

## MOSMAN BUSINESS CENTRES DCP

5. URBAN DESIGN AND PLANNING GUIDES	
Requirement	Compliance
<b>5.4 Spit Waterside</b>	
<b>Objectives</b>	
<b>O1.</b> To have development that is compatible with the height and roof forms of existing traditional buildings to produce a cohesive streetscape.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>O2.</b> To have development that is compatible with the existing timber buildings in Spit Waterside.	Yes
<b>O3.</b> To have street and water frontages suitable for active business uses.	Yes
<b>O4.</b> To have The Spit maintained as a prime recreational boating resource and working marine area with associated commercial activities.	Yes
<b>O5.</b> To have pedestrian shelter along footpaths	Yes
<b>O6.</b> To have development that does not generate additional traffic and additional car parking requirements.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>O7.</b> To have full advantage and enjoyment of the scenic location with the use of outdoor seating in conjunction with business uses.	Yes
<b>O8.</b> To have development that is compatible with the visual amenity of the harbour	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>O10.</b> To have public pedestrian access along the foreshore.	Yes
<b>Planning Guidelines – Height</b>	
<b>P1.</b> The Maximum building height is 8 metres above existing ground level. This is to allow a ground floor for waterside marine, boat storage, dining and retail uses and an upper floor for commercial and residential uses.	No (Refer to <b>Section 7.4.2</b> of the report)
<b>P2.</b> Buildings are to be aligned along the street frontage and water frontage to create a consistent street wall no higher than two storeys.	Yes
<b>P3.</b> The minimum floor to ceiling height for habitable rooms is 2.7 metres	Not Applicable
<b>Planning Guidelines – Floor Space Ratio</b>	
<b>P4.</b> The Maximum floor space ratio is 1:1	Yes
<b>Planning Guidelines – Shopfronts</b>	
<b>P5.</b> Facades facing the street should have shopfronts.	Yes
<b>P6.</b> Buildings should have a direct relationship with the water with openings, boat ramps, slipways, jetties and similar structures facing the water.	Yes
<b>P7.</b> Uses that provide outdoor seating are encouraged particularly where the outdoor area has views over Middle Harbour	Yes
<b>P8.</b> Continuous public pedestrian access along the foreshore must be provided to improve pedestrian accessibility and amenity.	Yes
<b>Planning Guidelines – Awnings</b>	
<b>P9.</b> the height of awnings are to match adjoining or nearby awnings and are to have a consistent fascia width to allow the placement of signs	Yes
<b>P10.</b> the reinstatement of the original post-supported awnings and top-stayed awnings are encouraged. Post supports must be ornamental and not structural.	Noted.
<b>P11.</b> Awnings incorporating verandahs and balconies are to face the waterside to provide shelter and reduce the perceived size of buildings	Yes
<b>Planning Guidelines – Façade Treatment of the Streetwall</b>	
<b>P12.</b> Bay windows and balconies (with open timber balustrades) on the upper storey are encouraged for both the waterside frontage and the Spit Road / Parriwi Road frontages.	Yes
<b>P13.</b> Buildings are to have a timber appearance.	Yes
<b>P14.</b> Glazed areas are to cover less than 50% of the east-facing and west-facing external building walls to reduce glare and heat gain.	Yes
<b>P15.</b> Balcony railings, dormers and gables are to be used to reduce the areas of external walls and roofs.	Yes
<b>P16.</b> Timber decking and post-supported balconies are encouraged.	Noted.

<b>Planning Guidelines – Rooftop</b>	
<b>P17.</b> Pitched roofs with overhangs and exposed eaves must be used.	Yes
<b>P18.</b> Plant rooms, lift motor rooms, telecommunication facilities, mechanical ventilation stacks and aerials are to be screened with in the pitched roof profile or behind the general roof alignment so as not to be visible when viewed from the street and waterways.	Yes
<b>Planning Guidelines – Vehicular Access</b>	
<b>P19.</b> No new access is permitted direct from Spit Road to a site. Access to parking areas is to be from Parriwi Road where possible.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>P20.</b> On-site parking on the ground floor is to be located more than 6 metres from the street and water frontages to allow the area near the footpath and water to be used for business uses.	Not Applicable
<b>P21.</b> All development is to comply with the provisions of the Mosman Off-Street Parking Code and any prevailing parking policies.	Yes
<b>P22.</b> Proposed development and/or uses in the Spit Waterside business centre are not to create additional parking requirements.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>6. ENVIRONMENTAL, AMENITY AND GENERAL GUIDELINES</b>	
<b>Requirement</b>	<b>Compliance</b>
<b>6.3 Accessibility</b>	
<b>Objectives</b>	
<b>O1.</b> To have buildings and businesses that are easily accessible for people with disabilities.	Yes
<b>O2.</b> To have premises that are accessible to all people especially those with physical disabilities and sensory impairment.	Yes
<b>O3.</b> To have awareness of the responsibilities of individuals and organizations under the Disability Discrimination Act.	Yes
<b>O4.</b> To have multiple dwellings designed in a way that satisfies the planning guidelines for adaptable housing.	Not Applicable
<b>Planning Guidelines</b>	
<b>E1.</b> Developments are to comply with the relevant provisions of the Building Code of Australia. This includes complying with AS1428 Parts 1 to 4 – Design for Access and Mobility, AS2890 – Carparking and AS1735 – Lifts.	Yes
<b>E2.</b> Accessible and continuous paths of travel are to be provided to and within a building.	Yes
<b>E3.</b> The widths of paths, ramps, corridors and doorways are to enable easy access within a building.	Yes
<b>E4.</b> The design of paths and ramps are to provide resting areas where appropriate.	Yes
<b>E5.</b> Ramps and stairs are to have handrails fitted on both sides.	Yes
<b>E6.</b> Glazed doors are to be fitted with kick plates to avoid wheel chair footplates from coming into contact with the glass	Yes
<b>E7.</b> Circulation areas and thoroughfares are to be clear of obstacles so as not to impede the mobility of people with disabilities.	Yes
<b>E8.</b> Lifts are to be designed and located to provide easy access to all levels of the building.	Yes
<b>E9.</b> All fittings and accessories such as handles, doorbells, light switches, letter boxes and public telephones are to be designed and located to enable easy access.	Yes
<b>E10.</b> The surface of ramps, walkways and stairs are to be slip-resistant and well lit. Tactile markers should be used to orientate people with vision impairments.	Yes
<b>E11.</b> Signs identifying entrances and exits, alarms, and disability facilities such as handrails are to be legible and well located. International symbols are to be used and audio announcements are to be provided where appropriate.	Yes
<b>E12.</b> Sanitary facilities, kitchens and the like are to be provided at accessible locations.	Yes
<b>E13.</b> Parking spaces and set down areas are to be located adjacent to the continuous paths of travel within a building.	Not Applicable
<b>E14.</b> Parking areas are to provide a minimum 2% of spaces for people with disabilities in accordance with AS2890 – Car parking.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>E15.</b> Residential development is to include sufficient adaptable housing and accessible accommodation to provide housing choices in accordance with AS4299 – Adaptable Housing.	Not Applicable

<b>6.4 Advertising and Business Signs</b>	
<b>Objectives</b>	
<b>O1.</b> To have a consistent approach to the design and siting of advertisements and business signs	Yes
<b>O2.</b> to have advertisements and business signs restricted to below awning and behind shop front glazing	Yes
<b>O3.</b> to have advertisements and business signs that complement the character and occupancy of the building to which they are attached.	Yes
<b>O4.</b> to have advertisements and business signs that convey the advertiser's message while reducing the visual complexity of the streetscape.	Yes
<b>O5.</b> to have equal opportunities for advertisers to convey their message	Yes
<b>Planning Guidelines</b>	
<b>E1.</b> these provisions do not apply to advertisements and business signs that are listed as exempt development under the Mosman Development Control Plan – Exempt and Complying Development.	Noted
<b>E2.</b> The content displayed on advertisements and business signs must relate solely to the building to which they are attached in terms of the occupancy of the building, or the goods and services sold on the premises.	Yes
<b>E3.</b> Advertisements and business signs must integrate with the architectural features of the building to which they are attached.	Yes
<b>E4.</b> Advertisements and business signs are solely permitted below the awning of a building or on the awning fascia. Where there is no awning to the building, advertisements and business signs are solely permitted below the window sill of the first floor windows.	Not Applicable
<b>E5.</b> The illumination of advertisements, business signs and buildings (where permitted) are to be fitted with an automatic timing device to extinguish the illumination during specific hours. This is to avoid glare and light spill onto neighbouring properties and traffic. Generally, the illumination of advertisements, business signs and buildings are permitted between 8.00am to 10.00pm.	Yes
<b>E6.</b> For advertisements and business signs on arterial roads, applicants are to refer to the Control of advertising signs guidelines (NSW Roads and Traffic Authority 1992) to ensure they consider the safety of motorists.	Noted
<b>E7.</b> Advertisements and business signs that are permitted in the business centres of Mosman are: <ul style="list-style-type: none"> <li>• Under awning signs</li> <li>• Awning fascia signs</li> <li>• Top hamper signs</li> <li>• Window signs</li> <li>• Panel signs</li> <li>• Inflatable structures</li> </ul>	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>6.5 Retail Displays</b>	
<b>Objectives</b>	
<b>O1.</b> To have retail displays that add vitality to the footpath in an unobtrusive manner.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>O2.</b> To have uses at street level that provide pedestrian interest and an active street frontage	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>O3.</b> To have applicants aware of the legal requirements when proposing retail displays on the footpath.	Yes
<b>Planning Guidelines</b>	
<b>E1.</b> Retail uses, food/drink outlets and customer counter services are encouraged on the ground floor of buildings to provide an active street frontage and a high level of pedestrian amenity.	Yes (Refer to <b>Section 7.4.2</b> of the report)
<b>E2.</b> Accessibility is not to be diminished as a result of shop conversions and/or renovations	Yes
<b>E3.</b> The display of goods for sale such as grocery items, flowers and foodstuffs is to be only in front of the retailer's own shop premises.	Not Applicable
<b>E4.</b> The display of goods is to project no more than 0.9 metres from the face of the shopfront.	Yes
<b>E5.</b> The minimum height for the display of goods is 0.75 metres above the footpath level.	Yes
<b>E6.</b> The footpath area fronting shop premises is not to be used for the storage of goods.	Yes

<b>E7.</b> the display of goods on the footpath is to comply with the Roads Act 1993 and applicants are required to lodge a Footpath Occupation Application with the relevant fee for Council approval. In case of classified roads, approval may be required from the NSW Roads and Traffic Authority	Not Applicable
<b>E8.</b> if the application is approved, the applicant must enter into a License Agreement with Council under Section 125 of the Roads and Traffic Act 1993. Council will charge the licensee an annual fee.	Noted.
<b>E9.</b> Signs such as A-frames, sandwich boards and temporary signs are not to be placed on the footpath.	Noted
<b>E10.</b> Street vending and spruiking are not permitted in any of the business centres of Mosman.	Noted
<b>6.6 Food Establishments and Outdoor Dining</b>	
<b>Objectives</b>	
<b>O1.</b> To have the establishment of outdoor dining wherever feasible.	Yes
<b>O2.</b> To have outdoor dining that makes a positive contribution to the street environment.	Yes
<b>O3.</b> To have applicants aware of the legal requirements for outdoor dining.	Yes
<b>O4.</b> To have safe and hygienic areas for the preparation and serving of food.	Yes
<b>O5.</b> To have food establishments that operate with minimal impact on adjoining properties.	Yes
<b>Planning Guidelines – Food Establishments</b>	
<b>E1.</b> Activities and/or operations of a food establishment are not to create an offence under the Protection of the Environment Operations Act 1997 and associated regulations. This encompasses water pollution, air pollution, noise pollution and illegal waste disposal/storage.	Yes
<b>E2.</b> Food preparation areas are to be constructed in accordance with the Food Act 1989 and associated regulations, and the National Code for the Construction and Fitout of Food Premises.	Yes
<b>E3.</b> Equipment, appliance, fittings, packaging materials and storage of food are to be protected from likely contamination and permit easy cleaning.	Yes
<b>E4.</b> Walls, floors and ceilings are to be constructed in rigid, smooth faced impervious material and must be kept in good repair.	Yes
<b>E5.</b> Workbenches should be constructed in stainless steel to permit easy maintenance and cleaning.	Yes
<b>E6.</b> Floors onto which liquids are discharged must have covings at the intersection of the walls and floor and be graded to a floor trapped waste outlet that is connected to the drainage system.	Yes
<b>E7.</b> Food establishments must have a designated waste storage room.	Yes
<b>E8.</b> Applicants are required to submit to Council a copy of the Trade Waste Agreement with Sydney Water prior to occupying the premises.	Noted.
<b>Planning Guidelines – Outdoor Dining</b>	
<b>E9.</b> Outdoor dining is the placing of tables and chairs on the footpath or public places, and is solely to be in conjunction with Council approved restaurants and cafes. This does not include take-away food shops.	Noted
<b>E10.</b> The number of tables and chairs for outdoor dining are to be taken from the existing number of tables and chairs on the premises as part of the business (ie there is to be no increase in the total number of tables and chairs currently on the premises as part of the business).	Yes
<b>E11.</b> In all locations, a minimum 2 metre wide public pathway must be maintained adjacent to the licensed area for pedestrian circulation.	Yes
<b>E12.</b> Wherever possible, outdoor dining is to visually relate and be physically aligned with existing features in the streetscape.	Yes
<b>E13.</b> Outdoor furniture is to be strong, durable and waterproof to withstand commercial outdoor use	Yes
<b>E14.</b> Outdoor furniture must be polished aluminum or powder coated in a dark colour to withstand deterioration from the weather.	Yes
<b>E15.</b> Outdoor furniture is to be stored inside the premises when not in use.	Yes
<b>E16.</b> Advertisements and business signs are not permitted to be displayed on the outdoor furniture and/or within the licensed area.	Yes
<b>E17.</b> Umbrellas are appropriate for providing shade and should be securely fixed to withstand wind.	Yes

<b>E18.</b> The boundaries of licensed areas may be marked with the use of umbrellas, planters, removable bollards or other features that complement the streetscape. The markers are to be kept strictly within the boundaries of the licensed area.	Yes
<b>E19.</b> Outdoor seating is to comply with the Roads Act 1993 and applicants are required to lodge a Footpath Occupation Application with the relevant fee for Council approval. In the case of classified roads, approval may be required from the NSW Roads and Traffic Authority	Noted
<b>E20.</b> if the application is approved, the applicant must enter into a License Agreement with Council under Section 125 of the Roads and Traffic Act 1993. Council will charge the licensee an annual fee.	Noted
<b>6.7 Privacy and Security</b>	
<b>Objectives</b>	
<b>O1.</b> To have suitable levels of visual and acoustic privacy to occupants of dwellings and business premises.	Yes
<b>O2.</b> To have provision for the personal security of occupants and visitors to buildings.	Yes
<b>O3.</b> To have sufficient useable private open space for dwellings	Not Applicable
<b>O4.</b> To protect and conserve existing acoustics.	Yes (Refer to <b>Appendix 17</b> )
<b>Planning Guidelines – Privacy and Security</b>	
<b>E1.</b> Buildings are to achieve visual privacy by incorporating offset glazed areas, screening devices, landscaping or other architectural features that mitigate direct overlooking to the habitable areas and private open spaces of adjacent properties.	Not Applicable
<b>E2.</b> where there is direct viewing between glazed areas and private open spaces of developments on the habitable rooms of adjacent buildings a minimum setback of:	Not Applicable
<ul style="list-style-type: none"> <li>• 6 metres to be provided between the non-habitable rooms or balconies of the development and the habitable rooms of adjacent buildings.</li> </ul>	Not Applicable
<ul style="list-style-type: none"> <li>• 9 metres is to be provided between the non-habitable rooms of the development and the habitable rooms of adjacent buildings</li> </ul>	Not Applicable
<ul style="list-style-type: none"> <li>• 12 metres is to be provided between the habitable rooms of the development and the habitable rooms of adjacent buildings</li> </ul>	Not Applicable
<b>E3.</b> The location and design of balconies, terraces, decks, verandahs and private open spaces are to prevent direct overlooking of the habitable rooms and private open spaces of adjacent residential properties unless screening can mitigate overlooking.	Not Applicable
<b>E4.</b> Brothels must not impact on the amenity of adjacent and neighbouring properties in terms of privacy and noise at all times.	Not Applicable
<b>E5.</b> Lighting is to be provided to the entries of buildings, driveways and the underside of awnings to promote a high level of safety and security during periods of low natural light. This lighting may need to be hooded, shielded or directed away from adjacent premises to minimize glare and associated nuisances to neighbours.	Yes
<b>Planning Guidelines – Private Open Spaces</b>	Not Applicable
<b>Planning Guidelines – Acoustic Amenity</b>	
<b>E17.</b> Applicants for new developments and or alterations to existing premises or uses may be required to submit an acoustic report prepared by a suitable qualified person. Such acoustic reports will contain: <ul style="list-style-type: none"> <li>• Description of adjacent landuse</li> <li>• Description of proposed landuse</li> <li>• Plan indicating the isolation and specification of noise generating plant and equipment</li> <li>• Location of noise receptors</li> <li>• Description of existing acoustic environment</li> <li>• Sampling method and results</li> <li>• Forecasting of expected noise emissions from proposed development</li> </ul> To ensure there is no creep in background noise levels arising from development the acoustic report should demonstrate that development will not exceed a noise level of 10dB(A) below the nominated acceptable background level.	Yes (Refer to <b>Appendix 17</b> )
<b>E18.</b> Noise emissions from developments and uses are to comply with the Noise Control Manual 1994 and the Environmental Criteria for Road Traffic Noise 1999 (NSW Environment Protection Authority).	Yes

<b>E19.</b> Building design, construction, location and uses are to take the following design issues into consideration:	
<ul style="list-style-type: none"> <li>• Appropriate building separation and use of buildings as barriers</li> </ul>	Yes
<ul style="list-style-type: none"> <li>• The use of structures and topographical features as screens or buffers</li> </ul>	Not Applicable
<ul style="list-style-type: none"> <li>• The use of noise mitigating devices and acoustic glazing</li> </ul>	Not Applicable
<ul style="list-style-type: none"> <li>• The selection and installation of appropriate plant and equipment</li> </ul>	Yes
<ul style="list-style-type: none"> <li>• Spatial separation between noisy activities and noise sensitive areas such as bedrooms</li> </ul>	Yes
<b>E20.</b> Shared walls and floors between multiple dwellings must be constructed in accordance with the sound transmission and insulation requirements of the Building Code of Australia.	Not Applicable
<b>E21.</b> The hours of operation and activities relating to retail, commercial and entertainment uses are to be compatible with adjacent land uses to minimize noise impacts	Yes
<b>6.8 Energy Efficiency and Solar Access</b>	
<b>Objectives</b>	
<b>O1.</b> To have energy efficiency in the design, construction and use of buildings.	Yes
<b>O2.</b> To have building materials and techniques that are energy efficient and environmentally sustainable.	Yes
<b>O3.</b> To have the benefits of passive solar design and natural ventilation maximised	Yes
<b>O4.</b> To have energy efficient buildings using passive solar design to provide occupants with year round comfort.	Yes
<b>O5.</b> to have the degree of overshadowing on neighbouring properties minimized.	Yes
<b>O6.</b> to have the impact of new development on local air quality minimised	Yes
<b>Planning Guidelines – Site Layout and Solar Access</b>	
<b>E1.</b> Buildings are to be orientated and designed to ensure optimum solar access is achieved	Yes
<b>E2.</b> buildings are to be orientated and designed to ensure optimum natural ventilation is achieved	Yes
<b>E3.</b> Developments are to ensure the principal private open spaces and north-facing windows to the habitable rooms of adjacent buildings receive more than two hours of solar access between 9.00am and 3.00pm at the mid-winter solstice	Not Applicable
<b>E4.</b> Solar access is to be maintained to solar hot water systems, photovoltaic panels or other solar collectors	Yes
<b>E5.</b> in some cases, Council may require an additional setback to ensure adequate solar access to adjacent buildings is achieved.	Noted.
<b>E6.</b> Developments are to minimize the overshadowing of public open spaces	Yes
<b>Planning Guidelines – Energy Sources and Systems</b>	
<b>E7.</b> Solar water heaters are to be placed in new developments, or as part of alterations and additions to existing buildings that require the replacement of a water service	Yes
<b>E8.</b> Multiple dwellings should incorporate centralized gas boosted solar water heating systems with separate meters for each dwelling.	Not Applicable
<b>E9.</b> Solar water heaters are to be selected and installed to reduce the visual impact of the system.	Yes
<b>E10.</b> Solar water heaters are to comply with relevant Australian Standard for solar electricity, plumbing and structural requirements.	Noted
<b>E11.</b> Hot water storage tanks should be located within the building envelope and close to the most frequently used hot water outlets	Yes
<b>E12.</b> Doors, windows, fireplaces, chimneys and exhaust outlets should be fitted with seals, covers, shutters, dampers or similar devices to prevent the escape of thermal energy.	Yes
<b>E13.</b> Thermostats are to be used with all central heating and cooling systems.	Yes
<b>E14.</b> Buildings are to incorporate energy savings devices in the area of lighting. This includes: <ul style="list-style-type: none"> <li>• Light fittings with high efficiency reflectors</li> <li>• The use of fluorescent lighting</li> <li>• Motion detectors to control lighting</li> <li>• Light switches in common areas are to be time switched</li> </ul>	Yes
<b>E15.</b> Buildings are to incorporate the use of AAA rated water efficient appliances.	Yes
<b>E16.</b> Clothes drying areas are to be screened from public view.	Not Applicable

<b>Planning Guidelines – Building Construction and Design</b>	
<b>E17.</b> Building construction and design are to incorporate energy efficient technologies and product in the areas of lighting, mechanical ventilation, fixtures, electrical appliances, mechanical plant and equipment.	Yes
<b>E18.</b> Building construction and design are to incorporate the use of materials that exhibit favorable thermal mass properties in relation to energy efficiency.	Yes
<b>E19.</b> The design of windows and other glazed surfaces are to provide maximum solar access during winter and reduce solar access during summer.	Yes
<b>E20.</b> The construction and design of buildings are to incorporate thermal insulation within the building envelope. Insulation materials are to be selected to suit specific applications.	Yes
<b>E21.</b> Insulation levels of buildings, insulation materials, the testing of insulation materials and the performance of insulation materials are to comply with the relevant Australian Standards	Yes
<b>Planning Guidelines – Building Construction and Design</b>	
<b>E22.</b> Building materials are to be durable and require low maintenance	Yes
<b>E23.</b> Recycled building materials are to be used where possible	Yes
<b>E24.</b> Building materials are to be non-polluting, manufactured in an environmentally acceptable manner, and manufactured from abundant or renewable resources.	Yes
<b>E25.</b> Materials produced from rainforest timbers harvested from old growth forests are not to be used.	Noted
<b>Planning Guidelines – Local Air Quality</b>	
<b>E26.</b> The installation of domestic solid fuel heaters is not permitted. This does not include apply to the replacement of an existing solid fuel heater previously approved by Council, or a heritage item.	Noted.
<b>E27.</b> The operation of any domestic solid fuel heaters is to be in accordance with Section 128 of the Protection of the Environmental Operations Act 1997	Not Applicable
<b>E28.</b> All domestic solid fuel heaters must be equipped with a catalytic reactor, except in the case of a solid fuel heater installed in a heritage item.	Not Applicable
<b>E29.</b> All domestic solid fuel heaters must burn dry, well seasoned, hardwood. The burning of chemically treated fuel is not permitted. Softwood can be burned for the purposes of kindling only	Note Applicable
<b>E30.</b> The incineration of wastes by open fire, incinerator or similar method is not permitted.	Noted.
<b>Planning Guidelines – Alternative Transport Facilities</b>	
<b>E31.</b> The design, construction and use of new developments are to incorporate the use of alternative modes of transport.	Yes
<b>E32.</b> New developments are to provide bicycle storage areas, storage racks or similar devices. These facilities are to be provided at a minimum 1 bicycle space for every 5 car spaces.	Yes
<b>E33.</b> Showering facilities are to be incorporated in the design and construction of new developments that provide bicycle storage areas.	No
<b>6.9 Telecommunication Facilities and Services</b>	
<b>6.10 Site Management and Excavation</b>	
<b>Objectives</b>	
<b>O1.</b> To have the relevant legislative provisions implemented insofar as they apply to the development of land.	Noted
<b>O2.</b> To have the integrity of the physical environment of Mosman preserved and enhanced, by ensuring the geotechnical stability of landfill and excavations.	Yes
<b>O3.</b> To have necessary environmental safeguards applied to earthworks (excavation and landfill) sites in order to conserve important elements of the landscape and protect the surrounding environment.	Yes
<b>O4.</b> to have appropriate rehabilitation techniques for landfill and earthworks to ensure properties are not damaged or sterilized for future use.	Yes
<b>O5.</b> to have development that does not result in sedimentation, in the blockage of stormwater pipes, waterways and drainage lines; mar the landscape or landforms; degrade or destroy neighbouring bushlands; or pollute any waterway, stormwater or drainage line.	Yes
<b>O6.</b> to have minimal soil erosion and sediment movement during demolition and construction activities	Yes
<b>O7.</b> to have appropriate controls that safeguard neighbourhood amenity as much as practicable.	Noted

<b>O8.</b> to have an efficient and coordinated approach to site management practices before, during and after demolition and construction activities	Yes
<b>O9.</b> to have uniform controls, guidelines and enforcement for the building industry throughout Mosman.	Noted
<b>O10.</b> to have contaminated land remediated to reduce the risk of harm to human health or any other aspect of the environment.	Yes
<b>Planning Guidelines – Setbacks</b>	
<b>E1.</b> Excavation is not permitted within the area of minimum setbacks from adjoining land zoned residential	Not Applicable
<b>E2.</b> Increased setbacks may be required in circumstances where Council considers reconstituted levels may adversely affect the amenity of adjoining properties	Noted
<b>E3.</b> Under no circumstances must demolition or excavation works encroach onto neighbouring properties without the prior written consent of Council and adjoining property owners.	Noted
<b>Planning Guidelines – Reconstituted Ground Levels</b>	
<b>E4.</b> All land shaping must aim to minimize slope length and gradients.	Noted
<b>E5.</b> Reconstituted ground levels must be no lower than 2 metres below the levels of adjoining properties at any point along boundaries and must not be higher than ground levels of the adjoining properties.	Yes
<b>E6.</b> Developments with proposed floor levels below 6.5 metre AHD must check with Council prior to lodging a development application.	Noted
<b>Planning Guidelines – Safety Requirements of Excavation and Backfilling</b>	
<b>E7.</b> Excavation and backfilling works approved by Council must be executed safely and in accordance with appropriate professional standards. The works are also to be properly guarded and protected to prevent them from being dangerous to life or property.	Yes
<b>E8.</b> Excavation must not be carried out close to property boundaries unless it can be demonstrated that adequate protection can be provided against erosion, slippage, subsidence or settlement of batters already formed.	Yes
<b>E9.</b> Cut and fill batters must be stabilized consistent with the soil property	Noted
<b>E10.</b> Vegetation or structural measures are to be implemented as soon as the site is disturbed so as to protect the cut and fill from erosion.	Noted
<b>E11.</b> Stockpiles of erodible materials that are kept on a site for periods greater than 30 days are to be stabilised with vegetation within 14 days.	Noted
<b>Planning Guidelines – Perimeter Banks and Channels</b>	
<b>E12.</b> A bank is constructed ridge or embankment of compacted earth. A channel is an excavated earth ditch or path. Either individually or in combination, these structures are to be used to intercept any direct runoff to a desired location	Noted
<b>E13.</b> All stormwater run-off flowing onto disturbed areas, including stockpiles, must be intercepted, diverted and/or safely disposed of. This can be achieved by constructing a temporary earth bank around up-slope areas of construction sites where the diversion does not affect the neighbouring property.	Noted
<b>Planning Guidelines – Turf Filter Strip</b>	
<b>E14.</b> The placement of turf strips along boundaries where water leaves the property is an effective method of filtering the runoff to minimize the potential for sediment to leave the property  Strips of turf should be installed along natural strips/footpath areas adjacent to street kerbs (or other downslope boundaries) to act as final filters for runoff leaving properties	Noted
<b>Planning Guidelines – Sediment Traps</b>	
<b>E15.</b> Where a sediment fence is not used appropriately, sediment traps are to be located at all points from where stormwater leaves construction sites or leaves the gutter and enters the drainage system.	Noted
<b>Planning Guidelines – Soil Conservation and Erosion Control</b>	
<b>E16.</b> An Erosion and Sediment Control Plan is to be submitted to Council prior to the granting of development consent.	Yes (Refer to <b>Appendix 18</b> )
<b>E17.</b> Site excavation must be designed and located with an aim to minimize cut and fill requirements (especially on sites that have a slope of 21% or more). There must be minimum site disturbance.	Yes
<b>E18.</b> There must be minimum site disturbance during excavation and construction	Yes
<b>E19.</b> For all excavation operations that require the use of fill, only clean fill is to be used.	Noted

<b>E20.</b> For excavations that require the use of imported fill, only uncontaminated fill is to be used. The origin of fill is to be nominated prior to the commencement of works	Noted
<b>E21.</b> Where possible uncontaminated fill of local origin is to be used on site.	Noted
<b>E22.</b> All topsoil is to be retained and protected for reuse on the site.	Yes
<b>E23.</b> Prior to the stripping of topsoil, the vegetative cover must be reduced by either slashing or mowing.	Noted
<b>E24.</b> Roof guttering and downpipes must be installed and connected to the approved drainage system prior to the placement of any roofing material	Yes
<b>E25.</b> Erosion and sediment control measures must be regularly inspected and adequately maintained until the development is completed and the site is stabilised.	Yes
<b>E26.</b> All ground disturbed as a result of demolition or construction activity must be stabilised and rehabilitated as soon as practical to prevent soil erosion.	Noted
<b>E27.</b> Sediment control devices are to be installed around stockpiled materials such as sand, topsoil, fill or other erodible materials	Yes
<b>E28.</b> Sediment control devices are to be installed along the down-slope boundaries of a site.	Yes
<b>E29.</b> Stormwater diversion devices are to be located along the up-slope boundaries of a site.	Yes
<b>E30.</b> A single access road to the site is to be provided. This access road is to be constructed of 40mm recycled concrete aggregate, approximately 150mm deep and 2 metres wide.	Yes
<b>Planning Guidelines – Vegetation Conversation</b>	
<b>E31.</b> Consent must be gained from Council prior to the removal, lopping or pruning of any trees in accordance with Council’s Tree Preservation Orders.	Noted
<b>E32.</b> Vegetation on public land is not to be removed, lopped, pruned or damaged during construction works.	Noted
<b>E33.</b> Where the removal of vegetation has been granted by Council, all removed vegetation is to be mulched and used to protect areas of exposed soil and/or used in the final landscaping.	Noted
<b>E34.</b> Building materials, demolition waste or excavated soil are not to be stockpiled within the dripline of trees to be retained.	Noted
<b>E35.</b> Guidelines for safety and maintenance of trees on the site and adjoining properties are to be issued to builders or any sub-contracted persons to ensure the existing trees on adjoining properties and those on the site are retained.	Noted
<b>E36.</b> Vegetation must not be removed prior to Council approving the commencement of any stage of development. This is to ensure that vegetation on demolition or construction sites is only disturbed when necessary, thereby minimizing the soil exposure period. Where appropriate, native vegetation should be salvaged and re-spread on bare ground to reduce erosion and help re-establish native vegetation.	Noted
<b>E37.</b> Where trees are to be retained protective fencing must be installed 1 metre beyond the drip line of those trees and must be marked with appropriate signage. This identifies the trees to be retained to labourers and drivers working on the site (including those delivering material and the like) of this requirement.	Noted
<b>Planning Guidelines – Site Contamination</b>	
<b>E38.</b> Preliminary site contamination investigations are required to be undertaken for all sites involving excavation that may or have the potential to be affected by contamination. In this regard applicants should refer to DUAP and EPA’s “Managing Land Contamination Planning Guidelines 1998”.	Yes (Refer to <b>Appendix 20</b> )
<b>E39.</b> If a preliminary investigation demonstrates the existence or potential for contamination on the site, Council may request the applicant to submit a detailed site contamination investigation and a remedial action plan prior to determining a development application.	Noted
<b>Planning Guidelines – Acid Sulphate Soils</b>	
<b>E40.</b> An Acid Sulphate Soil Management Strategy is to be submitted for all sites involving excavation that may or has the potential to be affected by acid sulphate soils.	Not Applicable (Refer to <b>Appendix 09</b> )

<b>Planning Guidelines – Control of Dust and Airborne Contaminants</b>	
<b>E41.</b> All vehicle loads must be covered and secured at all times to prevent the escape of dust and other materials.	Yes
<b>E42.</b> Earth moving and excavation works are to be avoided where winds are of sufficient strength to cause visible dust.	Yes
<b>E43.</b> Areas of exposed soil are to be watered and/or mulched to prevent the creation of dust.	Yes
<b>E44.</b> All site works are to be performed in such a manner so as to prevent the generation of airbourne contaminants	Yes
<b>E45.</b> All stockpiled materials are to be watered and/or covered to prevent the creation of airbourne contaminants	Yes
<b>E46.</b> Appropriate methods are to be employed to prevent blowing dust creating an unacceptable hazard or nuisance on site, or down wind. Production of dust can be minimized by limiting the area of earthworks, watering and progressive re-vegetation.	Yes
<b>Planning Guidelines – Designated Site Manager/Builder</b>	
<b>E47.</b> Prior to commencement of work a Site Manager or builder must be nominated. The Site Manager or builder will be responsible and liable for all works carried out on the site. This assumes the responsibility for the actions of all subcontracted parties as well as advising them of Council’s requirements when carrying out works.	Noted
<b>E48.</b> A sign detailing the name, business address and contact details of the nominated Site Manager or builder is to be displayed on the site and is to remain in place until such time as the works are completed.	Noted
<b>Planning Guidelines – Location of Plant and Material</b>	
<b>E49.</b> Footpaths, public reserves and street gutters are not to be used for storage of building or demolition waste resulting from the works.	Noted
<b>E50.</b> Sufficient area must be allocated within sites for the storage of building materials, demolition waste, waste storage containers and any other materials	Noted
<b>Planning Guidelines – Hours of Operation</b>	
<b>E51.</b> Construction and demolition work are to be restricted to the following hours of operation: <ul style="list-style-type: none"> <li>• Between the hours 7.00am to 6.00pm Mondays to Fridays</li> <li>• Between the hours of 8.00am to 1.00pm on Saturdays</li> <li>• Construction work or demolition work is prohibited on Sunday or Public Holidays.</li> </ul>	Yes
<b>Planning Guidelines – Safety Fencing</b>	
<b>E52.</b> For the duration of works, safety fences and visual barriers (such as hoarding) are to be erected around the perimeter of sites at a minimum height of 1.8 metres. The fences must be constructed prior to commencement of works and are to remain in place until such time as the works are completed. The safety fence is to be constructed in cyclone wire and erected to prevent the access of unauthorized persons onto to the site.	Yes
<b>Planning Guidelines – Vehicle Movements</b>	
<b>E53.</b> All vehicles visiting the site during demolition, excavation and/or construction works are to comply with the parking requirements of that area.	Noted
<b>E54.</b> No vehicle associated with development site works is to be parked on a footpath, across driveway access points, nature strips or public reserves.	Noted
<b>E55.</b> To limit site disturbance and the tracking of sediment onto the street, all vehicles and plant/equipment are to use a nominated site access point.	Noted
<b>E56.</b> Where spillage of material onto road surfaces occurs, this spillage is to be contained and removed immediately. The affected area is to be restored to a standard equal to or better than its original condition.	Noted
<b>E57.</b> Appropriate sediment devices are to be provided at access points to prevent sediment deposition on adjacent road networks	Noted
<b>E58.</b> All vehicles are to be washed prior to existing the site. This serves the purpose of removing site material on the vehicle and prevents it from being deposited into the stormwater system. All polluted water must be retained on site for treatment before it is discharged into the stormwater system.	Noted
<b>6.11 Stormwater Management</b>	
<b>Objectives</b>	
<b>O1.</b> To have the adverse effects of stormwater on the environment minimized, and prevent where possible.	Yes

<b>O2.</b> To have stormwater quality and quantity controlled and eliminate stormwater discharge to adjoining properties	Yes
<b>O3.</b> To have surface water run off minimised	Yes
<b>O4.</b> To have on site stormwater collection and reuse.	Yes
<b>O5.</b> To have disturbance to existing drainage patterns minimized	Yes
<b>O6.</b> To have the use of stormwater management areas for recreation and amenity maximized.	Yes
<b>O7.</b> To have cost effectiveness in the provision and maintenance of storm drainage works.	Yes
<b>O8.</b> To have any unexpected rise in groundwater level due to development prevented	Yes
<b>Planning Guidelines</b>	
<b>P1.</b> Disturbance to the natural drainage pattern should be minimized where possible so that development is consistent with the natural hydrology	Yes
<b>P2.</b> New development must incorporate on-site stormwater detention in accordance with Council's On-Site Stormwater Detention Policy	Yes
<b>P3.</b> Development is to retain existing trees and vegetation where possible	Yes
<b>P4.</b> Landscape and building design is to minimize non-porous surfaces to reduce stormwater run-off	Yes
<b>P5.</b> Drainage from any site must be in accordance with Council's Guidelines for Stormwater Drainage Systems and Council's Policy for On-site Stormwater Detention	Yes
<b>P6.</b> Sites which do not fall to the street must obtain an easement over downstream property or properties to allow installation of a gravity based stormwater disposal system	Not Applicable
<b>P7.</b> Where overland flow to adjoining properties cannot be avoided it must be dispersed over as wide an area as possible and must not exceed the flow which would occur from the site in a natural state.	Not Applicable
<b>P8.</b> Wherever possible, natural watercourses are to be maintained and used to convey stormwater runoff.	Noted
<b>P9.</b> Stormwater generated from parking facilities are to be treated for contaminants prior to its discharge into Council's stormwater drainage system.	Not Applicable
<b>P10.</b> Stormwater is not to be contaminated during development.	Yes
<b>P11.</b> Overflows from cooling towers, evaporative coolers and swimming pools are to be connected to the sewer.	
<b>6.12 Ongoing Waste Management</b>	
<b>Objectives</b>	
<b>O1.</b> To have an acceptable level of waste avoidance, reuse and recycling during the use of premises and ongoing management	Yes
<b>O2.</b> To have waste/recycling storage rooms and on-site composting facilities for efficient solid waste management.	Yes
<b>O3.</b> To have waste/recycling storage rooms that are functional, easy to maintain and accessible to all users and to other people as may reasonably need to access them such as waste contractors.	Yes
<b>O4.</b> To have waste/recycling storage rooms that are thoughtfully integrated into development so as not to be obstructive and unsightly.	Yes
<b>Planning Guidelines</b>	
<b>P1.</b> A Waste Management Plan (see Appendix 7.4 of DCP) is to be satisfactorily completed and details of the on-site storage for all demolition and construction waste are to be shown on development application plans.	Yes (Refer to <b>Appendix 18</b> )
<b>P2.</b> Waste/recycling storage rooms are to be appropriately located so that waste and recycling containers can be easily moved to a nominated collection point.	Yes
<b>P3.</b> A waste cupboard or other appropriately designed space is to be provided to each occupant in the building for the temporary storage of waste, recyclable and compostable material	Yes
<b>P4.</b> Adequate space is to be provided to enable on-site composting	Yes
<b>P5.</b> Where communal waste/recycling facilities are proposed, an area or room of sufficient size and shape is to be provide to store waste/recycling/compost containers. This area is to be easily accessible from each occupancy in the building and from a nominated collection point.	Not Applicable
<b>P6.</b> Where a communal waste/recycling storage room is proposed, the floor is to be graded to a floor waste to a floor waste drain that is connected to the sewer. A solids collection basket must be fitted to the floor bunded and the waste/recycling storage room is to be designed to prevent the access of vermin.	Not Applicable

<b>P7.</b> Developments are to incorporate adequate waste/recycling storage rooms that are integrated physically and visually with other built form elements such as fences, walls, buildings and garages.	Yes
<b>P8.</b> During ongoing management of the premises, consideration should be given to the following measures:	
<b>Waste Avoidance</b> <ul style="list-style-type: none"> <li>• Avoid disposable packaging</li> <li>• Buy in Bulk</li> <li>• Plan purchases to ensure optimal usage</li> </ul>	Noted
<b>Reuse and Recycling</b> <ul style="list-style-type: none"> <li>• Give consideration to suppliers that provide returnable and reusable packaging</li> <li>• Purchase products that are recyclable</li> </ul>	Noted
<b>6.13 Demolition and Construction Waste</b>	
<b>Construction Objectives</b>	
<b>O1.</b> To have developments in Mosman consider waste minimization in demolition and construction activities early in the project formulation and design stage	Yes
<b>O2.</b> To have recognized the economic value of reusing and recycling building materials	Yes
<b>O3.</b> To have an acceptable level of waste avoidance. Reuse and recycling during the demolition and construction stages of development.	Yes
<b>Planning Guidelines</b>	
<b>P1.</b> A Waste Management Plan (see Appendix 7.4 of DCP) is to be satisfactorily completed and details of the on-site storage for all demolition and construction waste are to be shown on development application plans.	Yes (Refer to <b>Appendix 18</b> )
<b>P2.</b> All demolition and construction activities are, where possible, to follow the waste hierarchy. This is avoid waste, followed by reuse and then recycling of materials, with disposal as the last options.	Noted
At the construction stage consideration should be given to the following measures:	
<b>Waste Avoidance</b> <ul style="list-style-type: none"> <li>• Purchasing policy to consider measures such as ordering and prefabrication</li> <li>• Modular construction and basic designs to reduce the need for off-cuts</li> <li>• Co-ordination and sequencing of various trades</li> <li>• Minimizing site disturbances and limiting unnecessary excavation.</li> </ul>	Noted
<b>Reuse and Recycling</b> <ul style="list-style-type: none"> <li>• Reusing framework</li> <li>• Careful source separation of off-cuts to facilitate reuse, resale or efficient recycling</li> </ul>	Noted
<b>P3.</b> Clearly marked containers for sourced separated wastes are to be provided on-site	Yes
<b>P4.</b> Where site characteristics prevent the storage of demolition materials, appropriate consideration should be given to off-site storage of these materials	Noted
<b>P5.</b> Waste generated from demolition and/or construction activities should be appropriately transported off-site to a nominated storage location	Yes
<b>P6.</b> To monitor and manage demolition and construction waste, records of all waste materials leaving sites should be maintained.	Yes