

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

Provision	Requirement	Proposed	Compliance
Open Space and Infrastructure Development Control Plan			
4.1 Siting and Scale	<p>Height, scale and setback of development to have regard to the existing character of the area; impacts on neighbouring properties and public views.</p> <p>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.</p>	<p>The proposed development is to be sited within the existing Education Precinct. The built form steps down the site in response to the sloping topography, as such, the proposal appears as a two storey development. The proposed materials and finishes have been chosen with respect to the natural setting and resemble surrounding native vegetation and sandstone.</p> <p>When viewed from the Harbour, the TISL will not be visually apparent. Refer to the photomontage provided with the architectural package.</p>	Yes
4.3 Heritage Conservation	<p>The statement of significance of the heritage item or conservation area must be considered and guide any changes to an identified heritage item.</p> <p>Refer to the Statement of significance of the heritage item to guide proposed changes to a heritage item.</p>	<p>The Zoo's site wide values are preserved ensuring the distinctive character of the site is retained. One heritage item, the former staff amenities building under the TCSA Section 170 Heritage and Conservation Register will be required to be removed to accommodate access to the main lower level of the proposed building. The affected building has limited heritage significance and is considered reasonable to remove. Redesign of the building to retain this heritage item would result in greater heritage impacts on more significant heritage items in the vicinity, such as Koala House and remnant natural areas.</p>	Yes
4.4 Accessible Buildings	<p>Compliance with the relevant applicable accessibility standards such as the BCA, the Disability (Access to Premises – Building) Standards 2010 and AS 1428.</p>	<p>The works will include accessibility for all visitors. A BCA report has been prepared and is submitted with the EIS package.</p>	Yes
4.5 Energy Efficiency	<p>Orientate and design for optimum solar access and natural ventilation.</p> <p>Incorporate energy efficient technologies, products and</p>	<p>A Sustainable Design Report has been prepared for the development, detailing sustainable design elements surrounding:</p> <ul style="list-style-type: none"> Water efficiency 	Yes

	<p>materials in building construction and design.</p> <p>Utilise non-polluting and sustainable building materials.</p> <p>Utilise sustainable energy sources, fitouts, fixtures and systems.</p> <p>Incorporate water efficient appliances (minimum 3 star rating) and dual flush toilets.</p>	<ul style="list-style-type: none"> ▪ Energy efficiency ▪ Passive design principles ▪ Sustainable material selection ▪ Waste management 	
4.6 Visual and Acoustic Privacy	<p>Visual privacy of adjacent properties is to be maintained by providing minimum setbacks and incorporating screening devices and landscaping.</p> <p>Consideration is to be given to the hours of operation and potential noise impacts. Proper consideration must be given to noise mitigation measures.</p>	<p>There are no adverse visual privacy impacts to nearby neighbours due to the separation between TISL and dwellings in the vicinity of the Zoo.</p> <p>The Acoustic report submitted includes measures to address potential acoustic impacts particularly during construction and operation.</p>	Yes
4.7 Crime Prevention	<p>Development is to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles and take into consideration context, landscaping and privacy.</p> <p>Lighting is to be provided to public and private spaces, such as entries, parking areas and walkways.</p> <p>Outdoor lighting should control light spill as per AS 4282-1997.</p> <p>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.</p>	<p>The security will be monitored in accordance with the Zoo's current security arrangements. The Operational Management Plan of management submitted with the EIS details security and safety measure for various uses within the TISL.</p>	Yes
4.8 View Sharing	<p>Development and landscaping should not obstruct public vistas and views.</p> <p>Council must consider opportunities to maintain public views, taking into consideration the context of the site.</p>	<p>There will be no impacts to public vistas and views due to the siting and design of the TISL.</p>	Yes

4.9 Landscaping	<p>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.</p> <p>Trees to be retained are to be protected during construction.</p> <p>Vegetation and landscaping styles is to blend and compliment surrounding bushland. Include indigenous planting with new landscaping where possible.</p> <p>Consider safety principles in landscape design.</p> <p>Sites within the Habitat Link are to incorporate native species, in particular those indigenous to Mosman.</p> <p>Retention and extension of native fauna is to be regarded. The landscaping design of heritage items or conservation areas is to utilise appropriate species for the setting and preserve the character of the landscape.</p> <p>Minimise cut and fill to avoid disturbing local indigenous species. Fill is to be natural virgin extracted material only.</p>	<p>The development requires the removal of a number of trees to accommodate the new facility. Some of these trees are in a deteriorated condition and have been recommended for removal by the applicant's Arborist for safety reasons. Trees that are to be retained will be protected during demolition and construction works in accordance with recommendations of the Arborist.</p> <p>Replacement planting is in integral component of the landscaping scheme and will include planting of trees as well as providing opportunities for long term establishment of native plant species in appropriate locations (refer to submitted Landscape Plans).</p> <p>The site is not part a Habitat Link.</p> <p>Cut and fill works will be generally limited to current disturbed areas of the site.</p>	<p>Yes</p>
4.10 Preservation of Trees or Vegetation	<p>Applications are to show the location of any trees that are the subject of the application and a brief statement of reason for the application, as well as any pertinent information that Council may require.</p>	<p>An Arborist Report is attached with the EIS.</p>	<p>Yes</p>
4.11 Transport, Access and Parking	<p>A traffic and Parking Impact Study may be required to be submitted with the development application.</p>	<p>A Traffic and Parking Report is attached with the EIS.</p>	<p>Yes</p>
4.12 Site Facilities	<p>Adequate provision of accessible site facilities is required.</p>	<p>The TISL accommodates necessary site facilities including waste and recycling facilities. These facilities are indicated on</p>	<p>Yes</p>

	Amenity issues such as smell and unsightliness are to be mitigated. The impacts on the surrounds and neighbours are to be considered.	the plans. A Waste Management Plan is attached with the EIS.	
4.13 Stormwater Management	<p>Disturbance to the natural drainage pattern should be minimised.</p> <p>Existing trees and vegetation are to be retained where possible.</p> <p>Non-porous surfaces are to be minimised.</p> <p>On-site water management is to be incorporated in accordance with Council policy.</p> <p>Where required, rainwater tanks and on-site detention are to be incorporated in accordance with Council policy.</p> <p>Subsoil drainage systems are to be connected to Council's gully pits / pipelines in accordance with Council Policy.</p>	<p>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.</p> <p>Various trees will be required to be removed to facilitate the new development on the site. A Landscape Plan details replacement planting which will help to mitigate lost trees in addition to providing opportunities for the long term establishment of endemic species in appropriate locations.</p>	Yes
4.14 Excavation and Site Management	<p>Only virgin excavated natural material is to be used as fill.</p> <p>Slope lengths and gradients are to be minimised.</p> <p>Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or discharge of sediments.</p> <p>Site management during demolition, excavation and construction is to be undertaken in accordance with Managing Urban Stormwater: Soils and Construction.</p>	<p>Changes to existing ground levels are to be minimised where possible as the project involves working with the existing ground levels.</p> <p>Soil and erosion control measures will be implemented as part of the site preparation works.</p>	Yes
4.15 Waste Management	<p>Applications will be assessed against Mosman Council's Waste Policy.</p> <p>Development must include a designated waste/recycling</p>	A Waste Management Report is attached with the EIS.	Yes

	<p>storage area in accordance with the Waste Policy.</p> <p>Applications must comply with the Site Waste Minimisation and Management Plan requirements in the Waste Policy.</p>		
4.16 Advertising and Signage	<p>The size, scale, proportion and form of signage is to be appropriate for both the building on which it is located and the wider streetscape character.</p> <p>Signage is to be limited to that necessary to identify the nature of the business conducted at the premise.</p>	IS SIGNAGE GOING TO FORM PART OF THE DA? OR DEAL WITH IT SEPARATELY LIKE THE TIGERS?	
5.1 Foreshore land and natural watercourses	It is a required under the SREP (Sydney Harbour Catchment) 2005 that certain matters be considered when proposing any development on land within 'foreshores and waterways areas'.	Compliance against SREP (Sydney Harbour Catchment) 2005 has been assessed in the EIS. Compliance against the SREP (Sydney Harbour Catchment) DCP 2005 has been assessed and is attached with the EIS.	Yes
5.4 Significant rock faces and retaining walls	No excavation of rock faces or retaining walls identified as significant in the Rock Faces and Retaining Walls Study is allowed except in special circumstances.	The development site does not contain any significant rock faces or retaining walls as identified in the Rock Faces and Retaining Walls Study.	Yes