li> </ul>
<p><b>13. Monitoring and Review</b> <i>Planning Priority N23, Action 83 LEP Review and Section 3.8 (4a) EP&amp;A Act LEP Updates</i></p>	<ul style="list-style-type: none"> <li>• Progress on the implementation of the District Plan will be reviewed and monitored with a focus on actions that support LEP Updates.</li> </ul>
<p><b>14. Monitoring and Review – Performance Indicators</b> <i>Planning Priority N23, Action 84 requires the development of performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.</i></p>	<ul style="list-style-type: none"> <li>• Council is encouraged to utilise the performance indicators in the recently released <i>Pulse of Greater Sydney</i><sup>8</sup> which includes data available at Region, District and LGA Level.</li> </ul>

<sup>8</sup> <https://www.greater.sydney/pulse-of-greater-sydney>