

BARCALDINE REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED DOCUMENT**

Development Permit – Material Change of Use for:
“Community Oriented Activity” – “Public Utility”
– Waste Management Facility

referred to in and subject to the conditions in Council's
Decision Notice

Approval Date: **13 November 2017**
Application Number: **DA421617**



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**TOWN PLANNING REPORT (Version 2)
(STATE AGENCY ASSESSMENT)**

**PREPARED FOR:
BARCALDINE REGIONAL COUNCIL**

**DEVELOPMENT APPLICATION:
MATERIAL CHANGE OF USE
“PUBLIC UTILITY” –
WASTE MANAGEMENT FACILITY**

100 YELLOWJACK DRIVE, BARCALDINE

**LOT 1 ON SP223525
LOT 2 ON SP243965 (PART OF)**

CHTP Reference: 1187_314

SEPTEMBER 2017

PROPOSED MATERIAL CHANGE OF USE:
“PUBLIC FACILITY” – WASTE MANAGEMENT FACILITY
LOT 1 ON SP223525 AND LOT 2 ON SP243965 (PART OF)
100 YELLOWJACK DRIVE BARCALDINE QLD 4725

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PART 1

APPLICATION SUMMARY

1.1 Report Purpose

This report has been prepared on behalf of Barcaldine Regional Council (the applicant), in support of a development application seeking a Development Permit for Material Change of Use for “Community Oriented Activity” – “Public Utility” (Waste Management Facility) located on land identified as Lot 1 on SP223525 (100 Yellowjack Drive, Barcaldine) and part of Lot 2 on SP243965 (Township Reserve).

In support of the proposed development this report provides:

- a description of the site
- details of the proposal
- the planning framework as relevant to the development
- an assessment of the development against the relevant planning framework / provisions
- a summary and recommendations

Pursuant to the requirements of the *Sustainable Planning Act 2009* (SPA), this report forms part of the “properly made application” and comprises all mandatory supporting information relevant to the development application.

1.2 Site Details

Land Comprising the Waste Management Facility:

Real Property Description:	Lot 1 on SP223525
Address of Site:	100 Yellowjack Drive BARCALDINE QLD 4725
Area of Site:	200000 m ² (20 ha)
Land Ownership:	Barcaldine Regional Council
Land Tenure:	Fee Simple (Freehold)
Relevant Planning Scheme:	Barcaldine Shire Planning Scheme 2006 (V2 Effective 29 November 2013)
Relevant Zone:	Rural Zone

Land for the purposes of constructed vehicle access:

Real Property Description:	Part of— Lot 2 on SP243965	
Address of Site:	Not applicable	
Coordinates for Part of Lot 2 on SP243965:	Latitude	Longitude
	-23.586031°	145.277581°
	-23.585908°	145.277892°
	-23.586361°	145.278544°
	-23.586553°	145.278419°
Area of Site (part of lot):	2 322 m ² (approx.)	
Land Ownership:	Department of Natural Resources and Mines (Barcaldine Regional Council as Trustee)	
Land Tenure:	Reserve (Township purposes)	
Relevant Planning Scheme:	Barcaldine Shire Planning Scheme 2006 (V2 Effective 29 November 2013)	
Relevant Zone:	Rural Zone	

1.3 Development Application Details

Aspect of Development:	Development Permit – Material Change of Use
Description of Development:	Waste Management Facility (including a Waste Transfer Station) operated by Council to service the Barcaldine Local Government Area
Planning Scheme Definition:	“Public Utility”
Level of Assessment:	Code Assessment

1.4 Pre-lodgement Advice – Department of Infrastructure, Local Government and Planning as Concurrence Agency

Waste Management Facility

In accordance with Schedule 7 of the *Sustainable Planning Regulation 2009* (SP Reg) and the SARA interactive mapping system, the development requires referral to the Department of Infrastructure, Local Government and Planning (DILGP) for:

- development impacting on State transport infrastructure (Schedule 7, Table 3, Item 2 of SP Reg);
- environmentally relevant activities (Schedule 7, Table 2, Item 1 of SP Reg); and
- native vegetation clearing (Schedule 7, Table 3, Item 10 of SP Reg)

On 15 November 2016 William Green of George Bourne and Associates (on behalf of Barcaldine Regional Council) sought pre-lodgement advices from the Department of Infrastructure, Local Government and Planning (DILGP) in relation to the referral of the proposed waste management facility.

On 29 November 2016 Council received formal written pre-lodgement advices from DILGP in relation to the proposed development. The pre-lodgement advices set out the mandatory requirements for referral to DILGP, matters of interest to DILGP and matters that should be addressed in the application material. Refer to Appendix D for a copy of the prelodgement advices received from DILGP.

All items set out in the pre-lodgement advices have been appropriately addressed within the application.

It is noted, the proposed waste management facility is now fully contained within Lot 1 on SP223525.

Vehicle Access – Additional Referral

Subsequent to receipt of the prelodgement advices from DILGP, it was identified additional land must be included in the application for the purposes of constructed vehicle access being part of Lot 2 on SP243965 (Township Reserve). The part of Lot 2 on SP243965 comprises Yellowjack Drive (a formed road) which connects the proposed waste management facility to the Landsborough Highway (State controlled road)

Therefore, the application also requires referral to DILGP for matters relating to the State controlled road (Schedule 7, Table 3, Item 1 of SP Reg) given the part of Lot 2 on SP243965 is located with 25m of the State controlled road.

All requirements for referral in respect to matters relating to the State controlled road have been appropriately addressed within the application.

1.5 Plans and Reports – Development Application Common Material

The following documentation comprises the common material¹ of this application:

IDAS Forms (Appendix A)

- IDAS Form 1 Application Details
- IDAS Form 5 Material Change of Use
- IDAS Form 8 Environmentally Relevant Activity
- IDAS Form 11 Clearing Native Vegetation

Owners Consent (Appendix B)

- Owner's consent for Lot 1 on SP223525
- Owner's consent for part of Lot 2 on SP243965

Survey Plan and Titles (Appendix C)

- Survey Plan of Lot 1 on SP223525
- Title – Lot 1 on SP223525
- Title – Lot 2 on SP243965

Prelodgement Advice (Appendix D)

- Letter from DILGP dated 29 November 2016

¹ Common Material for an application is as per the definition in Schedule 3 of SPA.

Plans of the Proposed Development (Appendix E)

- “*Waste Management Facility Site Layout*”, Drawing no. 140010-4/01 A, prepared by George Bourne and Associates, dated 07/04/2017
- “*Waste Facility Vegetation Management Plan*”, Drawing no. 140010-3/01 C, prepared by George Bourne and Associates, dated 07/04/2017
- “*Site Layout*”, Drawing no. 140010-2/01 C, prepared by George Bourne and Associates, dated 04/04/2017
- “*Landfill Cell and Evaporation Pond Plan and Sections*”, Drawing no. 140010-2/02 C, prepared by George Bourne and Associates, dated 04/04/2017
- “*Leachate Manhole Details*”, Drawing no. 140010-2/03 C, prepared by George Bourne and Associates, dated 04/04/2017
- “*Site Erosion and Sediment Control*”, Drawing no. 140010-2/04 D, prepared by George Bourne and Associates, dated 20/07/2017
- “*Waste Transfer Station Layout*”, Drawing no. 140010-2/05 C, prepared by George Bourne and Associates, dated 04/04/2017
- “*Waste Transfer Station Shade Structure Details and Layouts*”, Drawing no. 140010-2/06 C, prepared by George Bourne and Associates, dated 04/04/2017

State Planning Policy Mapping (Appendix F)

- Water Quality
- Natural Hazards, Risk and Resilience
- Biodiversity

State Development Assessment Mapping – DA Mapping System (Appendix G)

- Water Resources
- Native Vegetation
- State Controlled Road

State Development Assessment Provisions – Module Reporting (Appendix H)

- Module 1: Community Amenity
- Module 4: Environmentally Relevant Activities
- Module 8: Native Vegetation Clearing
- Module 17: Public Passenger Transport
- Module 18: State Transport Infrastructure Protection
- Module 19: State Transport Network Functionality

Road Access (Landsborough Highway) (Appendix I)

- Letter from Department of Transport and Main Roads titled “*Section 33 Assessment and Approval of Road Access Works for New Barcaldine Regional Council Refuse Tip, Landsborough Highway*” dated 4 September 2014

Supporting Documentation (Appendices J to P)

- “*Landfill Environmental Management Plan*” – Barcaldine Regional Council Yellow Jack Drive Waste Management Facility, prepared by George Bourne and Associates, dated 22/08/2017 (Appendix J)
- “*Environmental Assessment Report*” – Barcaldine Regional Council Waste Management Facility, prepared by George Bourne and Associates, dated 23/03/2017 (Appendix K)
- “*Vegetation Management Plan*” – Barcaldine Regional Council Waste Management Facility, prepared by George Bourne and Associates, dated 13/04/2017 (Appendix L)
- “*Hydrogeological Investigation Report*” – Barcaldine Regional Council Waste Management Facility, prepared by George Bourne and Associates, dated 03/03/2017 (Appendix M)
- “*Stormwater Management Plan*”, – Barcaldine Regional Council Yellow Jack Drive Waste Management Facility, prepared by George Bourne and Associates, dated 16/08/2017 (Appendix N)
- “*Groundwater Management Plan*”, – Barcaldine Regional Council Yellow Jack Drive Waste Management Facility, prepared by George Bourne and Associates, dated 18/08/2017 (Appendix O)
- “*Landfill Gas Management Plan*”, – Barcaldine Regional Council Yellow Jack Drive Waste Management Facility, prepared by George Bourne and Associates, dated 21/08/2017. (Appendix P)

1.6 Project Consultants

Applicant:	Barcaldine Regional Council	PO Box 151 BARCALDINE QLD 4725 Ph: (07) 4651 5600 Email: brettW@brc.qld.gov.au
Town Planner:	Campbell Higginson Town Planning	PO Box 692 ASHGROVE QLD 4060 Ph: (07) 3366 1700 Email: chp@bigpond.com
Environmental Engineer:	George Bourne and Associates William Green	PO Box 169 BARCALDINE QLD 4725 Ph: (07) 4651 2177 Email: WGreen@gbassoc.com.au

PART 2

SITE CHARACTERISTICS

The land the subject of the application comprises of Lot 1 on SP223525 and part of Lot 2 on SP243965:

- Lot 1 on SP223525 contains the proposed waste management facility; and
- the part of Lot 2 on SP243965 contains constructed vehicle access to the waste management facility from the State controlled road (Landsborough Highway).

As shown in Figure 1, Yellowjack Drive connection to the Landsborough Highway (State controlled road) is not wholly constructed within the designated road reserve and as such, part of Yellowjack Drive is constructed within the Township Reserve (Lot 2 on SP243965). The access to the State controlled road was designed and constructed in accordance with the Department of Transport and Main Roads (DTMR) standards and with DTMR approval. Refer to Appendix I. Barcaldine Regional Council will undertake the necessary processes to ensure the constructed road is wholly located within the road reserve.

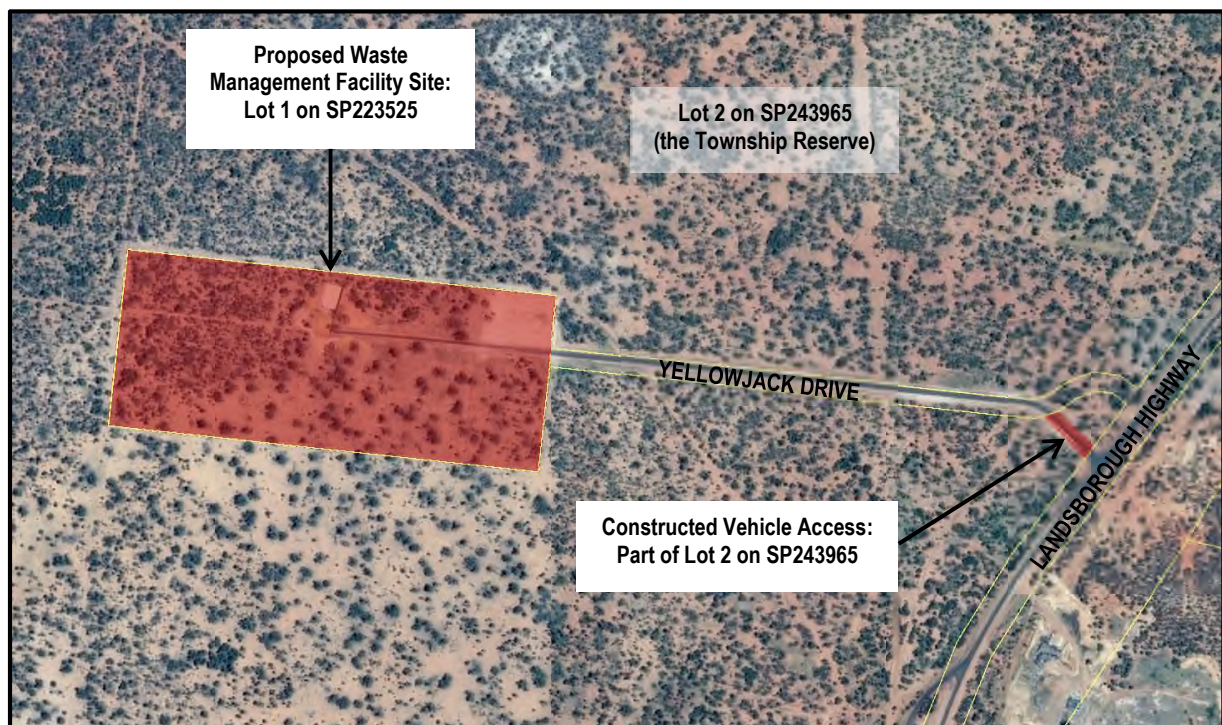



Figure 1 – Land the Subject of the Application

Legend

-  Land the subject of the development application

2.1 Subject Site – Locality and Surrounds

The subject site is located approximately 4 km south of the Town of Barcaldine and then approximately 900m west of the Landsborough Highway (State controlled road) with vehicle access via the constructed Yellowjack Drive (refer to Figure 2).

Approximately 1.4 km south east (across Landsborough Highway) from the proposed waste management facility is Alice River.

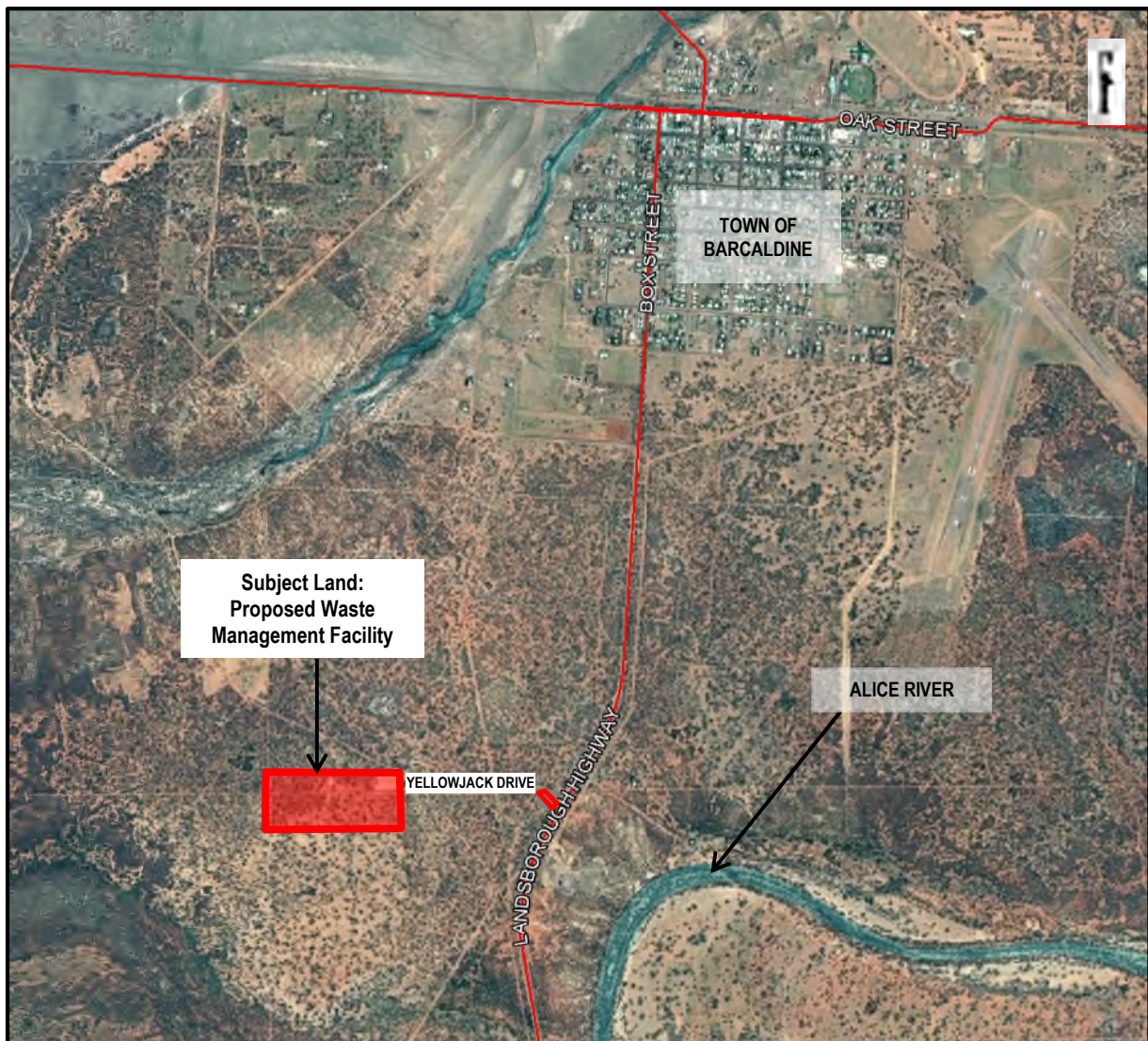



Figure 2 – Land the Subject of the Application Locality – South of the Town of Barcaldine

Legend

 Land the subject of the development application

2.2 Subject Site – Adjoining and Surrounding Land Uses

The subject site is located within and surrounded by the Township Reserve.

As shown in Figure 3, the closest land uses to the proposed waste management facility include:

- approximately 700m to the south east – a public rest area on the Landsborough Highway known as Truckies Bend (comprising public toilets, shower and a 20hour camping limit)
- approximately 1 km to the south east (across Landsborough Highway) – Council’s existing Waste Landfill site which is to be closed and rehabilitated
- approximately 1.3 km to 1.6 km to the east (across Landsborough Highway) – dwellings

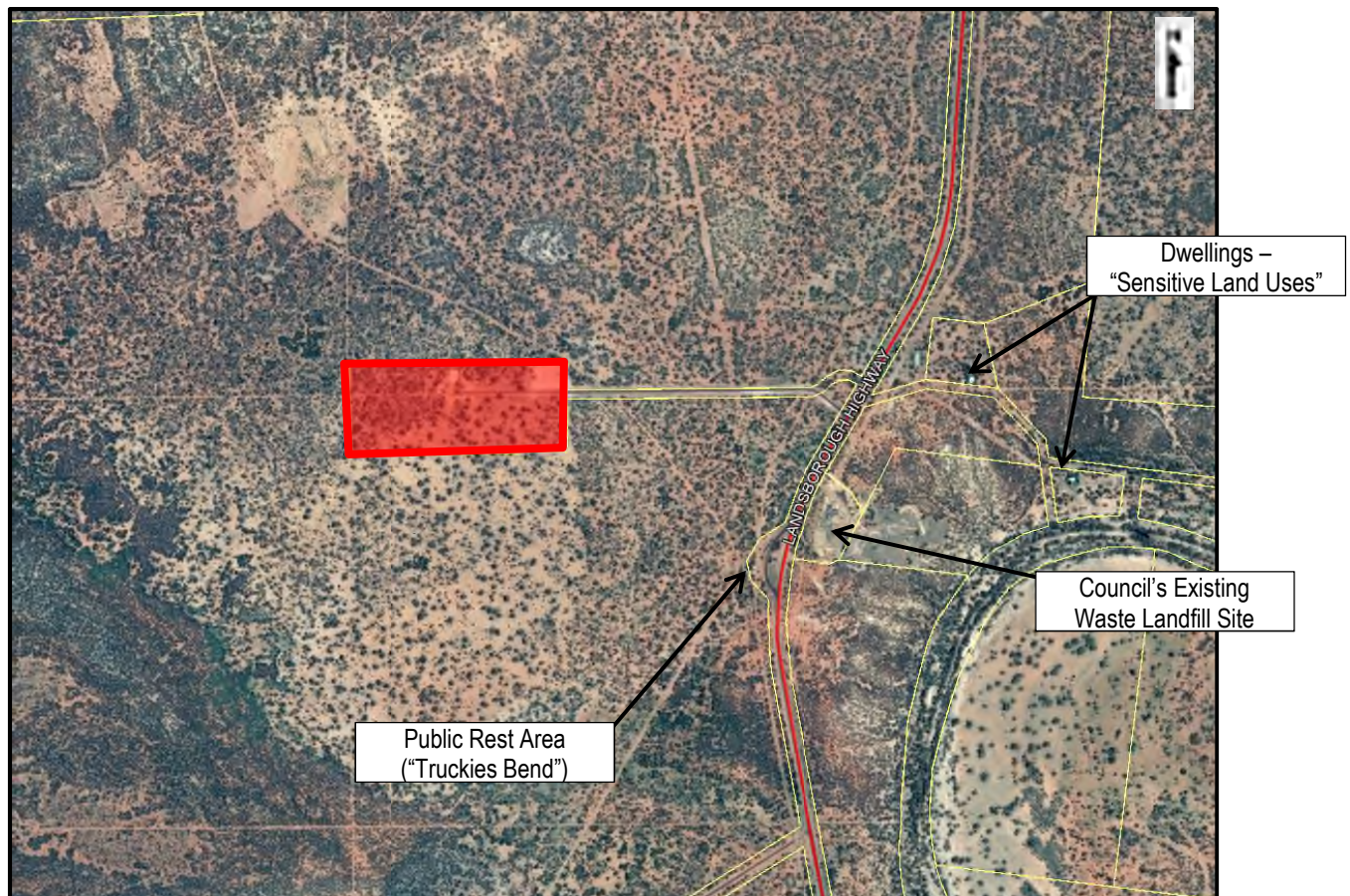



Figure 3 – Subject Site and Surrounds

Legend

-  Subject Site – Proposed Waste Management Facility

2.3 Subject Site – Area, Site Characteristics, Road Frontage and Access

Subject Site: Proposed Waste Management Facility – Lot 1 on SP223525

The subject site:

- has an area of 200000 sq m (20 ha);
- is rectangular in shape with a width of approximately 285 metres and a depth of approximately 700 metres;
- has road frontage and vehicle access to Yellowjack Drive which connects to the state controlled road (Landsborough Highway)
- contains sparse vegetation identified as Regional Ecosystems 10.5.2 and 10.5.12;

Subject Site: Constructed Vehicle Access – Part of Lot 2 on SP243965

The subject site has an area of approximately 2322m² which provides the access to the State controlled road (Landsborough Highway).

The access to the State controlled road was designed and constructed in accordance with the Department of Transport and Main Roads to accommodate the largest vehicle type (refer to Appendix I).

PART 3

PROPOSAL

3.1 Proposal Overview

The proposed development seeks to establish a new waste management facility for the Barcaldine local government area which will replace Council's existing landfill site located within Lot 8 on SP243965. The existing facility will be closed and rehabilitated in accordance with the requirements of the *Environmental Protection Act 1994* and the Department of Environment and Heritage Protection guidelines.

The new waste management facility will comprise:

- waste transfer station (accessible to the general public from 6am to 6pm, 7 days a week)
- waste landfill site (accessible to authorised Council vehicles and personnel only with operating hours of 8am to 4pm, Monday to Friday)

The facility constitutes a concurrence Environmentally Relevant Activity (ERA) 60-1(a) pursuant to Schedule 2 of the *Environmental Protection Regulation 2008*.

The facility has been located and designed in accordance with the provisions of the Department of Environment and Heritage Protection guideline "*Landfill siting, design, operation and rehabilitation*", version 2.01, dated 15 August 2016.

3.2 Proposal – Specific Details

A. Components of the Facility

- Waste transfer station will comprise:
 - areas for disposing general waste, green waste, mulch, tyres, battery disposal, scrap steel and construction waste
 - shelter for battery disposal (dimensions of approximately 3 m x 6 m, with a height of 3.30 m)
 - a site office (dimensions of approximately 2.44 m x 6.06 m, with a height of 2.60 m)
- Waste landfill site will dispose less than 50,000 tonnes of waste in a year and will comprise:
 - General waste landfill cells
 - Regulated waste disposal area
 - Tyre storage area
 - Evaporation pond

B. Setbacks and Boundary Clearances

- 30m firebreak around the perimeter of the site

C. Fencing

- 1.2 m high fencing along the entire perimeter of the subject site
- 1.2m high internal fence between the waste transfer station and waste landfill site
- 1.2 m high fencing around the regulated waste disposal area
- 1.8 m high fencing around the active landfill cell

D. Access and Parking

- the Waste Transfer Station is accessed via “security gate 1” from Yellowjack Drive
- the Waste Landfill Site is accessed internally via “security gate 2”
- No public vehicle access is permitted beyond “security gate 2” as indicated on the plan titled “Site Layout”;
- Public car parking areas will be provided within the waste transfer station section located nearby the site office

E. Infrastructure

- Stormwater flows directed via woa-boy / rollover banks, topsoil banks and catch drains to the sediment basin located nearby the “proposed cell stage 2a”
- Potable water supply provided for the site office
- Non-potable water provided for emergency purposes (including an emergency safety shower) via a 5000L water tank
- No on-site effluent disposal system is proposed. Should toilets be required on-site, portable toilets will be made available.

G. Proposal Plans

Detailed plans of the proposal are contained in Appendix E.

PART 4

ASSESSMENT FRAMEWORK – STATE ASSESSMENT FRAMEWORK AND LOCAL GOVERNMENT ASSESSMENT FRAMEWORK

4.1 Relevant Assessment Framework

This application is submitted and assessable in accordance with the *Sustainable Planning Act 2009*, the *Sustainable Planning Regulation 2009* and the Barcaldine Shire Planning Scheme 2006 (V2 Effective 29 November 2013).

4.2 State Assessment Framework

State Planning Regulatory Provisions:	Not Applicable
State Planning Policy (April 2016):	Applicable Interim Development Assessment Requirements – State Interests: <ul style="list-style-type: none"> – Natural Hazards, Risk and Resilience: Bushfire Hazard Area (Bushfire Prone Area) – Medium Potential Bushfire Intensity and Potential Impact Buffer – Water Quality: Climatic Regions – Stormwater Management Design Objectives
Regional Plan:	<i>Central West Regional Plan</i> – September 2009
Referrals – Sustainable Planning Regulation 2009: (Current as at 30 January 2017)	Applicable Referrals: <ul style="list-style-type: none"> – the Department of Infrastructure, Local Government and Planning (DILGP) as Concurrence Agency in respect to matters relating to: <ul style="list-style-type: none"> – Schedule 7, Table 2, Item 1 (Environmentally relevant activities) – Schedule 7 Table 3, Item 1 (State Controlled Roads) – Schedule 7, Table 3, Item 2 (Development impacting on State transport infrastructure) – Schedule 7, Table 3, Item 10 (Native vegetation clearing) <p>Given the above, an assessment against the relevant modules of the <i>State Development Assessment Provisions</i> (SDAP), V1.10 effective 5 December 2016, is required. Refer to section 4.2.1 (below) for the relevant modules and their State codes.</p>

4.2.1 State Assessment Framework – State Development Assessment Provisions (SDAP)

In accordance with Table B.3 of SDAP, the modules and State codes which must be addressed for the referral of the development application are identified below.

Relevant Provision of the SP Reg	Relevant SDAP Modules and State Codes
<p>Schedule 7, Table 2, Item 1 (Environmentally relevant activities)</p>	<p><u>Module 4: Environmentally relevant activities</u> 4.1 Concurrence environmentally relevant activity state code</p>
<p>Schedule 7, Table 3, Item 1 (State-controlled Roads)</p>	<p><u>Module 1: Community Amenity</u> 1.1 Managing noise and vibration impacts from transport corridors state code 1.2 Managing air and lighting impacts from transport corridors state code</p> <p><u>Module 18: State Transport Infrastructure Protection</u> 18.1 Filling, excavation and structures state code 18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p><u>Module 19: State Transport Network Functionality</u> 19.1 Access to state-controlled roads state code 19.2 Transport infrastructure and network design state code</p>
<p>Schedule 7, Table 3, Item 2 (Development impacting on State transport infrastructure)</p>	<p><u>Module 17: Public Passenger Transport</u> 17.1 Public passenger transport state code</p> <p><u>Module 18: State Transport Infrastructure Protection</u> 18.1 Filling, excavation and structures state code 18.2 Stormwater and drainage impacts on state transport infrastructure state code</p> <p><u>Module 19: State Transport Network Functionality</u> 19.2 Transport infrastructure and network design state code</p>
<p>Schedule 7, Table 3, Item 10 (Native vegetation clearing)</p>	<p><u>Module 8: Native vegetation clearing</u> 8.1 Queensland vegetation management state code</p>

4.3 Local Government Assessment Framework: Barcaldine Shire Planning Scheme 2006

The Barcaldine Shire Planning Scheme 2006 identifies the following in respect to the subject land and the development proposal:

Relevant Planning Scheme Definition:	“Public Utility”
Applicable Zone:	Rural Zone (Refer Figure 4.1)
Level of Assessment:	Code Assessment (Refer Figure 4.5)
Relevant Assessment Code:	Rural Zone Code (Refer Figure 4.5)
Land Characteristic Maps:	<p>The subject land is not located on land identified as Good Quality Agricultural Land (Refer Figure 4.2)</p> <p>The subject land (specifically, part of Lot 2 on SP243965) is located adjoining the State Controlled Road (Refer Figure 4.3)</p> <p>The subject land is not located in close proximity to the non-directional beacon (Refer Figure 4.4)</p> <p><i>Note— In accordance with the SPP (April 2016) and the SPP Mapping, there is no longer a non-directional beacon located in association with the Barcaldine airport.</i></p>
Priority Infrastructure Area:	The subject land is not located within the Town of Barcaldine Priority Infrastructure Area
Barcaldine Shire Council Trunk Infrastructure: Water Supply	The subject land is not located within the Town of Barcaldine Water Supply Service Catchment area
Barcaldine Shire Council Trunk Infrastructure: Sewerage	The subject land is not located within the Town of Barcaldine Sewerage Service Catchment area
Barcaldine Shire Council Trunk Infrastructure: Transport	The subject land (specifically, part of Lot 2 on SP243965) is located adjoining the State Controlled Road: Landsborough Highway



Figure 4.1 – Extract from Barcaldine Shire Planning Scheme - Zoning Map – Barcaldine Shire Local Government Area

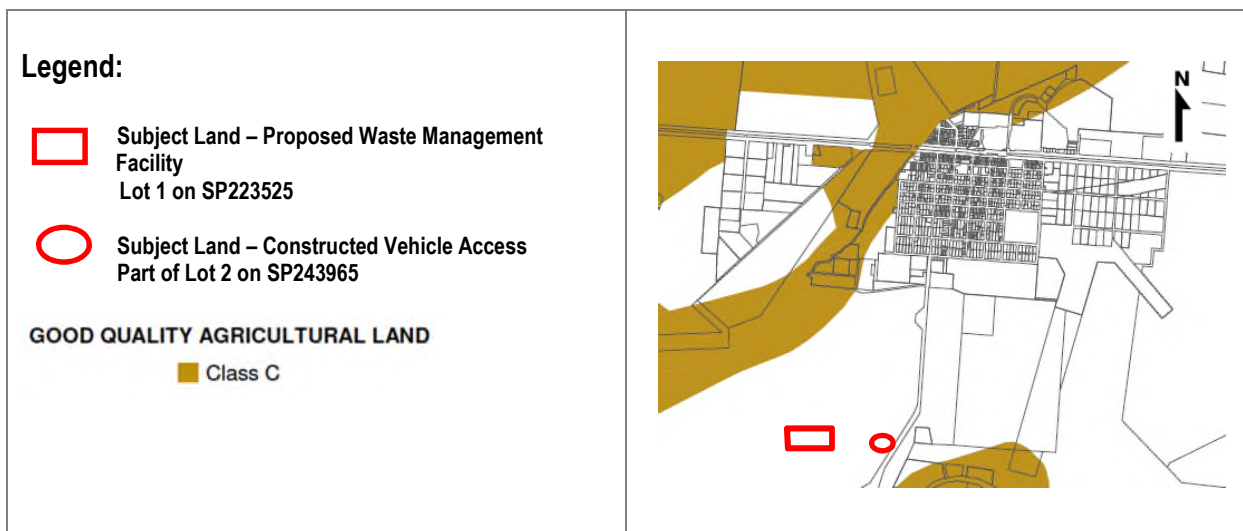


Figure 4.2 – Extract from Barcaldine Shire Planning Scheme - Land Characteristics Map – Good Quality Agricultural Land

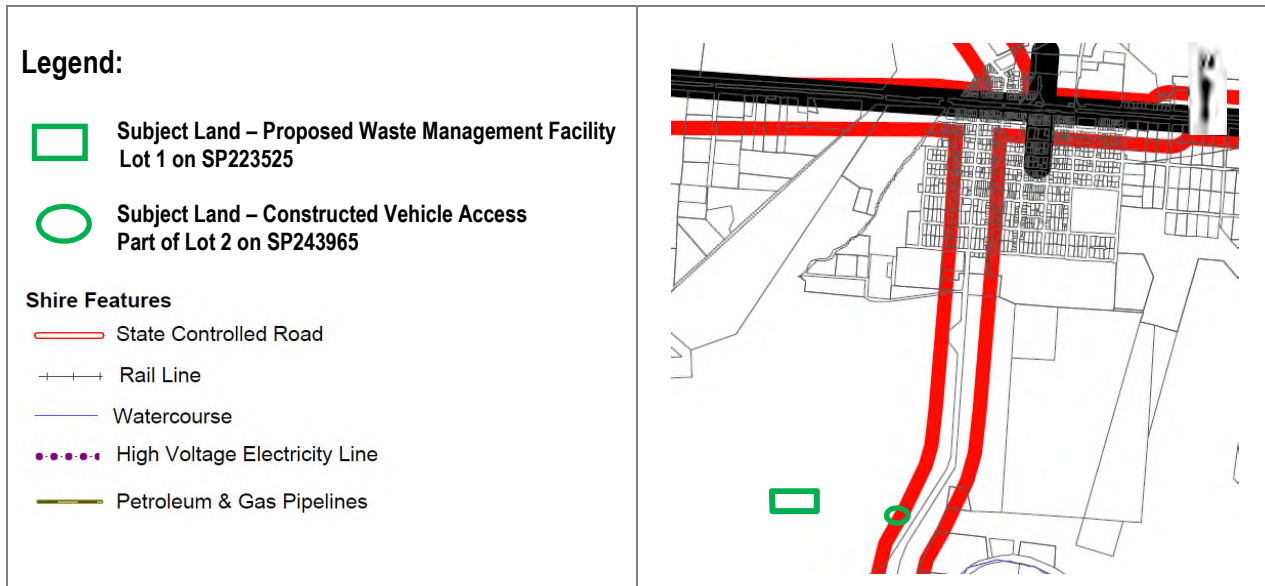


Figure 4.3 – Extract from Barcaldine Shire Planning Scheme - Land Characteristics Map – Shire Features Map

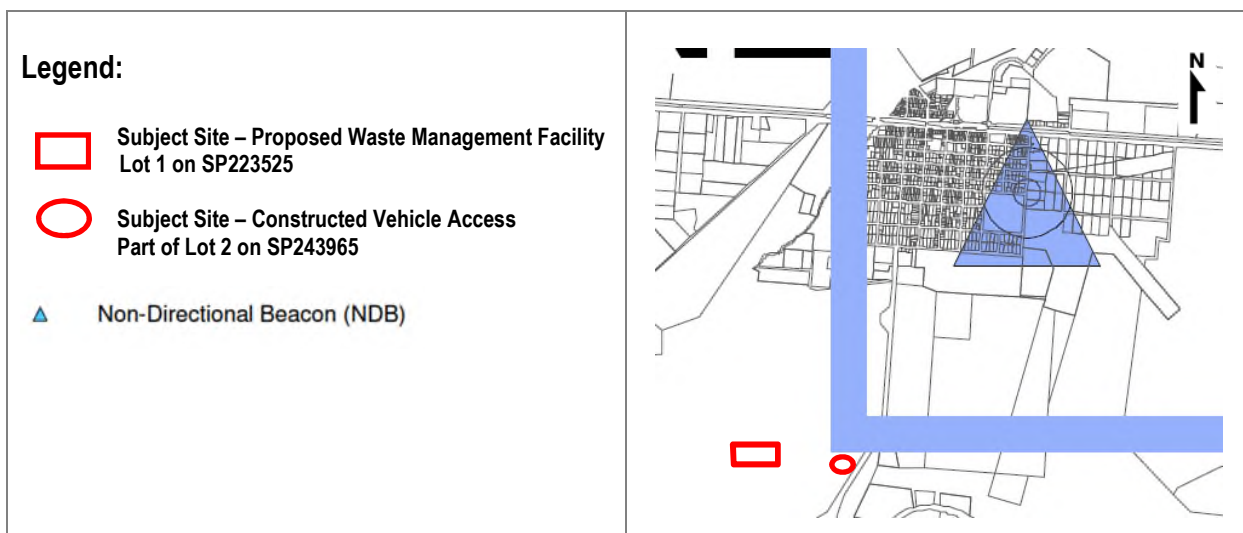


Figure 4.4 – Extract from Barcaldine Shire Planning Scheme - Land Characteristics Map – Aviation Facilities

4.1.2 Rural “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Accommodation building”	Impact Assessment	Rural “Zone” Code
“Agriculture”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Grazing”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Hotel”	Impact Assessment	Rural “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 150.0 m ² Impact Assessment otherwise	Rural “Zone” Code Rural “Zone” Code
“Intensive agriculture”	Impact Assessment	Rural “Zone” Code
“Intensive animal industry”	Impact Assessment	Rural “Zone” Code
“Multiple dwelling”	Impact Assessment	Rural “Zone” Code
“Visitor accommodation”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Rural “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Rural “Zone” Code

Figure 4.5 – Extract from Barcaldine Shire Planning Scheme -
 4.1.2 Rural Zone Table of Assessment
 Identifying in red the applicable use, assessment category and code for the proposed development

PART 5

ASSESSMENT OF DEVELOPMENT PROPOSAL

5.1 Assessment of Proposal Against Relevant Provisions

The following sections assess the development proposal against all relevant planning provisions as required and as set out in Part 4 of this report.

5.2 State Planning Policy – April 2016

As identified in section 4.2 of this Report, the relevant State Interests of the State Planning Policy are Natural Hazards, Risk and Resilience and Water Quality. The following comments are made in respect to the relevant State Interests.

Natural Hazards, Risk and Resilience: Bushfire Hazard Area (Bushfire Prone Area) – Medium Potential Bushfire Intensity and Potential Impact Buffer

The SPP interim development assessment provisions (Part E) for all natural hazards are as follows:

Development:

- (1) *avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level, and*
- (2) *supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and*
- (3) *directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties, and*
- (4) *avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard, and*
- (5) *maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard*

The proposal meets the requirements of the interim development assessment requirements of the SPP (April 2016) and the State interest guideline (April 2016) for Natural Hazards, Risk and Resilience given:

- it is appropriately located within a rural and isolated area which is suitable for the nature of the use (that is, not located nearby any sensitive land uses);
- a firebreak is provided along the entire perimeter of the site to reduce the risk of fire from entering and exiting the site;
- firefighting equipment (such as fire extinguishers and water supply) is provided on site; and
- any hazardous material will be appropriately stored on site in accordance with the relevant standards until appropriately disposed of.

Refer to reporting titled “*Landfill Environmental Management Plan*” – Barcaldine Regional Council Yellow Jack Drive Waste Management Facility, prepared by George Bourne and Associates, dated 22/08/2017 (Appendix J) which addresses all matters in respect of natural hazards (bushfire).

Water Quality: Climatic Regions - Stormwater Management Design Objectives

The SPP interim development assessment provisions (Part E) for receiving waters are as follows:

Development:

- (1) *avoids or otherwise minimises adverse impacts on the environmental values of receiving waters, arising from:*
 - (a) *altered stormwater quality or flows, and*
 - (b) *wastewater (other than contaminated stormwater and sewage), and*
 - (c) *the creation or expansion of non-tidal artificial waterways, and*
- (2) *by demonstrating it complies with the SPP code: Water quality (Appendix 3).*

The proposal meets the requirements of the interim development assessment requirements, Part E of the SPP, April 2016, for State Interest Water Quality, specifically Part H, Appendix 3 – SPP Code: Water Quality.

The purpose of the SPP Code: Water Quality states:

“Water quality is to ensure development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that support the protection of environmental values identified in the Environmental Protection (Water) Policy 2009.”

With respect to the outcomes listed in the code, only Performance Outcomes 1, 2 and 6 and Table A (which deals with the construction phase) are relevant to the proposal.

Performance Outcome 1 (PO1) – The development has been planned and designed to meet appropriate standards for stormwater, as applicable to Barcaldine.

Performance Outcome 2 (PO2) – No wastewater will be discharged off site or to a waterway.

Performance Outcome 6 (PO6) – Specifically during construction appropriate drainage, erosion and sediment control measures will be applied to ensure maintenance of stormwater quality.

Refer to plan titled “Site Erosion and Sediment Control”, Drawing No. 140010-2/04 C, prepared by George Bourne and Associates, dated 04/04/2017 (Appendix E) for details of the stormwater management devices.

5.3 Central West Regional Plan – September 2009

Barcaldine is recognised as a “District Rural Activity Centre” in the Central West Regional Plan (Refer Figure 5.1).

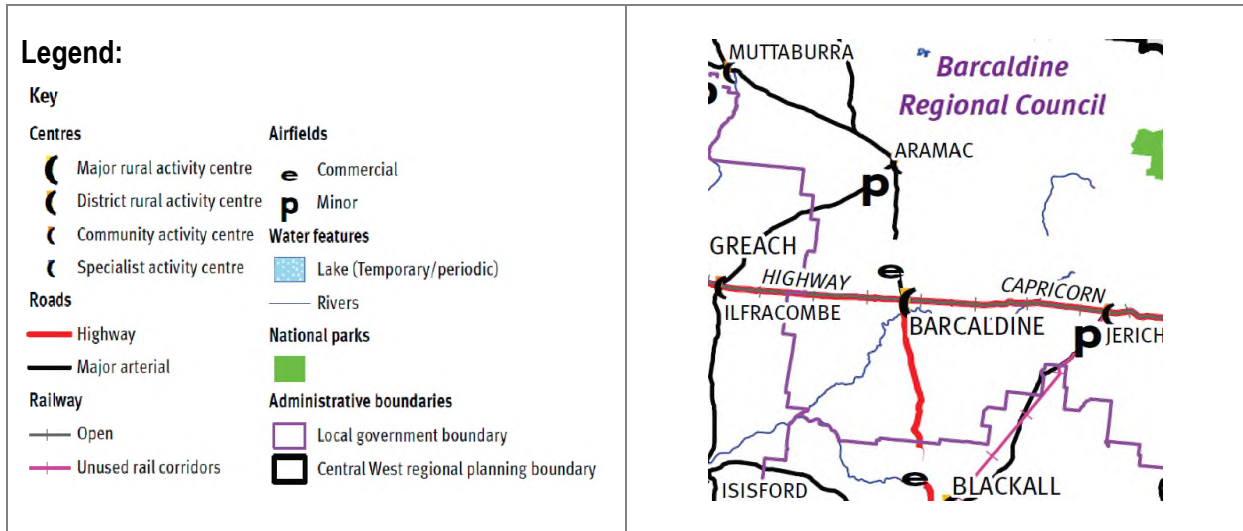


Figure 5.1 – Extract from Central West Regional Plan September 2009

“District Rural Activity Centres” provide essential functions for surrounding districts.

The proposed development seeks to provide a new waste management facility for the Barcaldine local government area which will replace Council’s existing landfill site located within Lot 8 on SP243965. The existing facility will be closed and rehabilitated.

The proposed development is fully consistent with all elements of the Central West Regional Plan, specifically in respect of strategies aligned with Infrastructure – Waste Management, namely, “coordinate integrated waste management infrastructure and types of waste management at a regional level.”

5.4 State Development Assessment Provisions – V1.10 – 5 December 2016

Schedule 7 of the Sustainable Planning Regulation 2009 and the SDAP identifies the relevant referral requirements and the mandatory SDAP Modules for development assessment purposes. Referral of the development proposal and provision of SDAP reporting is requested as the subject development is for a Material Change of Use on a site which involves:

- a concurrence environmentally relevant activity – ERA 60-1(a)
- clearing of native vegetation
- development that exceeds the threshold for the State transport infrastructure, specifically the State Controlled Road; Landsborough Highway – Barcaldine to Blackall
- land within 25 m of the State Controlled Road; Landsborough Highway – Barcaldine to Blackall

Full and detailed reporting against all relevant SDAP Modules is set out in Appendix H. The applicability of and the responses to the Modules must have regard to the nature of the proposed development and of the locality in which the development is proposed.

The following provides a summary of the SDAP reporting:

Relevant SDAP Modules and State Codes	Comments / Summary of Responses to Relevant State Codes
<p><u>Module 1 - Community Amenity</u></p> <p>State Code: 1.1</p> <p>State Code: 1.2</p>	<p>The Module is not relevant, <u>not applicable</u> to the development proposal as it does not include any residential or sensitive uses.</p>
<p><u>Module 4 - Environmentally Relevant Activities</u></p> <p>State Code: 4.1</p>	<p>The proposed development <u>achieves</u> the relevant outcomes of the State Code for Module 4.</p> <p>For State Code 4.1, the proposed development necessitated statements only in respect of Performance Outcomes 1 (PO 1) to 6 (PO 6) in Table 4.1.2.</p>

Relevant SDAP Modules and State Codes	Comments / Summary of Responses to Relevant State Codes
<p><u>Module 8 - Native Vegetation Clearing</u> State Code: 8.1</p>	<p>The proposed development <u>achieves</u> the relevant outcomes of the State Code for Module 8.</p> <p>Table 8.1.1 states the relevant provisions of the code with which the development must comply.</p> <p>For State Code 8.1, the proposed development necessitated statements only in respect of:</p> <ul style="list-style-type: none"> – Performance Outcomes 1 (PO 1) to 3 (PO 3) in Table 8.1.3; and – Performance Outcomes 2 (PO 2) to 10 (PO 10) in Table 8.1.4.
<p><u>Module 17 - Public Passenger Transport</u> State Code: 17.1</p>	<p>The Module is not relevant, <u>not applicable</u> to the development proposal as there is no local public transport.</p>
<p><u>Module 18 – State Transport Infrastructure Protection</u> State Code: 18.1 State Code: 18.2</p>	<p>The Module is not relevant, <u>not applicable</u> to the development proposal as there is no construction or stormwater drainage proposed which will affect the State controlled road.</p>
<p><u>Module 19 – State Transport Network Functionality</u> State Code: 19.1 State Code: 19.2</p>	<p>The Module is not relevant, <u>not applicable</u> to the development proposal as there is no change to the existing access to the State controlled road proposed.</p>

5.5 Barcaldine Shire Planning Scheme 2006 – V2 Effective 29 November 2013

As identified in section 4.4 of this Report, the relevant code of the Barcaldine Shire Planning Scheme is the Rural Zone Code. The following comments are made in respect to the relevant provisions of the Code.

Rural Zone Intent

The intent of the Rural Zone is as follows:

4.1.1 Intent:

The Rural “Zone” is intended primarily for rural uses and associated activities.

The proposed development is for a non-rural use located in the Rural Zone which does not accord with the intent of the zone. However, given the nature, scale and operation of the use, it can only reasonably and appropriately be located in the Rural Zone.

Rural Zone Code Purpose

The purpose of the Rural Zone Code is as follows:

4.1.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural “Zone” retains its viability as an area of primary production.
- (3) Future “Rural activities” are appropriately located within the Rural “Zone” and existing and future “Rural activities” are not prejudiced by inappropriate development.
- (4) Within the Rural “Zone”, “development”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
 - (b) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
 - (c) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
 - (d) maintains the rural amenity;
 - (e) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (f) does not prejudice extractive or mining resources;
 - (g) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;
 - (h) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (i) protects and maintains the integrity of the Lake Eyre Basin;
 - (j) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (k) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (m) does not impact adversely on infrastructure.
- (5) Within the Rural “Zone”, the Rural “Zone” Code allows for:
 - (a) tourist related uses (“bed and breakfast premises” and “visitor accommodation”) and “home businesses” where they are of a small scale and are compatible with surrounding “uses”; and
 - (b) limited industrial “uses”, where it can be demonstrated those “uses” are associated with rural production and can not reasonably be established in the Industry “Zone”.

The proposed development meets the Code Purpose of the Rural Zone, in that, the proposed waste management facility:

- can only be located in the Rural Zone given its nature, scale and operation;
- is not located in close proximity to sensitive land uses;
- provides necessary and essential infrastructure to support the Barcaldine local government area;
- has an appropriate layout design typical for the use; and
- has vehicle access via a constructed road.

Rural Zone Performance Criteria and Acceptable Solutions

The following is an assessment of the proposal against Section 4.1.3.4 of the Rural Zone Code. The assessment specifically demonstrates how the proposal complies with the specific Performance Criteria and Acceptable Solutions as relevant. PC's 38 to 44 are not relevant and have been removed from the assessment below.

4.1.3.4 Performance Criteria, Acceptable Solutions - “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Location	<p>PC1 Non-“Rural activities” - Locational Criteria</p> <p>Non-“Rural activities” are located in the Rural “Zone” only where those activities:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Rural “Zone”; (b) demonstrate a nexus with rural activities or natural or cultural resources; (c) do not prejudice the consolidation of like non-“Rural activities” in other more appropriate “Zones”; (d) do not prejudice the productive capacity of existing or future rural land; and (e) protect the landscape values and scenic qualities of the rural “Zone”. 	No acceptable solution is prescribed.	<p>The proposed development is for a non-rural activity, specifically a “Public Utility” (Waste Management Facility).</p> <p>The facility can only be reasonably and appropriately located in the Rural Zone given its nature, scale and operation.</p> <p>It will provide necessary and essential infrastructure for the Barcaldine Local Government Area.</p> <p>No sensitive land uses (residential activities) are located in close proximity to the site.</p> <p>Given all the above, the proposed development achieves the outcomes sought by PC1.</p>
Amenity	<p>PC2 Non-“Rural activities” - Scale</p> <p>Non-“Rural activities” are of an appropriate scale to protect the amenity of the Rural “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Rural “Zone” or other “Zones”.</p>	AS2 The “Total use area” is less than 150m ² on a lot.	<p>The proposed development does not meet AS2.</p> <p>However, the proposed development achieves the outcomes sought by PC2 given it has an appropriate design and scale for the nature of the use which is suitably located within the Rural Zone.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Amenity	<p>PC3 Non-“Rural activities” - Operating Hours</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 Rural “Zone”.</p>	<p>AS3 Non-“Rural activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>The proposed waste transfer station will be open to the public 6am to 6pm, 7 days a week which does not meet AS3.</p> <p>The adjoining landfill site is not open to the public and will operate 8am to 4pm, Monday to Friday which meets AS3.</p> <p>The proposed development achieves the outcomes sought by PC3 given the hours of operation are typical of a waste management facility and will not impact on the amenity of the Rural Zone.</p>
Amenity	<p>PC4 Non-“Rural activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Rural activities” occurs at appropriate times to protect the amenity of the Rural “Zone”.</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.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>Any loading and unloading will occur during the hours of operation set out above which are typical of a waste management facility and will not impact on the amenity of the Rural Zone.</p> <p>The proposed development achieves the outcomes sought by PC4.</p>
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>Land within the Rural “Zone” is maintained for rural activities.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<p>Not relevant. The proposed development is not for a “residential activity”.</p>

“Material change of use”		
Performance Criteria	Acceptable Solution	Comments
Amenity	<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural “Zone” 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” are less than 8.5 metres in height and are not more than 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 operational equipment).</p> <p>The height of the proposed building and structure are as follows:</p> <ul style="list-style-type: none"> – 2.6 m (Site Office); and – 3.3 m (Battery Disposal Shelter) <p>The proposed development meets AS6.</p> <p>The proposed building and structure are typical for the operation of the facility and as such will not adversely impact on the amenity of the Rural Zone.</p>
Amenity	<p>PC7 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the rural amenity is protected and enhanced.</p>	<p>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.</p> <p>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>All components of the facility will be setback by a minimum 30m wide firebreak along the entire perimeter of the subject site as shown on plan titled “Site Layout”.</p> <p>The proposed development meets AS7.1 and AS7.2.</p>
Amenity	<p>PC8 Transport Movements</p> <p>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.</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p> <p>Transport movements associated with the Waste Management Facility will primarily involve Council rubbish collection for the Barcaldine Township on every Monday, Wednesday and Friday.</p>
Amenity	<p>PC9 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are designed such that the amenity of the Rural “Zone” is protected and maintained.</p>	<p>No acceptable solution is prescribed.</p> <p>The facility has a built form which is typical for the use and will not adversely impact on the amenity of the Rural Zone.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Amenity	<p>PC10 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	<p>AS10 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken and excluding windmills and other rural operational equipment.)</p>	<p>No ridgelines and escarpments are located in close proximity to the development.</p>
Amenity	<p>PC11 Landscaping and External Activity Areas</p> <p>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 Rural “Zone’s” positive visual qualities. 	<p>No acceptable solution is prescribed.</p>	<p>No landscaping is proposed for the development.</p>
Amenity	<p>PC12 Lighting</p> <p>The design of lighting does not prejudice the amenity of the Rural “Zone” 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>No lighting is proposed for the development.</p>

“Material change of use”			
Performance Criteria	Acceptable Solution	Comments	
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding “Uses”;</p> <p>(b) infrastructure items are protected from incompatible “Development”;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible “Uses” is minimised.</p>	<p>For “<i>Sensitive land uses</i>” and “<i>rural activities</i>” other than “<i>Intensive animal industries</i>”:</p> <p>AS13.1 Minimum separation between “<i>Sensitive land uses</i>” and “<i>rural activities</i>” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p> <p>For “<i>Intensive animal industries</i>”:</p> <p>AS13.2 Minimum separation distances to “<i>Sensitive land uses</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1.</p> <p>For “<i>Sensitive land uses</i>”:</p> <p>AS13.3 Minimum separation distances to “<i>Intensive animal industries</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2.</p> <p>AS13.4 For “<i>Grazing</i>”: Pens and yards maintain a minimum separation distance of 300 metres to “<i>sensitive land uses</i>” not associated with the “<i>grazing</i>”.</p> <p>For all “<i>Uses</i>” other than “<i>Extractive Industries</i>”:</p> <p>AS13.5 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to “<i>Extractive Industries</i>” as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1.</p>	<p>In accordance with Schedule 2, Division 4, section 4.1 of the Barcaldine Shire Planning Scheme, the minimum separation distance from a refuse tip is 500 m.</p> <p>No incompatible land uses are located within 500 m of the proposed refuse tip.</p> <p>The nearest sensitive land uses are located approximately:</p> <ul style="list-style-type: none"> – 1.3 km north east from the proposed facility – a dwelling – 1.6 km north east from the proposed facility – a dwelling – 700 m south east from the proposed facility – a public rest area on the Landsborough Highway (known as Truckies Bend). <p>The proposed facility is appropriately separated from the sensitive land uses.</p> <p>Given all the above, the proposed facility meets AS13.5 and AS13.6 and achieves the outcomes sought by PC13.</p>

“Material change of use”		
Performance Criteria	Acceptable Solution	Comments
	<p>For all “Uses”: AS13.6 “Buildings”, “Structures” and “Outdoor Activity Areas” maintain a minimum separation distance to petroleum and gas pipelines (as identified on Land Characteristics Map – Features Map) and refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	
<p>PC14 Water Supply</p> <p>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.</p> <p>or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p>or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of:</p> <p>(a) 22 000 litres where not in a reticulated water supply area;</p> <p>(b) 11 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<p>The subject site is not located within Council’s reticulated water supply system area.</p> <p>Given the nature of the use, an appropriate supply of water is proposed on site:</p> <ul style="list-style-type: none"> – potable water will be provided to the site office – non-potable water (5000L water tank) will be provided on site for emergency purposes (including emergency safety shower).
Infrastructure		

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Infrastructure	<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 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2 “Premises” not in a sewered area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>The subject site is not located within Council’s reticulated sewerage system area.</p> <p>Portable toilets will be provided onsite to ensure compliance with work, health and safety requirements.</p> <p>No onsite effluent disposal system is proposed. However, the subject site is of an adequate size to accommodate an on-site effluent disposal system for future development if necessary.</p>
Infrastructure	<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 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>Appropriate stormwater devices will be implemented on the subject site to ensure stormwater is collected and diverted to the on-site sediment basin.</p> <p>Refer to the plan “Site Erosion and Sediment Control” Drawing No. 140010-2/04 C (Appendix E).</p>
Infrastructure	<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p>	<p>No electricity is required for the use.</p> <p>Should electricity be required, an electricity supply will be provided to the site in accordance with the relevant service provider standards.</p>

“Material change of use”			
Performance Criteria	Acceptable Solution	Comments	
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Agriculture”, “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” where not involving “Building work”, “Detached house”, “Grazing”, “Home business” and “Visitor accommodation”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>Vehicle access to the subject site is via Yellowjack Drive (a formed road).</p> <p>Public vehicle access to the waste transfer station is via “Gate 1” from Yellowjack Drive.</p> <p>No public vehicle access is permitted to the waste landfill site via “Gate 2” located within the subject site.</p> <p>The development meets AS18.2 and PC18.</p>
Infrastructure	<p>PC19 Vehicle Parking and Service Vehicle Provision</p> <p>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)</p> <p>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>There are two (2) public car parking areas located nearby the site office within the waste transfer station section of the site.</p> <p>These parking areas are considered adequate for the use to ensure safe and functional operation for motorists and pedestrians.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Infrastructure	<p>PC20 Roads</p> <p>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>No new roads are proposed.</p> <p>The subject site has appropriate access to Yellowjack Drive (a formed road) which connects to the State controlled road (Landsborough Highway).</p> <p>The access to the State controlled road has been designed and constructed in accordance with DTMR standards and with DTMR approval (refer to Appendix I).</p>
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>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 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>Not relevant – there is no electricity easement on the subject site.</p>
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(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 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<p>Not relevant – there is no electricity easement on the subject site.</p>
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“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 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>Not relevant – there is no electricity easement on the subject site.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<p>Not relevant – there is no watercourse or lake on the subject site.</p>
Environmental	<p>PC25 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <ul style="list-style-type: none"> (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>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>The subject land contains the regional ecosystem identified as 10.5.2a and 10.5.12 being of least concern.</p> <p>Given the nature, scale and operation of the use, vegetation clearing is necessary and cannot be reasonably avoided.</p> <p>The “Vegetation Management Plan” (Appendix L) provides details of the environmental management measures including rehabilitation.</p> <p>The proposed vegetation clearing requires referral to DILGP in accordance with the requirements of SPA and the SP Reg. Therefore matters relating to vegetation clearing will be assessed by the referral agency.</p>
Environmental	<p>PC26 Cultural Heritage</p> <p>“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 “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>Not relevant – there is no watercourse, lake, cemetery or burial site on the subject site.</p>
Environmental	<p>PC27 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.</p>	<p>No acceptable solution is prescribed.</p>	<p>Any potential sources of air emissions will be monitored and controlled, ensuring the outcomes of PC27 are met.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Environmental	<p>PC28 Noise Emissions</p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.</p>	No acceptable solution is prescribed.	The proposed development will not result in any noise emissions, ensuring the outcomes of PC28 are met
Environmental	<p>PC29 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(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.</p>	No acceptable solution is prescribed.	<p>Stormwater quality control devices will be incorporated where necessary to ensure the outcomes of PC 29 are met.</p> <p>Further, given the nature of the use, appropriate monitoring devices will be implemented to ensure the quality of underground water is managed and protected.</p>
Environmental	<p>PC30 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.</p>	<p>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.</p> <p>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.</p> <p>AS30.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>Filling and excavation is limited to that required for each land fill cell</p> <p>Appropriate erosion control measures will be in place at all times during construction, to ensure the outcomes of PC30 are met.</p>
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</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	Appropriate erosion control measures will be in place at all times during construction and operation, to ensure the outcomes of PC31 are met.

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.</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 works” are being undertaken for that existing “Building”.)</p>	<p>Not relevant. The subject site is not in the vicinity of an airport or navigational facility.</p>
Constraint	<p>PC33 Good Quality Agricultural Land Areas</p> <p>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.</p>	<p>No acceptable solution is prescribed.</p>	<p>Not relevant. The subject site is not located on land containing GQAL.</p>
Constraint	<p>PC34 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.</p>	<p>No acceptable solution is prescribed.</p>	<p>Not relevant. The subject site is not impacted by flooding.</p>
Constraint	<p>PC35 Protected Areas</p> <p>“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 and as identified in Schedule 2, Division 8: Artesian Springs, Section 8.1.</p>	<p>Not relevant. The subject site is not located nearby a protected area.</p>

“Material change of use”			
	Performance Criteria	Acceptable Solution	Comments
Constraint	<p>PC36 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS36 “Development” is not undertaken on slopes greater than 15%.</p>	<p>Not relevant. The subject site has a slope of less than 15% and is not subject to landslip or erosion.</p>
Constraint	<p>PC37 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible “Development”; and</p> <p>(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 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>The subject site is located approximately 900m from, and has access to, the State Controlled Road (Landsborough Highway).</p> <p>All proposed buildings and structures clearly maintain the minimum separation distance in accordance with AS37.</p>

PART 6

SUMMARY AND RECOMMENDATIONS

6.1 Summary and Recommendations

The development application seeks a Development Permit for Material Change of Use for “Community Oriented Activity” – “Public Utility” (Waste Management Facility) located on land identified as Lot 1 on SP223525 (100 Yellowjack Drive, Barcaldine) and part of Lot 2 on SP243965 (Township Reserve).

The proposed development will replace the existing landfill site and provide improved and necessary infrastructure to service the Barcaldine Local Government Area. The existing facility will be closed and rehabilitated.

This Town Planning Report has clearly demonstrated the proposal meets all relevant State and local government planning requirements.

With respect to relevant State Assessment Matters, the proposal:

- will comply with the State Planning Policy, in particular the State interests for Natural Hazards, Risk and Resilience and Water Quality;
- is envisaged and is fully consistent with the Central West Regional Plan in that it seeks to provide a new waste management facility for the Barcaldine Local Government Area; and
- complies with all objectives and requirements of the State Development Assessment Modules for matters relating to:
 - a concurrence environmentally relevant activity – ERA 60-1(a)
 - clearing of native vegetation
 - development that exceeds the threshold for the State transport infrastructure, specifically the State Controlled Road; Landsborough Highway – Barcaldine to Blackall
 - land within 25 m of the State Controlled Road; Landsborough Highway – Barcaldine to Blackall

With respect to the Barcaldine Shire Planning Scheme, the proposal:

- is inconsistent with the Intent and Purpose of the Rural Zone. However, the proposal can only be located within the Rural Zone given the nature, scale and operation of the use and therefore is appropriate at this location;
- is necessary infrastructure required to service the Barcaldine Local Government Area; and
- achieves all relevant outcomes of the Rural Zone Code.

The proposed development is clearly within the public interest. On this basis, there are substantial grounds to support approval of the development despite the conflict with the Intent of the Rural Zone.

Given all of the above, approval of the development proposal is requested, subject to reasonable and relevant conditions.

Campbell Higginson Town Planning