Mosman Development Control Plan 2012 – Table of Compliance of Relevant Provisions

Provision	Requirement	Proposed	Compliance
4.1 Siting and Scale	Height, scale and setback of development to have regard to the existing character of the area; impacts on neighbouring properties and public views. Buildings are to be sited to have regard to topographic features; minimise cut and fill; be appropriately setback relative to adjoining bushland and bushfire sources.	Height of the buildings are limited to single and two storey equivalent forms to ensure building heights are similar to established buildings in the Zoo grounds. Cut and fill requirements will be minimal as the design aims to minimise disturbing the existing topography. The mesh enclosure will be below the ridgeline of the Zoo topography as the land rises sharply behind the exhibits. The height of the mesh, main post and tensile wires that attach to its peak will be below the ridgeline. When viewed from the harbour the enclosures will be effectively masked by the dense foliage that surrounds them.	Yes
4.3 Heritage Conservation	Refer to the Statement of significance of the heritage item to guide proposed changes to a heritage item.	The proposal has been designed to avoid impact on a number of built and landscape elements which have been identified as having heritage significance in the TCSA Section 170 Heritage and Conservation Register. Furthermore, the proposal is consistent with the ongoing use of the site as a Zoological Garden and will continue to accommodate facilities for the enjoyment and education of visitors. The proposed Sumatran Tiger Exhibit is generally consistent with the policies relating to conservation, cultural landscape values, adaptive re-use, access and interpretation contained within the 2002 Conservation Strategy for Taronga Zoo.	Yes
4.4 Accessible Buildings	Compliance with the relevant applicable accessibility standards such as the BCA, the Disability (Access to Premises – Building) Standards 2010 and AS 1428.	The upgrading works will include accessibility for all visitors.	Yes
4.5 Energy Efficiency	Orientate and design for optimum solar access and natural ventilation. Incorporate energy efficient technologies, products and	Sustainable design initiatives developed for this project include: ▪ Passive design and building fabric to control heat gain	Yes

	materials in building construction and design. Utilise non-polluting and sustainable building materials. Utilise sustainable energy sources, fitouts, fixtures and systems. Incorporate water efficient appliances (minimum 3 star rating) and dual flush toilets.	and maximise occupant comfort; ▪ Water efficiency through specification of efficient appliances and fixtures; ▪ Materials efficiency through waste minimisation in construction and recycling in operation; ▪ Provision of recycling facilities to encourage recycling by staff and visitors; ▪ Use of sustainable materials through the specification of certified products; ▪ Resource efficiency through the selection of a higher quantum of sustainably produced concrete materials; and using energy reducing processes for production of steel mesh for enclosures; ▪ Use of certified timber and bamboo products to minimise environmental impacts.	
4.6 Visual and Acoustic Privacy	Visual privacy of adjacent properties is to be maintained by providing minimum setbacks and incorporating screening devices and landscaping. Consideration is to be given to the hours of operation and potential noise impacts.	No impacts to visual privacy of nearby neighbours due to the location of the tiger exhibit being located well within the Zoo grounds. Acoustic report provided that includes measures to address potential acoustic impacts particularly during the construction phase.	Yes
4.7 Crime Prevention	Development is to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles and take into consideration context, landscaping and privacy. Lighting is to be provided to public and private spaces, such as entries, parking areas and walkways. Outdoor lighting should control light spill as per AS 4282-1997. Design should enhance surveillance and safety by locating active uses adjacent to walkways, providing clear sightlines and carefully considering landscaping to ensure vegetation does not provide areas for hiding.	The security of the exhibit will be monitored in accordance with the Zoo's current security management plans. The exhibit will also be naturally surveyed by the visitors that will flow through the exhibit. The location and extent of future CCTV will be identified at a later date.	Yes

4.8 View Sharing	Landscaping should not obstruct public vistas and views. Council must consider opportunities to maintain public views, taking into consideration the context of the site.	No impacts to public vistas and views due to the siting of the exhibit within the Zoo grounds.	Yes
4.9 Landscaping	Existing established trees are to be retained and incorporated into the landscape design and replacement trees are to be provided in the event trees are to be removed. Trees to be retained are to be protected during construction. Vegetation and landscaping styles is to blend and compliment surrounding bushland. Consider safety principles in landscape design. Sites within the Habitat Link are to incorporate native species, in particular those indigenous to Mosman. Retention and extension of native fauna is to be regarded. Minimise cut and fill to avoid disturbing local indigenous species. Fill is to be natural virgin extracted material only. Design for soil depths for a range of vegetation types. The landscaping design of heritage items or conservation areas is to utilise appropriate species for the setting and preserve the character of the landscape.	The landscaping design is to reflect the nature of the Zoo that has been historically planted with a range of exotic species to reflect the zoological use of the site and the global references contained within the Zoo's Master Plan. The proposed landscape predominantly includes the existing tropical plant species found in the Zoo and includes species that will reflect the Sumatran landscape in line with the theme of the exhibit. The site is not part a Habitat Link, however cut and fill works will be minimised to so that the exhibit will work within the existing topography.	Yes
4.11 Transport, Access and Parking	A traffic and Parking Impact Study may be required to be submitted with the development application.	Traffic and parking report is attached with the EIS.	Yes
4.12 Site Facilities	Adequate provision of accessible site facilities is required.	Access through the exhibit is designed to include accessible pathways.	Yes

	Amenity issues such as smell and unsightliness are to be mitigated. The impacts on the surrounds and neighbours are to be considered.	There is no increase in the number of animals for the exhibit and the exhibit is situated well within the Zoo grounds and will not impact on amenity of surrounding residential properties.	
4.13 Stormwater Management	Disturbance to the natural drainage pattern should be minimised. Existing trees and vegetation are to be retained where possible. Non-porous surfaces are to be minimised. On-site water management is to be incorporated in accordance with Council policy. Where required, rainwater tanks and on-site detention are to be incorporated in accordance with Council policy. Subsoil drainage systems are to be connected to Council's gully pits / pipelines in accordance with Council Policy.	Limited earthworks will be required and therefore disturbance to the natural drainage pattern will be minimised. Various trees will be required to be removed to facilitate the upgraded exhibit which will be comprehensively landscaped to create rainforest exhibits. The greater Zoo is serviced by a stormwater system that includes an on-site treatment plant. Stormwater is collected and recycled for use around the Zoo and any overflow is subject to treatment to comply with water quality requirements prior to discharging to Sydney Harbour. All roof and surface water within the Sumatran Tiger exhibit will connect to the site stormwater drainage system. The water collected will be available for re-use throughout the entire zoo site. All exhibit ponds will also discharge to the stormwater system in line with current approvals. The works are deemed to have a minimal increase in stormwater generated from the current development.	Yes
4.14 Excavation and Site Management	Only virgin excavated natural material is to be used as fill. Slope lengths and gradients are to be minimised. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or discharge of sediments. Site management during demolition, excavation and construction is to be undertaken in accordance with Managing Urban Stormwater: Soils and Construction.	Changes to existing ground levels are to be minimised as the project involves working with the existing ground levels. Soil and erosion control measures will be implemented as part of the site preparation works.	Yes
4.15 Waste	Applications will be assessed against Mosman Council's	The types of waste generated by the exhibit are animal	Yes

Management	Waste Policy. Development must include a designated waste/recycling storage area in accordance with the Waste Policy. Applications must comply with the Site Waste Minimisation and Management Plan requirements in the Waste Policy.	wastes, green wastes and liquid wastes. ▪ Animal waste is collected in 120ltr and 240ltr carts, which are emptied each day and stockpiled at Taronga's recycle transfer area. Waste is transported off site by an approved or licensed contractor or taken to an appropriate licensed facility. ▪ Liquid wastes associated with the exhibit will include water from the various ponds and moats which are recycled water taken from the Zoo's water treatment plant. The water is filtered, and if necessary is treated with ozone to remove organic wastes. Excess water (backwash from the filters) is returned to the recycling plant for further treatment. Water from animal holding washouts also connects to the water treatment plant for recycling. ▪ All stormwater from roadways and pathways will be directed to the existing Zoo's water treatment plan and is recycled for various uses around the Zoo. ▪ Green waste will be either added to the Zoo's bulk waste or if suitable for chipping, will be chipped by a licensed contractor and reused for internal landscaping use. ▪ Wastes generated by associated office areas and visitors will be disposed as per the Zoo waste management operations. Public place recycling is achieved via recycle stations which include separate receptacles for the capture of waste streams. Waste management arrangements are further detailed in the main body of the EIS.	