

Narrabri Development Control Plan, Industrial Development Code Compliance

Objective	Clause	Comment	Comply
- To ensure new industrial development is compatible with the character and streetscape of the locality - To ensure development is appropriately sited and designed to manage bulk and scale, maintaining the amenity of adjoining land - To ensure industrial development provides adequate setbacks and separation to enhance safety and security - To encourage high-quality building, landscaping and traffic design that contributes positively to the streetscape, employment and productivity - To minimise the adverse effect of industry on other land uses - To ensure industrial development is appropriately serviced by essential public utilities	7.2 Building Setbacks Front setback – 10m Side and rear setbacks – 3m	The proposed solar farm provides a setback of more than 10m from Stoney Creek Road. It also provides a setback more than 3m from other boundaries. No buildings are near the eastern, southern, or western boundaries of the site. The development also includes a 10m APZ between the boundary fence and the solar arrays. This provides an additional setback from adjoining land.	Yes
	7.3 Services <i>a. Public utilities, being water supply, sewerage, electricity, gas and telecommunications, shall be connected where available, or arrangements made for their provision, as required.</i> <i>b. Stormwater shall be directed and connected to public stormwater infrastructure where available, otherwise appropriately detained on-site, to minimise adverse effects on adjoining land.</i> <i>c. All development applications for must provide a servicing strategy for all services including water, sewer, stormwater,</i>	The proposed solar farm will retain existing ground conditions wherever practicable and utilise natural surface water runoff. YES Group engaged a qualified consultant to prepare a Flooding and Stormwater Assessment (FSA). The assessment found that the development will have a negligible impact on stormwater flows under post-development conditions. It also confirmed that the site is not subject to flooding from nearby waterways. Accordingly, the development does not require additional drainage infrastructure.	Yes

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	<i>electricity, gas and telecommunications (if available) as required for the development.</i>		
	7.4 Building Design <i>a. Building heights shall consider the site topography and shall not adversely impact on the amenity of any adjoining residential and agricultural areas.</i> <i>b. Buildings shall not be permitted to be constructed over existing drainage easements.</i> <i>c. Buildings of a gross floor area above 500m² shall provide stored water exclusively for fire fighting and fire suppression.</i>	a. The highest element of the proposed development is the high-voltage (HV) switchboard, which will not exceed 4 metres in height. This height is lower than that of a typical single-storey dwelling. The photovoltaic (PV) panels will have a maximum operating height of 2.4 metres above ground level. Given the low profile of the infrastructure, the development will have a limited visual presence and will not be prominent when viewed from longer distances. Existing vegetation along Stoney Creek Road and around the site provides a degree of natural screening. The development will also establish additional vegetation buffers to further reduce visual impacts and improve integration with the surrounding landscape. b. The proposed development will not encroach upon or be constructed over any existing drainage easement. c. Not applicable.	Yes
	7.5 Car parking and Vehicle Access <i>a. All car parking requirements for on-site car parking spaces should be guided by the</i>	a. YES Group has engaged with Council for a pre-DA meeting in early May 2025. YES Group and Council's representatives have discussed the parking requirements, and it is on both view's	Yes

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	<i>Guide to Transport Impact Assessment 2024 published by TfNSW and DCP Chapter 8 – Parking.</i> <i>b. All loading and unloading of vehicles must take place within the curtilage of the development site.</i> <i>c. Vehicle access shall be designed to allow for appropriate manoeuvring to ensure vehicles can enter and exit the site in a forward direction and shall comply with Narrabri Shire Council Engineering Standards and Development Design Specifications and relevant Australian Standards</i> <i>d. Vehicle access shall be constructed of a suitable surface to prevent the emission of dust.</i> <i>e. Car parking and loading bays shall be incorporated in the vehicle access design to facilitate safe loading and unloading of passengers and vehicles wholly on-site and shall be designed in consideration of pedestrian and vehicle movement and be in accordance with Guide to Transport Impact</i>	that the proposal will not require additional car parking space as in operation there will only be occasional maintenance visits with 1-2 cars anticipated. There is enough space for the parking provision of 1-2 maintenance light vehicles either near the gated entrance or anywhere next to the solar array area. The submitted Traffic Impact Assessment (TIA) provided by Intersect Traffic concluded that the expected traffic generation from employees will require 5 on-site car parking during construction, and only 1 during operation. Employees are expected to park at the construction laydown area during construction. The area has enough spaces capable to comply with the requirements of Australian Standard AS2890.1-2004 Parking Facilities – Part 1 Off-street car parking with parking bay sizes 2.4 m x 5.4 m and aisle widths of 5.8 metres. Having these into considerations, it is considered that the proposal can ensure car parking is in good condition. b. Not applicable.	

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	<i>Assessment 2024 published by TfNSW and DCP Chapter 8 - Parking.</i>	c. Noted. A detailed road design can be submitted to Council/certifier for approval prior to issue of CC. d. Access via gravel road. Vehicle movements are limited. Emissions and dust impacts will be limited. e. Refer to a.	
	7.6 Trade Waste and Odour Discharge	Not applicable	N/A
	7.7.1 Acoustic Design <i>a. Industrial activities shall be subject to noise impact assessment, as required, and shall comply with the EPA issued Noise Policy for Industry (2017).</i> <i>b. Noise generation from fixed sources or motor vehicles shall be effectively insulated or otherwise minimised.</i> <i>c. An acoustic report may be required for a development as appropriate by Council.</i>	A Noise Assessment of noise emissions was conducted by Muller Acoustic Consulting. The report identified that both construction and operation noise levels will satisfy applicable noise management levels at all receivers.	Yes
	7.7.2 Streetscape preservation	The proposed solar farm has a layout reflecting on its functionality. The proposed solar farm will	Yes

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	1. The area within the front setback, being from the front boundary to the building line, shall be suitably landscaped to maintain and enhance the existing streetscape, and may include car parking and loading bays. 2. Landscaping shall be established between public view and any security fencing, whether or not incorporating barbed wire. 3. Building identification, business identification and advertising signage shall maintain the existing streetscape when located within the front setback.	have landscape strip as visual screening to minimise visual impact to the sensitive receptors. Site area is located to the southeast corner of the subject lot. It is distanced away from Stoney Creek Road and will have negligible impact on street presence. No signage is proposed.	
	7.7.3 Nuisance Mitigation 1. Any building or fencing design shall present an attractive appearance to public view, shall not adversely impact on adjoining land, and shall consider acoustic impacts from normal operations and noise funnelling. 2. The storage of goods, plant, equipment and other materials or waste shall be within a building, otherwise suitably screened from public view, and shall not adversely impact on adjoining land.	Any proposed landscaping will be outside fenced area to visually screen the whole compound including the fence. Site is distanced away from Stoney Creek Road. The Glare Assessment Report prepared by Environmental Ethos concluded that there is no glare impact on the surroundings including Narrabri Airport.	Yes

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	3. Vehicle movement and safety or security lighting shall be designed to not impact adjoining land by way of headlight glare or light spill.		
	7.8 Earthworks <i>a. Full details of any proposed cut and fill of the site are to be provided together with materials, height and drainage for any proposed retaining walls.</i> <i>b. Retaining walls shall be constructed of brick or masonry. Retaining walls in excess of 900mm (above ground level) or those subject to significant loads shall be designed by a suitably qualified engineer.</i> <i>c. Retaining walls located on boundaries shall not undermine or adversely impact upon the structural integrity of existing retaining wall systems on adjacent sites.</i> <i>d. Significant vegetation is to be identified by an appropriately qualified person and incorporated in to the site analysis.</i>	The development proposes to retain existing ground levels and contour banks, with no site-wide earthworks. No retaining walls are proposed. A Preliminary Biodiversity Impact Report (BIR) prepared by Red-Gum Environmental Consulting. The assessment identified that the development footprint is located predominantly within historically cleared and highly modified agricultural land, classified as Category 1 – Exempt Land under the NSW Native Vegetation Regulatory framework. The BIR identified that the proposal would result in minor and low-value residual impacts, which have been avoided and minimised through site selection and design.	Yes
	7.9 Building over and adjacent to Council infrastructure - mains	Not applicable.	N/A

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	7.10 Planning for Bushfire Protection 2019 <i>Most of Narrabri is subject to bushfire and therefore consideration to Planning for Bushfire Protection 2019 (as amended) is required to be addressed in all applications as required.</i>	In accordance with Section 8 of the Planning for Bushfire Protection 2019(PBP), the proposed development will comply with the following: • Includes a minimum 10m clearance area between any proposed development and the perimeter fence as an APZ, maintained to the standard of an IPA for the life of the development; and • Prior to the commencement of work, the Preparation of a Bush Fire Emergency Plan will be provided for certifying authority when lodging the Construction Certificate.	Yes
	7.11 Flood Effectuated <i>For development on flood effected land consideration to Chapter 9 – Flood Prone Land is required to be addressed all applications as required.</i>	The site is not subject to flooding from nearby waterways.	Yes