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LOT 2 DP 707260 & LOT 1 DP 705438

ROSEDALE ROAD, ASHLEY

CONSTRUCTION OF A 5MW SOLAR FARM

DCP Compliance table

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| **2. Parking** | | | |
| Provision of parking spaces | 1. New car parks are sufficient in number and design to provide appropriately for the needs of new developments.  2. All parking bays must be readily accessible and an adequate area is provided for the turning and manoeuvring of vehicles | The development proposal includes a new access and hardstand turning circle. There is sufficient space to provide on-site parking to meet the demand of the facility.  The development is consistent with the controls | Yes |
| General provision for car parking areas | 1. To provide car parks and related infrastructure to acceptable standards of construction. | The proposed access and traffic movement is acceptable from a safety criteria as detailed by Council Engineers. The Construction Certificate documentation can ensure compliance with the Australian Standards for acceptable levels of construction.  The development is consistent with this control. | Yes |
| **4. Moree and Environs Floodplain Development and Management** | | | |
| The site is identified as subject to inundation in accordance with the Moree Plains Shire Council Flood Mapping. A detailed flood impact assessment was conducted by Torrent Consultants (April 2022). The report determined that the subject of the development is not impacted by the 1% AEP event. Only very area or extreme events are likely to result in shallow and low hazard inundation. The development is not identified to require any additional flood mitigation measures, thus the development is deemed suitable for the flood category and hazard. | | | Yes |
| **8. Industrial Subdivision and Development** | | | |
| Industrial Development | Provide on-site vehicle circulation and manoeuvring in accordance with AS 2890 Part 2 | The proposed development demonstrates a new proposed access and hardstand parking area. This facilitates the movement of vehicles with suitable circulation and manoeuvring. The construction certificate plans are to be detailed in accordance with AS2890.  The development is consistent with this control. | Yes |
| Provide parking in accordance with the parking chapter of this DCP | The parking is suitable for the proposed development an on-going maintenance. All parking can be facilitated on site during construction and operation.  The development is consistent with this control. | Yes |
| Provide a setback from the primary street frontage of at least 6 m to any building element not exceeding 4 m in height; and a setback from the primary street frontage of at least 9 m to any building element exceeding 4 m in height | The setbacks form all boundaries are in excess of 6m and therefore no adverse impact is identified.  The development is consistent with this control. | Yes |
| Provide a building setback from any secondary street frontage of at least 3 m | No secondary street frontage. | N/A |
| Locate offices and/or customer areas and/or staff facilities addressing the primary road frontage of the development. These are located in a part of the building that does not exceed one story in height, and use materials and/or colours which are differentiated from the main parts of the building. | The proposed development does not permit visitors to site. No offices or customer areas are proposed.  Site office during construction is proposed on the eastern boundary with direct road access. The office is to be removed once construction is completed.  The development is consistent with this control. | Yes |
| Locate customer and visitor parking at the front of the development, towards the primary street frontage. Note: Customer and visitor parking may occur within the building setback area | No visitors or customers are permitted to the site. Accordingly, no visitor parking is proposed. | N/A |
| Sign customer and visitor parking appropriately. | As above. | N/A |
| Provide a clearly identified point of customer/visitor entry and appropriate separation of customers and visitors from operational areas of the site. | As above. | N/A |
| Utilise pre-painted sheeting (e.g. Colorbond or similar) for walls of the main part of the building which directly faces a public place (e.g. road, open space area or railway). | The development application seeks the construction of a operation and maintenance building located north-east of the proposed access to the site area. The development application states that there are no building other than the temporary site office which is incorrect. Despite this, the proposed shed 4m wide by 6m in depth is considered appropriate for the locality and not out of character the agricultural landscape.  The shed is to be constructed on non-reflective, neutral tones to blend with the rural landscape. | Can comply |
| Achieve the necessary fire ratings under the Building Code of Australia when parts of the building are constructed to a boundary | Development is not constructed to the boundary. | N/A |
| Avoid narrow and/or unfrequented areas which would be difficult to maintain | The layout of the development does not create narrow area which would be difficult to maintain.  The development is consistent with this control. | Yes |
| Construct access aisles and manoeuvring areas in durable materials suitable for the proposed industrial use. | The proposed development includes the construction of new access and manoeuvring areas. In accordance with the requirements from Council Engineers:  The applicant shall be responsible for lodging a Driveway Access Application with Council’s Engineering Department for access to Rosedale Road.  The Driveway Access Application must be approved by Council’s Engineering Department prior to the issue of a Construction Certificate.  The design and construction of the driveway access shall be in accordance with Council’s specification in the Driveway Access Policy. | Can comply |
| Construct car parking areas with a durable sub grade and an all-weather surface. Note: Sealed carparks are preferred for customer and visitor areas. | As above | Can comply |
| Provide landscaping to the primary street frontage with such landscaping being low maintenance and occupying not less than 20% of the area between the industrial building setback line and the street. | The proposed development is located with sufficient offsets which manages visual impact. It is not deemed necessary that additional landscaping is required in this instance. | N/A |
| **9. Rural Development**  The site is zoned RU1 and RU4, accordingly the development controls of this chapter apply | | | |
| Biodiversity | To address biodiversity issues when the development is proposed so as to ensure appropriate weight is given to management of the natural environment as part of the consideration of proposals. | The site area is substantially cleared of vegetation which has occurred through farming operations. The vegetation removal was referred to the Biodiversity Conservation Department. It was determined that whilst the vegetation removal was completed without a consent, the Department would have issued consent. The land was classified with low biodiversity value, accordingly no further action was identified.  The development proposal does not seek additional vegetation removal. Accordingly, Council considers that the development will have negligible impact on koala habitat and other threatened or vulnerable species.  The development is consistent with this control. | Yes |
| Bushfire management | To manage the risk associated with Bushfire events so as to minimise the likelihood of loss of life and to reduce the likelihood of property damage. | The site is identified on bushfire prone land. The development includes a 10m buffer around the solar array in accordance with the conditions provided by RFS.  A Bushfire Emergency Management and Operations Plan is required for the site to manage risk of bushfire to life and property.  Essential equipment should designed / house / located in such a way to minimise the impact of bushfire and to not serve as a bushfire risk to surrounding bush. | Can comply |
| Recreational vehicles | To manage the impacts associated with recreational vehicle developments so as to preserve residential amenity and protect the environment | The proposal is not a recreational vehicle development. | N/A |
| Feedlots | Buffers are provided to the proposed feedlot that will achieve National Guideline standards with respect to odours at sensitive receptors. | The proposal is not a feedlot | N/A |
| Water quality | 1. Water quality treatment to address runoff from the development and impacts on groundwater quality is addressed as part of the development application such that there is no negative environmental impact from runoff or on groundwater quality.  2. Appropriate monitoring and remediation provisions are outlined. | Council Engineers have not identified any water quality issues as a result of the development.  The development is consistent with this control. | Yes |
| Access to rural properties | 1. Access to rural properties is from a public or Crown road. | Access is provided by Rosedale Road.  The development is consistent with this control. | Yes |
| 2. An access point is constructed at the time of creation of an allotment with such access consisting of a gate recessed 20m from the property boundary, together with a table drain crossing in accordance with Council’s engineering standards. | The proposed access utilises the existing access available from Rosedale Road in the south-eastern corner of the allotment. The driveway access travels along the western boundary before travelling north along the existing vegetation.  As the proposed development is not the creation of the allotment, Council considers the existing access to be appropriate.  The development is consistent with this control. | Yes |
| Access to rural properties – land subdivided for agricultural purposes | 1. All created allotments have legal access.  2. Adequate physical access is available to a new allotment, being an allotment created for agricultural purposes. | The development does not include subdivision. | N/A |
| Rural dwellings |  | The development is not for the construction of a rural dwelling. | N/A |
| **10. Notification** | | | |
| Notification procedures and guidelines for applications | Adjoining landowners will be given notice of an application if, in the opinion of the Planning and Development Department, the enjoyment of land adjoining the development may be detrimentally affected by the proposed development. The following issues are considered in forming an opinion as to whether or not the enjoyment of land may be detrimentally affected by a proposed development:  1. The views to and the views from the land.  2. Overshadowing of the land.  3. The privacy of the land.  4. The likelihood of the land being detrimentally affected by the proposed use, such as noise, odour or other polluting emissions.  5. Proposed hours of use for the development.  6. The scale or bulk of the proposed development.  7. The siting of the development in relation to site boundaries. | Notification of the application was conducted by Council in accordance with this policy. The application was on exhibition between 7 October 2021 to 29 October 2021. No submissions were received during the exhibition period. | Yes |