



Mosman Local Environmental Plan 1998 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S99/01522/S69)

DIANE BEAMER, M.P.,

Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2003 No 781

Clause 1 Mosman Local Environmental Plan 1998 (Amendment No 12)

Mosman Local Environmental Plan 1998 (Amendment No 12)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Mosman Local Environmental Plan 1998 (Amendment No 12)*.

2 Aims of plan

The aims of this plan are:

- (a) to clarify the purpose and application of the foreshore building line (as shown on the foreshore protection map under *Mosman Local Environmental Plan 1998*) to ensure the continued protection of the visual amenity and environmental qualities of the foreshore, and
- (b) to correct anomalies in the location of the foreshore building line on individual sites so as to ensure a consistent application of the foreshore building line controls.

3 Land to which plan applies

To the extent to which this plan varies the foreshore building line under *Mosman Local Environmental Plan 1998*, it applies to No 8 Hopetoun Avenue, Nos 1–9 Raglan Street, No 10 McLeod Street and Nos 1, 2, 4, 6 and 22A Musgrave Street, Mosman.

Otherwise this plan applies to all of the land to which *Mosman Local Environmental Plan 1998* applies.

4 Amendment of Mosman Local Environmental Plan 1998

Mosman Local Environmental Plan 1998 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 11 What residential zones apply in this plan?

Insert at the end of the list of objectives of zones in the development control table in clause 11 relating to the 2 (b) Residential, 2 (c) Residential, 2 (d) Residential and 2 (e) Residential Zones:

- Maintain the natural character of the harbour foreshore by ensuring that landscape dominates over built form

[2] Clause 21 What community uses zone applies in this plan?

Insert at the end of the list of objectives of zone in the development control table in clause 21 relating to the 5 (a) Community Uses Zone:

- Contribute to the scenic quality of Mosman and the harbour

[3] Clause 28 Foreshore building line

Insert “by retaining and protecting vegetation along the foreshore” after “into waterways” in clause 28 (1) (c).

[4] Clause 28 (1) (e)–(h)

Omit “the greenhouse effect.” from clause 28 (1) (e).

Insert instead:

- global warming, and
- (f) to minimise the visual scale and bulk of development when viewed from the water, and
- (g) to protect the public views and the visual amenity of the foreshore when viewed from the water by ensuring that native vegetation growth (trees, shrubs and groundcover species) along the foreshore is protected and enhanced, and
- (h) to ensure that foreshore areas that are developed provide adequate areas for protecting and enhancing local native vegetation growth (trees, shrubs and groundcover species). This native vegetation growth should protect adjacent waterways from runoff and contribute to a habitat corridor (including by providing shelter and organic matter) for both terrestrial and aquatic ecosystems.

2003 No 781

Mosman Local Environmental Plan 1998 (Amendment No 12)

Schedule 1 Amendments

[5] Clause 28 (3) (a)

Insert “single storey” before “boatsheds, wharves or jetties”.

[6] Schedule 1 Definitions

Insert as a new paragraph after “marked as follows:” in the definition of *foreshore protection map*:

Mosman Local Environmental Plan 1998 (Amendment No 12)—Foreshore Building Line

BY AUTHORITY
