

## Attachment 7 – Moss Vale Enterprise Corridor Development Control Plan 2008 Assessment

DA22/1835 – 1 Bowden Road, Moss Vale

Control	Requirement	Provided	Compliance
<b>3. Development Controls</b>			
<b>3.1 Land Use</b>	The use of land in the Moss Vale Enterprise Corridor must comply with the Development Concept Plan.	<p>The subject site is identified for local industry land uses. This application proposes the construction and use of an Animal Shelter and Emergency Service Facility. The proposed land uses are generally consistent with the development concept plan in that they provide local facilities and infrastructure for the community.</p> <p>The proposed development is not sited in proximity to existing heavy industrial land uses.</p>	Yes
	Proposed development within the vicinity of existing heavy industrial land uses must demonstrate an understanding of the noise/air and amenity impacts of existing development as part of their development proposal.		Yes.
<b>3.2 Subdivision and lot design</b>	This section contains controls relating to subdivision.	Subdivision is not proposed.	N/A

<b>3.3 Access and Movement</b>	The major road network shall be developed in accordance with the Section 94 Development Contributions Plan.	The application has been referred to Council Contribution Officer. Given the proposed use no contributions are payable.	Yes
	Direct vehicular access onto the main roads will not be permitted. All development must have access to internal roads. Refer to Road Classification System and Access Rules in Appendix One.	The proposed development proposes to utilise an existing vehicular access of Bowman Road to the north east. Access to Berrima Road is not proposed.	Yes
	No additional road connections will be permitted to Berrima Road or the Moss Vale Bypass. Refer to Road Classification System and Access Rules in Appendix One.	As above.	Yes
	Vehicle access arrangements must comply with minimum standards set by applicable Australian Standards in addition to Council's Endorsed Technical Specifications (to be endorsed); Design (Vol 1) and Construction (Vol 2) and must be adequate to meet the needs of the development and associated vehicular traffic.	The application has been referred to Council Transportation and Traffic Engineers who raised no objection subject to condition attached.	Yes
<b>3.4 Building and siting design</b>	The height of buildings and other structures located within 50m of Berrima Road must not exceed 15 metres above ground level.	<p>The proposed building heights are as follows:</p> <ul style="list-style-type: none"> <li>• Animal shelter – 5.8m.</li> <li>• SES Facility – 8.3m.</li> </ul> <p>Both facilities comply with the maximum building height of 15m from existing ground level.</p>	Yes

	The minimum building setback from any property boundary adjacent to Berrima Road, the Moss Vale Bypass and Arterial Roads is 15 metres.	The proposed Animal Shelter is Setback a minimum of 15m from Berrima Road.	Yes
	The minimum building setback from other roads is 10 metres	The setbacks of both proposed facilities to exceed 10m to Bowman Road.	Yes.
	Front building setback areas must be used for landscaping or staff and visitor car parking. Open storage is not permitted.	Setbacks have been appropriately landscaped and include parking towards the Bowman Road frontage. Open storage is not proposed.	Yes
	Building footprints must not exceed 65% of the total site area.	<p>The proposed building footprints are as follows:</p> <ul style="list-style-type: none"> <li>• Animal Shelter – 567.27m<sup>2</sup>.</li> <li>• SES Facility – 545.40m<sup>2</sup>.</li> <li>• Total – 1,142.67 m<sup>2</sup>.</li> </ul> <p>The proposed building footprint is 13.82% of the site area (1,142.67m<sup>2</sup>/8,264m<sup>2</sup>).</p>	Yes
	Building materials should be non-reflective and external colours are to be muted earth and bush vegetation tones. Dark colours and large areas of white or vibrant colours are to be avoided.	Materials selected are non-reflective and colours are muted earth and bush vegetation tones. Dark colours are not proposed.	N/A
	Building design is to include measures to reduce water and energy use	Appropriate building design measures are implemented to reduce water and energy use, this includes rainwater tanks and solar panels.	Yes
	The siting of buildings and other structures should consider the mature size and height of existing vegetation and proposed landscape treatments to protect assets and occupants. NSW Governments Managing urban	The buildings have been designed with consideration to existing trees. These trees have been retained and incorporated as part of the development.	Yes

	stormwater: soils and construction, Volume 1 commonly referred to as 'The Blue Book		
<b>3.5 Energy efficiency</b>	Building design demonstrates an appropriate response to local climate and to the site and its context.	A site analysis accompanies this development application which demonstrates the developments appropriate response to the local climate and to the site and its context.	Yes
	Passive solar and passive ventilation is incorporated into the design of buildings to minimise reliance on electrical and mechanical systems.	Passive solar and passive ventilation is incorporated in the building design where applicable. This includes: <ul style="list-style-type: none"> <li>• Solar/ photovoltaic cells mounted on the NE</li> <li>• aspect of the SES roof providing power.</li> <li>• Thermal insulation to walls and roofs.</li> <li>• Roof colour – Colourbond "Shale Grey" (light).</li> <li>• Deep eaves and awnings.</li> <li>• Openable windows and operable highlight windows.</li> </ul>	Yes
	New development must consider building design and operation measures that reduce energy consumption relative to conventional buildings. These measures could include: <ul style="list-style-type: none"> <li>• use of renewable energy sources such as solar or heat pump water systems</li> <li>• use of renewable or recyclable building materials</li> </ul>	Both buildings utilise renewable energy sources of photovoltaic cells and renewable materials where applicable. In addition, insulation is proposed that is capable of complying with e relevant Australian standards.	Yes

	<ul style="list-style-type: none"> <li>• insulation of roof and walls to comply with relevant Australian Standards</li> <li>• use of sustainable energy technologies such as photovoltaic cells and cogeneration where appropriate.</li> </ul>		
	Maximise the use of natural light to internal spaces through window type and location and insulated roof windows.	The proposed windows type and location maximise the use of natural light to internal areas.	Yes
	Use energy efficient (low energy demand) fittings and switches.	Energy efficient fittings and switches are capable of being provided.	Yes
<b>3.6 On-site parking and loading facilities</b>	The number of car parking spaces to be provided on site shall be determined in accordance with the Car Parking Schedule below. The number of car parking spaces required shall be rounded up or down in accordance with normal mathematical practise.	<p>The DCP does not contain controls relating to animal shelters and Emergency Services. The DA was accompanied by Traffic Impact Assessment.</p> <p>The application proposes 9 (including 2 disabled) car parking spaces associated to the Animal Shelter and 13 (including 2 disabled) car parking spaces associated to the Animal Shelter associated with the SES Facility.</p> <p>The application was referred to Councils engineers and Transport for NSW who raised no objections subject to conditions imposed.</p>	Considered Acceptable
	Council will require the provision of adequate on-site turning facilities for commercial vehicles.	The application has been referred to Councils engineers who raised no objection subject to condition attached.	Yes

	Under no circumstances will Council permit the reversing of vehicles onto main or arterial road or future by-pass route.	All vehicles are capable of leaving entering and leaving the site in a forward direction. Access to Berrima Road is not proposed.	Yes
	For the design of off-street commercial vehicle facilities refer to AS 2890.2: 2004 for guidelines.	The application has been referred to Councils Engineers who raised no objection subject to condition attached.	Yes
	Loading and unloading of materials and goods must take place within the site.	Both buildings contain adequate provisions for service vehicle parking. All loading and unloading will occur on site.	Yes
	Loading bays are not to be used for the storage of goods or waste storage other than during the loading/unloading process.	To be Conditioned.	Yes
	Open parking areas should be designed to incorporate a 2.5 metre wide landscape bay for tree planting every 6 to 8 car bays.	A row of car parking bays that exceed 6 is not proposed. The proposed bay fronting Bowman Street contains a no parking areas dividing the two bays.	Yes.
	Other open hardstand areas should be screened from public view with appropriate landscape treatments.	The application is accompanied by a landscape plan which demonstrates adequate provisions of landscaping to screen open hardstand areas from public view.	Yes
<b>3.7 Signage</b>	<p>Signage shall comply with Appendix 2. As below:</p> <ul style="list-style-type: none"> <li>Requirements for signs that do require council approval –</li> </ul> <p><i>Requirements For Premises/Properties Fronting A State/Regional Road</i></p>		

	<ul style="list-style-type: none"> <li>○ A total maximum number of two (2) Business Identification Signs (including any signs which do not require development consent) shall be permitted in respect of each approved development in an industrial zone where properties have frontage to a State/Regional Road. This does not include Multiple Occupancy Provisions. See page 28.</li> <li>○ Business Identification signs in industrial zones, on land having frontage to a State/Regional Road may take the form of either: <ul style="list-style-type: none"> <li>▪ A sign flush mounted on a relevant wall of a building in an architecturally compatible manner, where the sign panel is either framed or painted; does not exceed 5 square metres in area; and does not protrude</li> </ul> </li> </ul>	<p>The proposed development consists of the following provisions of signage:</p> <ul style="list-style-type: none"> <li>• Animal Shelter - 1 x business identification sign.</li> <li>• SES Facility – 4 x Business identification signs.</li> </ul> <p>In regard to the SES Facility, it is noted that 2 smaller flush signs that details standard information including contact details are proposed, see discussion below.</p> <p>All signs proposed are considered to be flush mounted and comprise the following dimensions:</p> <p><i>Animal shelter –</i></p> <ul style="list-style-type: none"> <li>• 1 x Business identification sign with dimensions of 4.2m x 1m. The proposed area of 4.2 m<sup>2</sup> does not exceed the maximum of 5 m<sup>2</sup>.</li> </ul> <p><i>SES Facility –</i></p> <ul style="list-style-type: none"> <li>• 2 x Business identification sign fronting Bowman Road with dimension of 8.45 m x 0.6m. Both signs have a proposed area of 5.07 m<sup>2</sup> results in a minor exceedance to the maximum 5 m<sup>2</sup>. The noncompliance is</li> </ul>	<p>Yes</p> <p>Yes</p>
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	<p>beyond the parapet nor any wall.</p> <p>Note - Council may consider a proposal for two (2) smaller flush signs mounted on the wall of a building in lieu of one X 5 square metre (face panel) wall mounted sign, where each panel face of the two (2) smaller signs does not exceed 2.5 square metres in area</p> <p><i>Requirements For Premises/Properties Having Frontage To A Road That Is Not A State/Regional Road.</i></p> <ul style="list-style-type: none"> <li>○ Requirements for Multiple Occupancy Premises Located In Industrial Zones</li> <li>• <ul style="list-style-type: none"> <li>▪ In either instance, Council will consider applications for one (1) Business Directory Board located at the entry to a Business Park</li> </ul> </li> </ul>	<p>minor and will not impact on the streetscape.</p> <ul style="list-style-type: none"> <li>• 2 x smaller flush signs mounted on the wall are proposed. See discussion below.</li> </ul> <p>It noted that the 2 smaller flush Business identification signs providing standard information including contact details are proposed for the SES facility. Both signs have dimensions of 1.2m x 1.7m. The proposed area of 2.04m<sup>2</sup> does not exceed the maximum of 2.5m<sup>2</sup> and are therefore considered acceptable.</p> <p>A Business Directory Board is not proposed under this DA.</p>	<p>Yes</p> <p>Yes</p>
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	<p>or Industrial Unit Complex. Directory Boards must be free standing structures.</p> <ul style="list-style-type: none"> <li>Individual occupancies are permitted to display one flush wall mounted and framed sign panel with an area not exceeding 1.0 square metre without planning approval.</li> </ul>	Consent is proposed for signage under this DA.	Yes
	<ul style="list-style-type: none"> <li>Illumination Of Signs Located In Industrial Zones</li> </ul>	Neon signs or signs lit by floodlighting, fluorescent or incandescent forms of backlighting are not proposed. Furthermore, no illumination is proposed.	Yes
	Signage must be contained within the site and must be limited to information that relates to the use of the site and the name of the premises or occupier.	Signage has been limited to information that relates to the use of the site and the name of the premises or occupier.	Yes
	The number of signs within a site is to be minimised and sited in accordance with a signage strategy submitted with development applications.	A signage strategy is not proposed. Signage is to be provided in accordance with the approved location.	Yes
	Signage must be designed as an integral part of site development and building design. Design details must be	The development has been designed in a manner that allows signage to be an integral part of site development and building design.	Yes

	provided in a signage strategy prepared by a suitably qualified person submitted with a development application.		
<b>3.8 Fencing</b>	Transparent or open-style fencing along street frontages is encouraged and should not be located forward of the building line.	Alterations are not proposed to the existing boundary fencing which is of a transparent or open-style typology. Fencing is also proposed behind the front building line of the proposed building to separate the uses.	Yes
	The integration of landscaping with fence lines is encouraged.	Landscape Plans accompany the DA. Landscaping has been integrated with fence lines.	Yes
	Fencing details must be submitted as part of a development application.	Details of fencing form part of the architectural plans lodged with the application.	Yes
	A light spill impact assessment prepared by a suitably qualified person must be submitted with development applications for land located next to rural or residential zones and land within the Scenic Protection Constraint Area.	The subject site is not located land next to rural or residential zones and land within the Scenic Protection Constraint Area.	Yes
<b>3.10 Landscaping</b>	A landscape concept plan prepared by a suitably qualified person is to be submitted with a development application. The landscape concept plan must indicate the location and nature of proposed landscape treatments within the development site including identification of species and mature heights.	A landscape plan prepared by Taylor Brammer accompanied the DA. The concept plans indicates the location and nature of proposed landscape treatments within the development site including identification of species and mature heights.	Yes
	A minimum 5 metre deep landscaped area is to be established along any lot boundary adjacent to Berrima Road	A minimum 5m wide landscape strip is provided along the Berrima Road front boundary to the site.	Yes

	(see Figure 2a) in the Local Industry Precinct.		
	A minimum 3 metre wide landscaped area is to be established along the side and rear boundaries of a site unless otherwise specified above.	A minimum 3m wide landscape is provided to the rear and side setback.	Yes
	The height and density of vegetation within building setback areas must be sufficient to provide effective visual softening to buildings and other structures and open hardstand areas.	The proposed landscaping is capable of provide effective visual softening to buildings and other structures and open hardstand areas.	Yes
	Landscaping should be integrated with existing native vegetation and should use compatible local native species selected from the council native species list.	Landscaping has been appropriately integrated with existing vegetation and utilises compatible species.	Yes
	Strategic landscaping within other parts of the site should be established to provide shade to car parking areas and to soften the appearance of large expanses of hardstand areas	Proposed landscaping softens the appearance of large expanses of hardstand areas. It is noted that vegetation with shallow root system are proposed along the Bowden Road frontage to mitigate impacts on infrastructure lines.	Yes
	Native plant species should be used for Riparian areas and a mix of exotic and native plants should be used in all landscape areas with emphasis on water efficient species. The plant species must be selected from the council native species list and must be	The proposed planting species are constant with council native species list and are considered to be compatible with existing vegetation.	Yes

	compatible with existing native vegetation within the site.		
<b>3.11 Utility Services</b>	Lots must be connected to essential utility services before development can proceed.	The site is capable of being serviced by essential public utility.	Yes
	Utility services must be adequate to meet the demands generated by the proposed development.	The site is capable of being serviced by adequate utility services that meet the demands of the Animal Shelter and SES facility.	Yes
	This section contains controls relating to water storage and sewage	The application has been referred to Councils Water and Sewer Development Engineers who raised no objection subject to conditions attached.	Yes
<b>3.12 Biodiversity conservation</b>	The requirements of relevant biodiversity conservation legislation must be met.	An assessment is undertaken against relevant biodiversity conservation legislation in <b>Section 6</b> of the Report.	Yes
	Development proposals within the Biodiversity Conservation and Riparian Constraint Area identified on the Development Concept Plan (Figure 3) must consider the biodiversity conservation value of these areas.	The site is not identified within the Biodiversity Conservation and Riparian Constraint Area identified on the Development Concept Plan (Figure 3).	N/A
	The siting of development must consider the presence of remnant vegetation. Mature trees are to be retained where possible.	Tree removal is not proposed under this development application.	Yes
	Watercourses should be retained as natural drainage corridors with suitable buffers where significant.	The subject site is identified as containing and watercourse. The application was referred to the Natural Resource Access Regulator who raised no objection to the DA such to conditions attached.	Yes

<b>3.13 Heritage protection</b>	This section contains controls relating to Heritage.	The subject site is not identified as being within the Heritage Constraint Area identified on the Development Concept Plan	Yes
<b>3.14 Noise</b>	This section contains controls relating to Noise emissions.	The application was accompanied by a Acoustic Report prepared by Acouras Consultancy. The application was referred to Council Environmental Health who raised no objections subject to conditions.	Yes
<b>3.15 Air quality</b>	This section contains controls relating to air quality.	The proposed development will not emit air pollutants that has the potential cause nuisance or health issues for surrounding properties.	Yes
<b>3.16 Flood-prone land and stormwater management</b>	This section contains controls relating to flood liable lands.	The site is not identified as being flood liable.	Yes
	A stormwater management plan prepared by a suitably qualified person must be submitted with development applications.	The application was accompanied by stormwater plans prepared by JN Responsive Engineering. The application has been referred to Councils Water and Sewer Development Engineers who raised no objection subject to conditions attached.	Yes
	An erosion and sediment control plan must accompany development applications. This must detail measures proposed to prevent soil erosion and sediment transport.	The application was accompanied by erosion and sediment control plans which detail the measures proposed to prevent soil erosion and sediment transport. The application has been referred to Councils Water and Sewer Development Engineers who raised no objection subject to conditions attached.	Yes
	Stormwater management facilities should be integrated with conservation areas or proposed landscape areas where possible.	Stormwater facilities have been appropriately integrated with proposed landscape areas where applicable.	Yes

<b>3.17 Waste management</b>	This section contains controls relating to the provision of a Waste Management Plan.	A Waste Management Plan accompanied the development application. The application has been reviewed by Council Environmental Health Department who raised no objection subject to conditions imposed.	Yes
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