



APPENDIX D

DCP COMPLIANCE TABLE

Table 9 – Development Control Plan Matters and Assessment

Control:	Comment:	Compliance:
Section 4. General Development Specifications		
4.2 Environmental controls		
4.2.1 Environmental effects		
The application documentation shall identify any potential environmental impacts of the development and demonstrate how they will be mitigated. These impacts may relate to:		
<ul style="list-style-type: none"> Traffic 	Refer to Section 5.10.	✓
<ul style="list-style-type: none"> Flood liability 	Refer to Section 5.5.	✓
<ul style="list-style-type: none"> Slope 	The proposed development is to be constructed on westward-sloping land. The slope can be managed through installation of footings in accordance with a geotechnical report to be completed following geotechnical investigations after DA lodgement.	✓
<ul style="list-style-type: none"> Construction impacts 	Construction impacts are expected to be minimal due to: <ul style="list-style-type: none"> Short-term nature of the construction period, limited to three months (unless delayed by unsuitable weather, materials or personnel); 730 metres separation between the nearest dwelling house at 503 Bundella Road and the proposed development; and Construction in accordance with a construction management plan which would stipulate construction hours, to be provided prior to the issue of CC. 	✓
<ul style="list-style-type: none"> Solid and Liquid Waste 	Refer to Section 5.8.	✓
<ul style="list-style-type: none"> Air quality (odour and pollution) 	The proposed development will not result in any air quality impacts.	✓

Control:	Comment:	Compliance:
<ul style="list-style-type: none"> Noise emissions 	Refer to Section 5.11 .	✓
<ul style="list-style-type: none"> Water quality 	Refer to Section 5.5 .	✓
<ul style="list-style-type: none"> Sustainability 	The proposed development improves sustainability by enabling the existing feedlot to reduce its reliance on mains power and instead rely on renewable energy sources.	✓
4.2.2 Erosion and Sediment Control		
<ul style="list-style-type: none"> Runoff shall be managed to prevent any land degradation including offsite sedimentation. Reference shall be made to the NSW Governments Managing urban stormwater: soils and construction, Volume 1 (available from LandCom), commonly referred to as "The Blue Book". 	The proposed development will result in minimal stormwater impacts as all stormwater hitting the panels will run off to gravel.	✓
<ul style="list-style-type: none"> Cut and fill will be minimised and the site stabilised during and after construction. 	Minimal cut and fill is required. The slope can be managed through installation of footings in accordance with a geotechnical report to be prepared following completion of geotechnical investigations after DA lodgement.	✓
<ul style="list-style-type: none"> Arrangements in place to prompt revegetation of earthworks to minimise erosion. 	All disturbed areas would be remediated on completion of construction.	✓
4.2.3 Land Use Buffers		
<ul style="list-style-type: none"> Buffers are an important tool to reduce land use conflicts where competing or conflicting uses are proposed. People intending to develop within a rural area or within the rural/residential interface should contact Council to find out about the buffer requirements specific to their locality, site and the land use proposed. There are several statutory and recommended buffers that can apply to a specific sites and situations. These include: <ul style="list-style-type: none"> Bushfire protection buffers 	There are no specific buffer requirements for a solar farm. It should be noted that the proposed solar farm is separated from the nearest dwelling house at 503 Bundella Road by 730 metres.	✓

Control:	Comment:	Compliance:
<ul style="list-style-type: none"> – Airport buffers – Power line buffers – Rifle range buffers – Railway line buffers – Cultural heritage buffers 		
<ul style="list-style-type: none"> • Development needs to comply with the recommended buffers in the NSW DPI <i>Living and Working in Rural Areas Handbook</i> unless it can be demonstrated to Council Officers that the proposed development will not result in adverse impacts. 	<p>The NSW DPI <i>Living and Working in Rural Areas Handbook</i> does not contain provisions relating to solar farms. Whilst the site is located within land zoned RU1 Primary Production, the property is used for the purposes of intensive livestock agriculture (feedlot). The portion of the site in which the proposed solar farm is to be established is not used for agricultural or any other purposes, ensuring that it will not result in the loss of agricultural land. The proposed solar farm is separated from the nearest dwelling house at 503 Bundella Road by 730 metres, ensuring that it will not impact the rural living values enjoyed at that property.</p>	✓
<ul style="list-style-type: none"> • With regard to Aboriginal cultural heritage issues, including significant sites, places and landscapes, it is recommended that you consult with the local Aboriginal Land Council. 	<p>Refer to Section 5.1.</p>	✓
<ul style="list-style-type: none"> • Buffer zones and management options will vary according to the significance of a site, its locality, the topography of the land and its relationship to a range of other geographic and culturally relevant factors. 	<p>There are no specific buffer requirements for a solar farm. It should be noted that the proposed solar farm is separated from the nearest dwelling house at 503 Bundella Road by 730 metres.</p>	✓
4.2.4 On-site Wastewater Management Systems		
<p>If on-site sewage management is determined to be the best long-term option for an area certain development standards will apply to relevant applications, including, but not limited to:</p> <ul style="list-style-type: none"> • Minimum Lot Size • Climate 	<p>The proposed development does not require on-site wastewater management systems.</p>	N/A

Control:	Comment:	Compliance:
<ul style="list-style-type: none"> • Soil • Geography • Environmental sensitivity • Potential risks to public health. <p>Reference should be made to the guide On-site Sewage Management for Single Households (Environment & Health Protection Guidelines), for additional guidance with regard on on-site sewage management.</p>		
4.2.5 Waste Management		
General waste storage and collection arrangements shall be specified.	Refer to Section 5.12.	✓
4.2.6 Stormwater Management		
Reference should be made to Council's Engineering Guidelines for Subdivision and Development.	Refer to Section 5.5.	✓
4.2.7 Noise		
Where relevant, applications are to contain information about likely noise generation and the method of mitigation.	Refer to Section 5.11.	✓
4.2.8 Geology		
The design process must give consideration to the potential impact of erosive soils, saline soils, soils of low wet strength, highly reactive soils and steep slopes and document how these constraints are addressed.	Site conditions would be considered at detailed design stage to ensure that construction methodology is appropriate to the local conditions.	✓
4.2.9 Vegetation Management & Biodiversity		
<ul style="list-style-type: none"> • The clearing of native vegetation associated with a proposed development requires development consent is also subject to consent as a part of a DA. The DA submission must include suitable documentation to assess biodiversity impacts, including but not limited to; 		

Control:	Comment:	Compliance:
<ul style="list-style-type: none"> – A scaled and accurate site plan (preferably using aerial imagery) showing the proposed development, existing buildings and structures, any existing or proposed effluent disposal areas, the extent of the area to be disturbed, including any access tracks or driveways, the extent and type of vegetation that is proposed to be removed and any other environmental constraints; 	Refer to Appendix A .	✓
<ul style="list-style-type: none"> – A description of the vegetation to be cleared (i.e. type and condition of the vegetation to be cleared), photographs of the vegetation and a statement addressing the biodiversity impact of the proposed development; 	The proposed development is to occur over exotic grasslands, as shown in Figure 3 to Figure 6	✓
<ul style="list-style-type: none"> – Council may require the submission of a report by a suitably qualified professional (e.g. ecologist) to verify the species and condition of the vegetation to be cleared; 	The species to be cleared have been verified by Premise ecologists from photos attached in Figure 3 to Figure 6 .	✓
<ul style="list-style-type: none"> – Evidence to demonstrate whether the proposed clearing will or will not exceed the Biodiversity Offsets Scheme Threshold. Additionally, if the proposed clearing does not exceed the Biodiversity Offset Scheme threshold, a test of significance is to be provided. 	Refer to Section 4.1 .	✓
<ul style="list-style-type: none"> • The applicant will be notified of Council's decision as part of any consent for the development. The consent may have specific conditions regarding remedial actions or mitigation measures. 	Noted.	✓
<ul style="list-style-type: none"> • A Biodiversity Development Assessment Report (BDAR) must be submitted with a DA where the development involves the clearing of vegetation and: <ul style="list-style-type: none"> – The extent of clearing exceeds the Biodiversity Offsets Scheme Threshold; or, – The vegetation to be cleared is identified on the Biodiversity Values Map; or, – The development is likely to have a significant impact on listed threatened species or threatened ecological communities, or their 	Refer to Section 4.1 .	✓

Control:	Comment:	Compliance:
habitats, as prescribed under the Biodiversity Conservation Act 2016. The BDAR must be prepared in accordance with the NSW Office of Environment and Heritage's Guidelines.		
<ul style="list-style-type: none"> If clearing specified vegetation in non-rural areas, either an approval from the NSW Native Vegetation Panel or a clearing permit from Council may be required in accordance with the provisions under State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. 	The site is located within land zoned RU1 Primary Production.	<p style="text-align: center;">N/A</p>
<ul style="list-style-type: none"> The controls under Section 4.2.9 are additional to any other controls under this DCP. 	Noted.	<p style="text-align: center;">✓</p>