



**Design and Place SEPP**

<https://www.planningportal.nsw.gov.au/design-and-place-sepp>

The Mosman Parks & Bushland Association was formed in 1964 to protest against the destruction of bushland on Bradleys Head. The Association's objectives are the protection of parks, bushland and the individual character and landscape of Mosman. Strong planning laws, regulations and policies are necessary for the achievement of these objectives and in an era of Climate Change they are essential.

The proposed Design & Place SEPP contains laudable ambitions for "sustainable and greener places for the wellbeing of people and the environment", green infrastructure, tree canopy etc. Unfortunately, the controls that would give substance to these ideals are lacking.

**Environmental standards should be mandatory not discretionary.**

The proposed SEPP in its draft form is a very weak instrument of planning. In an era of climate change and increasing urban density, standards should be higher not "more flexible". The flexible requirements that replace the mandatory requirements of Basix will suit developers, but they will result in poorer environmental outcomes for communities.

**Tree retention and open space targets should be obligatory.**

Allowing the removal of existing mature trees and offsetting them with landscaping and coloured roofs will not only reduce aesthetics and biodiversity, but it is counterproductive in an era of climate change.

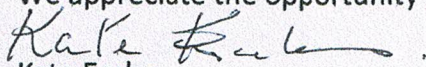
The government has set ambitious targets to increase tree canopy. Mosman Council, with the support of the Mosman Parks & Bushland Association, has had the good fortune to receive a "Greening Our City" grant from the NSW government. Association volunteers are at this very time, planting trees in the reserves of Mosman. Improving green cover in public places is beneficial, but green cover must be achieved on developed private land as well. The community will be dealing with increasing temperatures, especially in residential areas. The retention of mature trees and the land that will support them should not be negotiable.

**Climate change mitigation and adaptation**

The NSW government is to be congratulated on setting emissions reduction targets, but these must be carried into Planning as mandatory controls, not just as matters for consideration. Climate change is real and urgent. The government should be responsible for effective controls that will protect the population.

The new SEPP is full of ideals, but it lacks teeth. It sidelines councils and the community. If a liveable environment is to be achieved, it will need to include higher standards that are enforceable.

We appreciate the opportunity to comment.

  
Kate Eccles

President 28.4.2021