

PART

3

LAND USE AND ECONOMIC NEED

> Not Applicable to this Application

PART

4

VISUAL AMENITY

> Not Applicable to this Application

PART

5

CODES

- > Planning Scheme for the Shire of Belyando – Rural Zone Code

PLANNING SCHEME FOR THE SHIRE
OF BELYANDO - RURAL ZONE CODE

Material Change of Use		
Performance Criteria	Acceptable Solution	How does the proposal comply with the Acceptable Solution or Performance Criteria?
Location		
<p>PC1 Non-“Rural Activities” - Locational Criteria Non-“rural activities” are located in the Rural “Zone” only where those activities: (a) do not unduly impact on the character and amenity of the locality; (b) are directly and primarily associated with rural activities, a natural resource related industry or natural or cultural resources; (c) cannot reasonably be located in another more appropriate zone; (d) do not prejudice the existing or future productive capacity of rural land or other natural resources; and (e) do not adversely affect the landscape values and scenic qualities of the locality.</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria</p> <ul style="list-style-type: none"> a) The proposed non-rural activity will not unduly impact upon the character and amenity of the locality. The site is located well within the boundaries of the property that is primarily used for cattle grazing. The use is temporary only and the site will be rehabilitated to its current state at the completion of this section of the rail corridor construction. b) The use is directly associated with a natural resource related industry. c) The camp cannot be reasonably located within another zone of the scheme given the significant distances workers would be required to travel on a daily basis to access the construction site. d) The temporary nature of the proposal ensures that it will not prejudice the future productive capacity of the rural area. In addition, the proposed workers camp represents a very small portion of the allotment in which it is situated. e) The proposal will not adversely impact the scenic qualities of the area given its isolated location and the fact that the site will be rehabilitated when the rail corridor is complete. <p>For further information in regard to the establishment of the proposed use within the Rural Zone please refer to Section 9 of the submitted Planning Report.</p>
Amenity		
<p>PC2 Non-“Rural Activities” - Scale Non-“rural activities” are of a scale that is consistent with the amenity and character of the locality and do not prejudice the operation and viability of other “uses” or activities in the Rural “Zone” or other “zones”.</p>	<p>AS2 The “total use area” is less than 150m2 .</p>	<p>Complies with Performance Criteria The proposed temporary workers camp will not prejudice the operation and viability of other uses within the Rural Zone. This is reflected in the land owners granting consent for the proposed temporary camp and the comparatively small footprint in relation to the total lot size.</p> <p>The temporary nature of the use also ensures that the long term viability of other uses within the zone are not adversely impacted.</p> <p>For further information in regard to the establishment of the proposed use within the Rural Zone please refer to Section 9 of the submitted Planning Report.</p>
<p>PC3 Non-“Rural Activities” - Operating Hours</p>	<p>AS3 Non-“rural activities” are</p>	<p>Complies with Performance Criteria The proposal is for a residential use and therefore hours of operation are not considered to be relevant.</p>

<p>Non-“rural activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the locality.</p>	<p>operated only between the hours of 7:00am and 6:00pm.</p>	<p>Nevertheless, the isolated nature of the proposed accommodation camp ensures that the operation will not impact upon the amenity of the locality given the significant distance between the camp and existing homesteads.</p> <p>For further information in regard to the establishment of the proposed use within the Rural Zone please refer to Section 9 of the submitted Planning Report.</p>
<p>PC4 Non-“Rural Activities” - Delivery of Goods The loading and unloading of goods in connection with non-“rural activities” occurs at appropriate times to protect the amenity of the locality.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday; and (b) 7:00am and 12:00 (noon) on Saturdays. AS4.2 No loading and unloading occurs on Sundays and public holidays.</p>	<p>Complies with Performance Criteria The proposed loading times at the construction workers camp will not adversely impact the amenity of the locality. The isolated location of the site will ensure that loading activities do not result in negative impacts to local residents.</p> <p>For further information in regard to the establishment of the proposed use within the Rural Zone please refer to Section 9 of the submitted Planning Report.</p>
<p>PC5 “Residential Activities” Land within the Rural “Zone” is maintained for rural activities.</p>	<p>For “caretaker’s residences”: AS5 No more than 1 (one) “caretaker’s residence” per lot. For all other “residential activities”: No acceptable solution is prescribed.¹⁴</p>	<p>Complies with Performance Criteria It is not possible to locate the proposed residential use in any zone other than the Rural Zone. The proposal is not for a permanent residential activity and is essential to ensuring an economically feasible construction process for the proposed rail alignment. The time and costs associated with transporting workers from an urban zone to the construction location on a daily basis would be illogical from an economic perspective. This is primarily due to the isolated land in which the rail line will traverse and there is no urban land within a reasonable distance of the vast majority of the proposed rail alignment.</p> <p>For further information in regard to the establishment of the proposed use within the Rural Zone please refer to Section 9 of the submitted Planning Report.</p>
<p>PC6 Height The height of “buildings” and “structures” does not impact adversely on the amenity of the locality and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “structures” other than those within 100 metres of the boundary of an “airport”¹⁵ are not more than: (a) 8.5 metres; and (b) 2 (two) storeys, at any point above natural ground level. (Except where establishing in an existing “building” and no “building works” are being undertaken for that existing “building”, and excluding windmills, silos and other rural</p>	<p>Complies with Acceptable Solution The proposal does not involve buildings that exceed 8.5m or two storeys in height.</p>

<p>PC7 Setbacks and Boundary Clearances “Buildings” and “structures” are located to ensure the rural amenity is maintained.</p>	<p>operational equipment). AS7.1 “Buildings” and “structures” have a setback of not less than 20 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map. AS7.2 “Buildings” and “structures” have side and rear boundary clearances of not less than 15 metres from property boundaries (except where establishing in an existing “building” and no “building works” are being undertaken for that existing “building”).</p>	<p>Complies with Acceptable Solution All buildings contained within the proposal will be setback in excess of 20m from any road frontage.</p> <p>Complies with Acceptable Solution All buildings and structures are setback in accordance with this requirement.</p>
<p>PC8 Transport Movements Transport movements associated with the use protect the amenity of the locality.</p>	<p>For “rural activities” and “industrial activities”: AS8 Transport movements do not occur through residential areas. For all other “uses”: No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria As identified in the submitted traffic assessment, the transport movements associated with the proposed camp will not significantly impact upon the amenity of the locality. This is primarily due to the isolated nature of the site and the lack of homesteads within close distance to the site and the proposed transport routes.</p>
<p>PC9 “Building” and “Structure” Design “Buildings” and “structures” are designed such that the amenity of the locality is protected and maintained.</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria The proposed buildings are low set and will not adversely impact upon the amenity of the locality. Nevertheless, the structures are not permanent and will be removed upon completion of the rail corridor.</p>
<p>PC10 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character, landscape values, and visual amenity.</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria The proposed temporary accommodation building camp will not impact upon ridgelines or escarpments.</p>
<p>PC11 Landscaping and</p>	<p>No acceptable solution is</p>	<p>Complies with Performance Criteria</p>

<p>External Activity Areas Landscaping and external activity areas are provided on-site to:</p> <ul style="list-style-type: none"> (a) contribute to a pleasant and functional rural built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the positive visual qualities of the locality. 	<p>prescribed.</p>	<p>The proposed temporary accommodation camp contains adequate areas for communal recreation that contribute to a pleasant built form. Given the nature of the development it is not possible to provide a 'rural' built form and visual aesthetics are not a primary concern in terms of designing the camp layout. Nevertheless, the camp is consistent with other similar developments within the mining industry and will meet all required design standards for worker accommodation.</p> <p>It is noted that the design includes 'breakout' areas adjacent to each individual 'pod' of accommodation units in addition to a large central communal open space area and a dedicated sports playing field area.</p>
<p>PC12 Lighting The design of lighting does not prejudice the amenity of the locality through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<p>Complies with Performance Criteria The isolated location of the camp ensures that there will be no adverse impacts associated with the proposed lighting should the proposal result in lighting exceeding the threshold identified in the acceptable solution.</p>
<p>PC13 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding "uses"; (b) infrastructure items are protected from incompatible "development"; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible "uses" is minimised. 	<p>For "sensitive land uses" and "rural activities" other than "intensive animal industries":</p> <p>AS13.1 Minimum separation between "sensitive land uses" and "rural activities" are as stated in Schedule 2, Division 1: Separation Distances – Agricultural and Residential Uses</p> <p>For "sensitive land uses" and "intensive animal industries":</p> <p>AS13.2 Minimum separation distances between "sensitive land uses" and "intensive animal industries" are as stated in Schedule 2, Division 2: Separation Distances – Intensive Animal Industries,</p>	<p>Complies with Performance Criteria The site has sufficient separation from any potential sensitive uses including intensive animal industries and existing extractive industries. The isolated location of the camp ensures that there is little or no risk associated with public safety nor is there a significant risk of conflict arising from incompatible uses.</p>

	<p>Section 2.1. For “grazing”: AS13.3 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”. For “uses” other than “sensitive land uses”¹⁶ and “extractive industries”: AS13.4 “Buildings”, “structures” and “outdoor activity areas” maintain a minimum separation distance to “extractive industries” as stated in Schedule 2, Division 3: Separation Distances – Extractive Industries, Section 3.1. For all “uses”: AS13.5 “Buildings”, “structures” and “outdoor activity areas” maintain a minimum separation distance to petroleum and gas pipelines and refuse tips as stated in Schedule 2, Division 5: Separation Distances – Infrastructure Items, Section 5.1.</p>	
Infrastructure		
<p>PC14 Water Supply All “premises” have an adequate volume and supply of water for the “use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system. or AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency. or</p>	<p>Complies with Performance Criteria The proposal will have adequate water supply to service the needs of the development. It is noted that the site is unable to connect to a reticulated service and the water will be obtained off site and treated appropriately within the bounds of the site. At this stage it is proposed to obtain water either through harvesting of overland flow or through the use of local bores.</p>

	<p>For “detached houses” or “caretakers residences”:</p> <p>AS14.3</p> <p>“Premises” are connected to a rain water tank with a minimum capacity of:</p> <p>(a) 45, 000 litres where not in a reticulated water supply area;</p> <p>(b) 22, 000 litres where in a reticulated water supply area.</p>	
<p>PC15 Effluent Disposal</p> <p>All “premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1</p> <p>“Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2</p> <p>“Premises” not in a sewered area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2.</p>	<p>Complies with Performance Criteria</p> <p>The site is unable to connect to a Council reticulated system and proposal provides for the treatment and disposal of all effluent and other waste water on site. The treated waste water will be disposed of within the bounds of the camp site itself. Please refer to the report prepared by Cardno contained in Part 6 of the application package for further information in regard to waste water treatment.</p>
<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values.</p>	<p>AS16</p> <p>Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>Complies with Performance Criteria</p> <p>The proposed stormwater detention and treatment system has been designed to ensure that the stability of the buildings and adjacent land is protected whilst maintaining environmental values.</p> <p>For further information please refer to the Stormwater Management Report prepared by Cardno contained in Part 6 of the application package.</p>
<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “use”.</p>	<p>AS17</p> <p>All “premises” have a supply of electricity.</p>	<p>Complies with Acceptable Solution</p> <p>The camp will have an adequate supply of electricity produced via on site generators.</p>

<p>PC18 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For all self assessable uses: AS18.1 All "premises" have vehicle access to a formed road. Access is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2). For all other "uses": AS18.2 All "premises" have vehicle access to a formed road. Access is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>Complies with Performance Criteria The site has safe and functional vehicular access. It is noted that no person will be accessing the site by foot and all persons entering the site will do so by vehicle.</p> <p>For further information please refer to the submitted Traffic Report contained in Part 8 of the application package.</p>
<p>PC19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the "use" and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS19.1 All "uses" provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a). AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b).</p>	<p>Complies with Performance Criteria The proposed development includes a total of 150 car parking spaces. This figure is considered to be adequate for this particular development in this location. The provision of 1 space per dwelling unit in accordance with Schedule 1, Division 2 is not relevant to this type of development. The isolated nature and the fact that the majority of workers will be transported to the camp via buses negates the need for a full compliment of car parking spaces.</p> <p>For further information relating to traffic and car parking please refer to Section 9 of the submitted Planning Report and the submitted Traffic Report prepared by Cardno contained in Part 8 of the application package.</p>
<p>PC20 Roads Adequate all-weather road access is provided between the "premises" and the existing road network.</p>	<p>AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1).</p>	<p>Complies with Performance Criteria The proposal involves adequate 'all weather' access between the site and the existing road network. For further information in regard to access please refer to the Traffic Assessment contained in Part 8 of the application package.</p>

<p>PC21 “Electricity transmission line easement” - Vegetation Transmission lines within an “electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “electricity transmission line easement” has a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.2 Diagram 3. AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.2 Diagram 3.</p>	<p>Not Applicable No vegetation is proposed to be established within an electricity easement.</p>
<p>PC22 “Electricity transmission line easement” – Vegetated Buffers Vegetated buffers adjoining an “electricity transmission line easement” are maintained to provide: (a) a visual buffer to the easement; and (b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “electricity transmission line easement” as shown in Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.2 Diagram 4.</p>	<p>Not Applicable The site is not within close proximity to an electricity easement.</p>
<p>PC23 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “electricity transmission line easement” in accordance with Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.1 (1) and Section 3.1 Diagram 1.</p>	<p>Not Applicable The site is not within close proximity to an electricity easement.</p>

Environmental		
<p>PC24 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from offsite transfer of sediment.</p>	<p>AS24 A minimum 50 metre wide buffer area is provided extending out from the “defining bank” of any “watercourse” or “lake”. <i>Note: See diagrammatic representation of a “defining bank” in Schedule 3.</i></p>	<p>Complies with Acceptable Solution The site is not located within 50m from the defining bank of a watercourse.</p>
<p>PC25 Vegetation Retention “Development” retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.</p>	<p>AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	<p>Complies with Performance Criteria The proposal does not involve the removal any protected vegetation and has been located to ensure that scenic quality and general habitat is protected. As identified in the submitted Planning Report, it is evident that the site does not contain any significant vegetation or habitat areas. Nevertheless, it is proposed to fully rehabilitate the site following the cessation of the use.</p>
<p>PC26 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS26.1 A minimum separation distance of 50 metres is provided to the “defining bank” of “watercourses” and “lakes”. <i>Note: See diagrammatic representation of a “defining bank” in Schedule 3.</i> AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 7: Places and Items of Cultural Heritage, Section 7.1.</p>	<p>Complies with Acceptable Solution The site is not located within 50m from the defining bank of a watercourse, cemetery or burial site.</p>
<p>PC27 Air Emissions Air emissions from “premises” do not cause environmental</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria The proposal is not expected to generate any significant environmental harm as a result of air emissions. The camp does not involve any aspects that would generate excessive amount of harmful air emissions. Given the</p>

harm or nuisance to adjoining properties or "sensitive land uses". 17		nature of the use and the isolated location, the provision of an environmental report detailing the exact nature of air emissions is not considered to be necessary for the proposal.
PC28 Noise Emissions Noise emissions from "premises" do not cause environmental harm or nuisance to adjoining properties or "sensitive land uses".18	No acceptable solution is prescribed.	Complies with Performance Criteria The proposal is not expected to cause any environmental harm or nuisance as a result of noise emissions. Due to the isolated location and lack of sensitive receivers, a full acoustic assessment has not been provided as part of this application.
PC29 Water Quality The standard of effluent and / or stormwater run-off from "premises" ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. 19	No acceptable solution is prescribed.	Complies with Performance Criteria The proposal involves adequate stormwater management and waste water treatment to ensure that the quality of surface and underground water is suitable for environmental, recreation, supply and agricultural use. The proposal is not expected to have any harmful impact upon the local environment given the standard of treatment proposed. For further information in regard to stormwater please refer to the submitted Stormwater Management Plan within Part 6 of the application package.
PC30 Excavation or Filling Excavating or filling of land: (a) ensures safety and amenity for the users of the "premises" and nearby land; (b) minimises soil erosion and instability of surrounding areas; and (c) does not degrade the environmental values of receiving waters.	AS30.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AS30.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AS30.3 The extent of filling or excavation does not exceed 40% of the site area or 500m ² whichever is lesser. AS30.4 Filling and excavation is not	Complies with Acceptable Solutions The proposal does not involve significant amounts of earthworks and the proposal does not involve any of the following: <ul style="list-style-type: none"> • batters with grades exceeding 25%; • excavation or filling of more than 40% of the site area; and • filling or excavation of more than 1m in height or depth. Any fill placed on the site will be uncontaminated and the site is not contained in the Contaminated Land Register. No filling or excavation is proposed within 25m of a defining bank of an existing watercourse or lake. For further information relating to excavation and filling please refer to the submitted civil drawings prepared by Cardno contained within Part 10 of the application package.

	<p>greater than 1 metre in height or depth.</p> <p>AS30.5 Only clean uncontaminated fill is used (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>AS30.6 The site is not on the contaminated land register</p> <p>AS30.7 Any excavation or filling occurs more than 25 metres from the “defining bank” of any “watercourse” or “lake”. <i>Note: See diagrammatic representation of a “defining bank” in Schedule 3.</i></p> <p>AS30.8 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	
<p>PC31 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>Complies with Acceptable Solution All construction activities will be appropriately managed in accordance with Council requirements. It is requested that Council condition this requirement.</p>
<p>Constraint</p>		
<p>PC32 “Development” in the vicinity of “Airports” “Development” in the vicinity of “airports”: (a) protects the operation of the “airport”; (b) is designed and located to achieve a suitable standard of amenity for the</p>	<p>AS32 “Buildings” and “structures” within 100 metres of the boundary of an “airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “building” and no “building</p>	<p>Not Applicable The site is not located within the vicinity of an airport.</p>

<p>proposed activity; and (c) does not restrict the future operational requirements of the "airport".²⁰</p>	<p>works" are being undertaken for that existing "building".)</p>	
<p>PC33 Good Quality Agricultural Land Areas Good quality agricultural land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity.²¹</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Acceptable Solution The site is not identified as being good quality agricultural land.</p>
<p>vcPC34 Flooding "Premises" are designed and located so as: (a) not to be adversely impacted upon by flooding; (b) to protect life and property; and (c) not to have an undesirable impact on the extent or magnitude of flooding.²²</p>	<p>No acceptable solution is prescribed.</p>	<p>Complies with Performance Criteria The proposed camp site has been located to ensure that flooding risks are mitigated.</p>
<p>PC35 Protected Areas "Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS35 A minimum separation distance of 100 metres is provided to protected areas as identified on Land Characteristics Map – Features Map.</p>	<p>Complies with Acceptable Solution The site is not located within 100m of an area defined as a protected area on the Land Characteristics Map.</p>

<p>PC36 Sloping Land “Development” is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.</p>	<p>AS36 “Development” is not undertaken on slopes greater than 15%.</p>	<p>Complies with Acceptable Solution The development site does not have a slope greater than 15%.</p>
<p>PC37 Transport Infrastructure Separation distances are provided to ensure: (a) transport infrastructure items are protected from incompatible “development”; and (b) an appropriate standard of amenity and public safety is provided to adjoining “uses”.</p>	<p>AS37 “Buildings” and “structures” maintain a minimum separation distance to rail lines and State controlled roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 5: Separation Distances – Infrastructure Items, Section 5.1).</p>	<p>Complies with Acceptable Solution The proposed development is not located within proximity to a state controlled road or existing rail line identified on the Land Characteristics Map.</p>
<p>PC38 Aviation Facilities Aviation facilities are protected from physical obstructions and electromagnetic emissions that may adversely affect their function.</p>	<p>AS38.1 “Development” is not undertaken within 150 metres of the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2, Division 8: Sensitive Areas for Aviation Facilities, Diagram 1. For “development” between 150 metres and 500 metres of the NDB: AS38.2 “Buildings” and “structures” do not intersect the 3° plane extending from the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2,</p>	<p>Complies with Acceptable Solution The proposed development is not located within proximity to the NDB identified on the Land Characteristics Map.</p>

	Division 8: Sensitive Areas for Aviation Facilities, Diagram 1.	
"Use"		
PC39 "Airport" "Airport" activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding "Premises". ²³	No acceptable solution is prescribed.	Not Applicable The proposal does not involve airport activities.
PC40 "Bed and Breakfast Premises" "Premises" used for a "bed and breakfast premises" are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS40.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AS40.2 "Premises" contains not more than 3 (three) "accommodation units" for guest accommodation purposes.	Not Applicable The proposal does not involve a bed and breakfast premises.
PC41 "Extractive Industry" "Premises" used for "extractive industries": (a) do not impact adversely on the amenity of other "uses" in the Rural "Zone" or other "zones"; (b) are designed and operated to ensure the protection and maintenance of environmental values; (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and	No acceptable solution is prescribed.	Not Applicable The proposal does not involve an extractive industry use. It is noted that the use is directly related to the construction of a rail line that will service an extractive industry. However, approval for this use is obtained separately.

<p>(d) are designed and operated so that the safety of persons and property is not compromised.</p>		
<p>PC42 “Home Business” “Premises” used for a “home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS42.1 No more than 1 (one) person other than the residents of the “premises” is employed in the “home business”. AS42.2 No more than 150m² of “total use area” is used for the purposes of a “home business”. AS42.3 No more than 2 (two) clients normally attend the “premises” at any one time. AS42.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area. AS42.5 Operate only between the hours of 7:00am and 6:00pm.</p>	<p>Not Applicable The proposal does not involve a home business.</p>
<p>PC43 “Intensive Animal Industries” “Intensive animal industries”: (a) do not impact adversely on the amenity of the Rural “Zone”, and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solutions prescribed.</p>	<p>Not Applicable The proposal does not involve an intensive animal industry.</p>
<p>PC44 “Caravan and</p>	<p>No acceptable solutions</p>	<p>Complies with Performance Criteria</p>

<p>Relocatable Home Park” or “Accommodation Building” (a) Development for the purposes of accommodating workers is: on the same site as, or is immediately adjoining, the rural production or natural resource related industry with which it is associated; and is established only for a defined period; and (b) Development for the purposes of accommodating tourists is of a small scale.</p>	<p>prescribed.</p>	<p>The proposed accommodation of workers is located immediately adjacent to the natural resource related industry being the proposed rail corridor which is intended to solely service the proposed Carmichael Coal Mine. The camp will be established for a period of approximately two years and is intended to be fully removed once construction of the rail corridor is complete.</p> <p>The camp is located adjacent to the rail corridor in conjunction with two other identical camps also located along the proposed rail corridor. The sites have been chosen to ensure that workers are only required to travel a maximum of 35km in either direction to access their work location. The location of the proposed workers accommodation ensures efficient construction of the rail line and has also been located to minimise travel time for workers.</p> <p>The location is considered to be appropriate, logical and is expected to cause minimal disruption to the rural landscape. For further justification in relation to this issue please refer to Section 9 of the submitted Planning Report.</p>
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