

Attachment 5 – Snowy Valleys Development Control Plan 2019 Assessment

DA2021/011– Lot 1 DP 197308 Snowy Mountains Highway, Gilmore

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 proposed vehicular access has been designed to provide safe access to and from the development.	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 application is supported by a Bushfire Assessment Report and was referred to NSW RFS for review. RFS raises no objection to the proposed development subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in Attachment 6 .	Yes
3.2.3 Car Parking	Sufficient on-site car parking is to be provided for all development proposals. Waste or Resource Management Facilities - Assessed on merit	The proposed development provides sufficient area for car parking based on the proposed operation and staff numbers.	Yes
3.2.6 Cut and Fill	A site plan must be provided that shows all areas of cut and fill on the site.	The site plan details the extent of cut and fill proposed to accommodate the development.	Yes
3.2.12 Landscaping	Landscape design is to enhance the visual character of the development and complement the design/use of spaces within and adjacent to the site.	The proposed development incorporates landscaping that will enhance the visual character of the development. A condition of consent has been included that requires the provision of a detailed landscape plan prior to the issue of the Construction Certificate.	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>	An Odour Assessment was submitted in support of the proposal. The application was referred to NSW EPA for their concurrence and approval. NSW EPA requested additional information in their assessment of the application which was subsequently provided by the applicant. NSW EPA raised no objection to the development and issued their General Terms of Approval in June 2022.	Yes
6.3.2 Building Design	Building elevations to the street frontage or where visible from a public road, reserve, railway or adjoining residential area must incorporate variations in facade treatments, roof lines and building materials.	The proposed built form will not be visible from any street frontage or the public domain. The proposed development provides a building design that is consistent and compatible with existing development in the area.	Yes
6.3.3 Building Heights	Building heights are considered on a merit basis depending on the nature of the proposed industrial development.	The proposed development provides a building height that is consistent and compatible with existing development in the area and the zoning of the site and surrounding area.	Yes
6.3.4 Building Setbacks	<p>A minimum building line of 20 metres is to be provided along the frontage of any road in rural area.</p> <p>A minimum preferred setback of 3m to the side and rear boundaries wherever possible.</p>	<p>A building setback of over 20m is provided to Snowy Mountains Highway.</p> <p>A building setback of over 3m is provided to the side and rear boundaries.</p>	<p>Yes</p> <p>Yes</p>
6.3.12 Industrial Development in Rural areas	development in rural areas must satisfy the following criteria for the site:	The proposed development satisfies the relevant criteria as follows:	Yes

	<ul style="list-style-type: none"> • sealed road access • avoid direct access from a main or arterial road where possible • adequate supporting infrastructure including legal drainage of stormwater and management for runoff, waste water disposal, electricity and sufficient water supply, and • adequate area within the site for buffers to adjoining properties and public areas 	<ul style="list-style-type: none"> • It provides sealed road access and does not involve direct access to an arterial road; • It provides adequate supporting infrastructure; and • It provides adequate buffer distances to surrounding development. 	
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.	A Noise Impact Assessment was submitted in support of the application that includes recommendations to ensure noise will be appropriately mitigated during construction and operation of the development. Compliance with the recommendations has been included in the recommended conditions of consent.	Yes
6.3.22 Site Coverage	No building/s is to occupy more than 60% of the total site area.	The proposed building will not occupy more than 60% of the total site area.	Yes