

Appendices

Appendix A

Extracts from Mosman LEP 2012 and Mosman Residential DCP 2012

Zoning

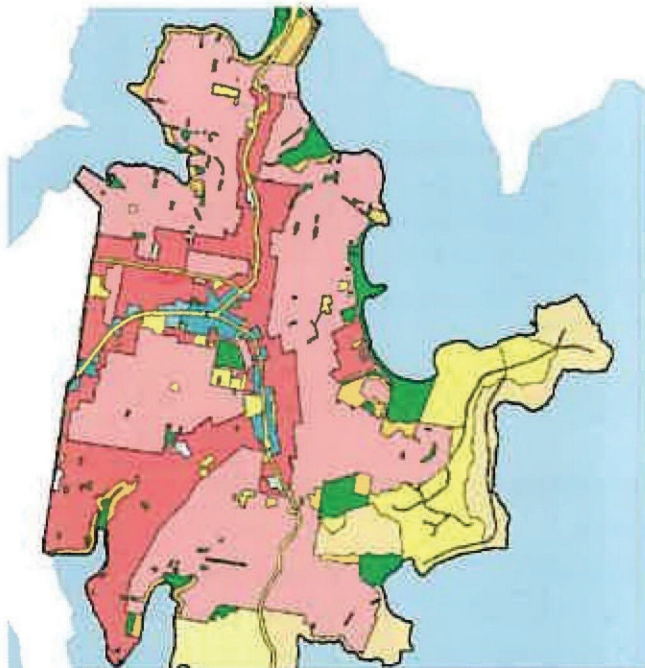
Mosman LEP 2012, Part 2 Land Use Table (with content mandated by the Standard Instrument shown in red):

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To retain the single dwelling character of the environmentally sensitive residential areas of Mosman.
- To maintain the general dominance of landscape over built form, particularly on harbour foreshores.
- To ensure that sites are of sufficient size to provide for buildings, vehicular and pedestrian access, landscaping and retention of natural topographical features.
- To ensure that development is of a height and scale that complements the desired future character.
- To encourage residential development that has regard to local amenity and, in particular, public and private views.

Land zoned R2 is shown shaded light pink on the following map:



Height

Mosman LEP 2012, clause 4.3 Height of buildings (with content mandated by the Standard Instrument shown in red):

4.3 Height of buildings [optional]

(1) The objectives of this clause are as follows:

- (a) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential:
 - (i) to share public and private views, and
 - (ii) to minimise the visual impact of buildings when viewed from the harbour and surrounding foreshores, and
 - (iii) to ensure new buildings are compatible with the desired future character of the area in terms of building height and roof form, and
 - (iv) to minimise the effects of bulk and scale of new buildings,

Mosman Residential DCP 2012, Part 4.2 Siting and scale:

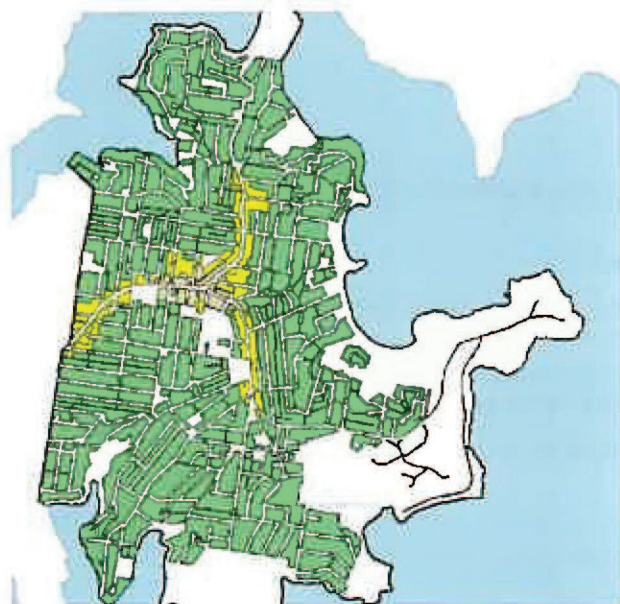
OBJECTIVES	PLANNING CONTROLS
O1. To have the effects of bulk and scale of buildings arising from new development minimised. O2. To have a scale of development which is not excessive and is consistent with the existing or desired future townscape area character. O3. To have a built form that is typical of traditional building types in Mosman, and encourage pitched and gabled roof forms.	P1. For all residential zoned land to which a maximum building height of 8.5 metres applies under the LEP, the following also applies: (a) a maximum wall height of 7.2m; (b) a maximum of two storeys (above ground level (existing)). Council may allow an additional storey in attic roof space of existing and new buildings, or in the foundation space of existing buildings, provided that the building height and bulk is of an appropriate form and scale.

Mosman Residential DCP 2012, Appendix 1 - Dictionary:

Wall height

Wall height of a building means the vertical distance between the top of the eaves at the wall line (excluding dormer windows that are no more than 25% of the width of the roof plane and gable ends), parapet or flat roof (not including a chimney) whichever is the highest, and the ground level (existing) immediately below that point.

Planning control P1 applies to all residential zoned land to which a maximum building height of 8.5 metres applies under the LEP. This is land shown shaded green on the following map:



Floor space ratio

Mosman LEP 2012, clause 4.4 Floor space ratio (with content mandated by the Standard Instrument shown in re):

4.4 Floor space ratio [optional]

(1) The objectives of this clause are as follows:

- (a) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential:
 - (i) to ensure that buildings are compatible with the desired future character of the area in terms of building bulk and scale, and
 - (ii) to provide a suitable balance between landscaping and built form, and
 - (iii) to minimise the effects of bulk and scale of buildings,

Landscaped area

Extract from Mosman Residential DCP 2012, Part 4.4 Landscaping:

OBJECTIVES

- O1. To have the landscape and townscape area character of Mosman's residential areas maintained and enhanced by requiring landscaping of sites in conjunction with other development.
- O2. To have a general visual dominance of landscape over buildings maintained, particularly on harbour foreshores and on land in Zone R2 Low Density Residential.
- O3. To have adequate and useable ground level open space for recreation, landscaping and containing urban run-off.

PLANNING CONTROLS

P1. The minimum landscaped area of a site (as a percentage of the site area) should be:

(a) For land zoned R2 Low Density Residential:

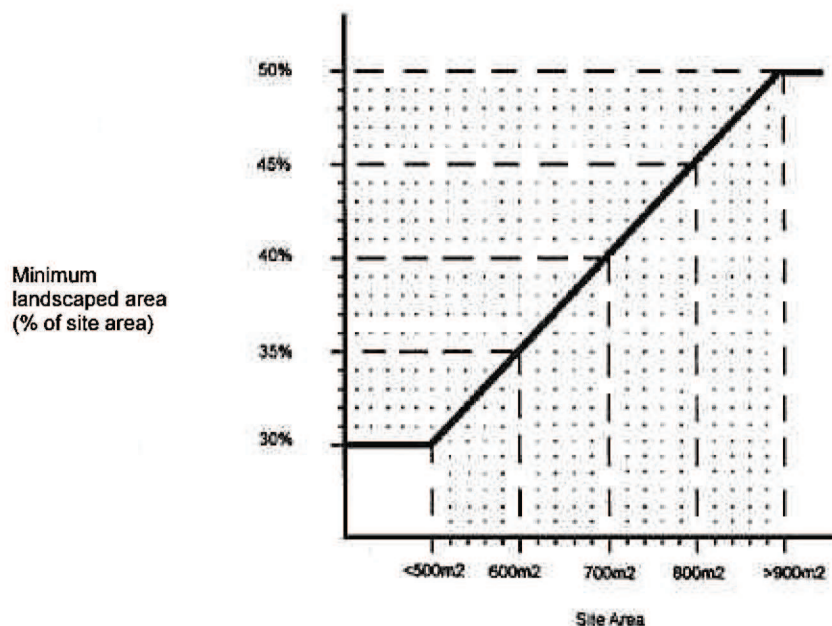
- (i) 30%, where the site area is 500sqm or less;
- (ii) 50%, where the site area is 900sqm or more;
- (iii) in accordance with the following formula, where the site area is more than 500sqm but less than 900sqm:

$$LA = \left[30 + \frac{(SA - 500)}{20} \right] \%$$

Where LA is landscaped area, and SA is site area. This formula is shown graphically in a sliding scale on the following page.

(b) For land zoned R3 Medium Density Residential:

- (i) 50%, for land identified in the LEP as having a maximum floor space ratio of 0.55:1 or 0.6:1;
- (ii) 40%, for land identified in the LEP as having a maximum floor space ratio of 0.7:1 or 1:1.



Graph in part 4.4 of DCP showing the minimum landscaped area of a site (as a percentage of the site area) applying to land zoned R2 Low Density Residential