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

DA23/1087 – 1 Bowman Road, Moss Vale

Control	Requirement	Provided	Compliance
3. Development Controls			
3.3 Access and Movement	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 modification does not propose any changes to the previously approved access arrangements which utilise the existing vehicular access of Bowman Road to the northeast. Access to Berrima Road is not proposed.	Yes
3.4 Building siting and design	The height of buildings and other structures located within 50m of Berrima Road must not exceed 15 metres above ground level.	The proposed building heights increase are as follows: • Animal shelter – Increase from 5.74m approved as part of previous DA to 5.84m. • SES Facility – Increase from 8.54m approved as part of previous DA to 8.64m. Both facilities comply with the maximum building height of 15m from existing ground level.	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	Setbacks have been appropriately landscaped and include parking towards the Bowman Road frontage. Open storage is not proposed.	Yes

	car parking. Open storage is not permitted.		
	Building footprints must not exceed 65% of the total site area.	The proposed building footprints will remain unchanged as part of the modification application.	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.	There are minor amendments proposed to materials including the front façade of the Animal Shelter building amended from stone to be of a brown face brick colour. No reflective or dark colours are not proposed.	Yes
3.5 Energy efficiency	Building design demonstrates an appropriate response to local climate and to the site and its context.	Site analysis plan was provided as part of the previous DA which demonstrated the developments appropriate response to the local climate and to the site and its context. Only minor changes are proposed to the building design and thus, the site analysis plan provided as part of the previous DA is sufficient.	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. Minor changes to the solar/ photovoltaic panels are proposed • Solar/ photovoltaic cells mounted on the NE aspect of the SES roof relocated to the south-western side of the roof of the SES building. Other measures proposed as part of the previous DA include: • Thermal insulation to walls and roofs.	Yes

		• Roof colour – Colourbond “Shale Grey” (light). • Deep eaves and awnings. • Openable windows and operable highlight windows.	
	New development must consider building design and operation measures that reduce energy consumption relative to conventional buildings. These measures could include: • use of renewable energy sources such as solar or heat pump water systems • use of renewable or recyclable building materials • insulation of roof and walls to comply with relevant Australian Standards • use of sustainable energy technologies such as photovoltaic cells and cogeneration where appropriate.	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 the relevant Australian standards.	Yes
	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

3.6 On-site parking and loading facilities	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.	No changes are proposed to the approved car parking.	Yes
3.7 Signage	Signage shall comply with Appendix 2.	No change to approved signage.	Yes
3.8 Fencing	Transparent or open-style fencing along street frontages is encouraged and should not be located forward of the building line.	An extension of the fence along the rear (south-eastern) boundary with fence to match existing is proposed as part of the modification application. This fence is deemed to be acceptable given it replicates the existing fence.	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 proposed fencing form part of the architectural plans lodged with the application.	Yes
3.10 Landscaping	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.	As only minor amendments to landscaping is proposed, the landscaping will remain capable of providing 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.	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 compatible with existing native vegetation within the site.	The proposed planting species are consistent with council native species list and are considered to be compatible with existing vegetation.	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 and noted that the modifications do not affect the existing water and sewer conditions.	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.	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