

Attachment 6 – Snowy Valleys Development Control Plan 2019 Assessment

DA2022/0110 – 71 Murrays Crossing Road, Tumbarumba

Control	Requirement	Provided	Compliance
3.0 Requirements Applying to all Types of Development			
3.2.1 Vehicle Access Standards	Vehicle access to all development is to be designed to be safe.	The internal road design allows entry and exit in a forward direction. Adequate sight distances are provided. Traffic concerns have been addressed in Section 6.7 of the Environmental Impact Statement (EIS).	Yes
3.2.2 Bushfire	On land that is mapped as bush fire prone land a development must comply with the relevant NSW Rural Fire Service Planning for Bushfire Protection Guidelines.	The Applicant has addressed NSW Rural Fire Service Planning for Bushfire Protection 2019 Guidelines in Section 6.8.2 of the EIS.	Yes
3.2.3 Car Parking	Sufficient on-site car parking is to be provided for all development proposals.	The Applicant has prepared a Traffic Impact Assessment. The DCP does not provide a car parking requirement for quarries and the Traffic Impact Assessment has recommended parking be provided for the numbers of staff proposed to service the site which is proposed.	Yes
3.2.5 Contaminated Land	Council has adopted a policy for the identification and management of contaminated lands. This policy must be considered as part of any development proposal that may involve land that is contaminated.	The subject site is not listed as contaminated on the NSW EPA contaminated land public record and the risk of contamination is considered to be low.	
3.2.9 Erosion and Sediment Control	Site activities must be planned and managed to minimise soil disturbance.	Appropriate sediment and erosion control measures are proposed by the Applicant.	Yes

3.2.13 On-site Wastewater Management	Where available, development must be connected to Council's reticulated sewerage system.	No new facilities are proposed. The workshop would be relocated east of its current location and toilet facilities, located within the workshop, would be used by quarry staff.	Yes
3.2.14 Provision of Services	<p>Where available all new development must be connected to Council's reticulated sewerage system at no cost to Council or have suitable arrangements in place for such a connection to be made.</p> <p>Development shall be provided with an adequate water supply connection to Council mains or have suitable arrangements in place for the provision of an adequate water supply service.</p>	The Applicant has advised that no new facilities are proposed, and existing services will be utilised.	Yes
3.2.16 Safer by Design	Crime Prevention Legislative Guidelines requires that Council ensure that certain developments provide safety and security to users and the community.	The proposed quarry is consistent with the CPTED principles (principles of crime prevention through environmental design).	Yes
3.2.17 Stormwater/roof Water Management	Stormwater, roof water and rainwater tank overflow must be collected and disposed of (under gravity) directly to a road or street, to another Council drainage system/ device or where Lot size is of sufficient size (i.e. rural areas) managed and retained within the site.	Appropriate stormwater management measures are proposed by the Applicant.	Yes

6.0 Industrial Development

6.3.1 Air Quality	<p>The emission of air impurities is to be controlled and limited to the standards allowed by the relevant legislation.</p> <p>An air quality impact assessment may be required for proposals with the potential to generate significant impacts on local air quality such as odour or dust.</p>	<p>Dust generation would accompany clearing, excavation, and other earthworks as well as the movement of trucks and work vehicles along unsealed haul roads during construction and operation of the development. Vehicle access roads would be regularly maintained, and dust suppression applied as required.</p>	Yes
6.3.5 Car Parking and Access	<p>Where necessary, adequate space is to be made for the manoeuvring of rigid and articulated heavy vehicles.</p> <p>All internal roads and driveways are to be designed for low speed environments.</p> <p>Parking areas are to be landscaped to provide shade, improve the visual amenity of large all weather surfaces and to provide a buffer from neighbouring areas.</p>	<p>Vehicles would enter and leave the site in a forward direction.</p> <p>Due to the separation from other developments and minor scale of the parking area, landscaping is not considered necessary for the proposal.</p>	Yes
6.3.8 Fencing	<p>In general Council encourages the use of mesh fencing around the perimeter of the site. Ornamental fencing will be allowed along the front property boundary. There may also be the need to provide solid fencing in some</p>	<p>The site has an existing boundary fencing.</p>	Yes

	circumstances to screen open storage areas.		
6.3.10 Hazardous Goods and Site Contamination	<p>The storage and/or use of hazardous goods or chemicals must comply with the relevant legislation and policy relevant to the type of goods and chemicals. This includes relevant hazardous materials policy, contaminated land policy and fire safety provisions.</p> <p>Details of materials and management are to be provided with the development application.</p>	<p>Hazardous materials that would be transported and stored as part of this Proposal include:</p> <ul style="list-style-type: none"> • Class 1 Explosives. • Class 3 Flammable liquids. <p>The potential impacts would be avoided or minimised with the implementation of mitigation measures set out in the EIS prepared by the Applicant.</p>	Yes
6.3.14 Landscaping	Adequate landscaping is to be provided along street elevations and public reserves and around the perimeter of open storage areas. Advanced planting is required along street elevations.	Landscape qualities have been retained where possible with hardstand areas would be limited to the proposed internal access and manoeuvring areas. Rehabilitation proposed includes the introduction of organic matter and planting/seeding with local perennial native species, free from weeds.	Yes
6.3.15 Noise	All industries should be conducted so as to avoid unreasonable noise and interference to adjacent or adjoining land use. Special precautions must be taken to avoid nuisance in neighbouring residences.	Noise impacts can be broken down into operational noise, road traffic noise and blasting. Noise and vibration safeguards and mitigation measures have been set out in section 6.3.6 of the EIS which are considered satisfactory.	Yes
6.3.19 Services	Industrial developments will be required to connect to Council's water and sewerage system in accordance	Staff facilities are present on the site; however, they would need to be relocated in conjunction with the proposed workshop.	Yes

	with Council's adopted Planning and Design Manual unless it can be demonstrated that the development does not require effluent disposal facilities on the site.		
6.3.24 Stormwater Management	Stormwater shall be conveyed to Council's stormwater management system.	Appropriate stormwater management measures are proposed by the Applicant.	Yes
6.3.25 Waste Management	For new developments, including demolition, the capacity, size, construction and placement of solid waste, liquid waste and recyclable storage facilities are to be determined according to estimated amounts supplied by the applicant of waste and recyclables generated, safe means of collection, cleanliness and unobtrusive effects on the building and immediate adjoining areas.	Waste generated by construction activities can be largely reused in the rehabilitation process. Ongoing quarry operations are not expected to produce a significant amount of waste. The majority of the waste produced would result from staff on site.	Yes