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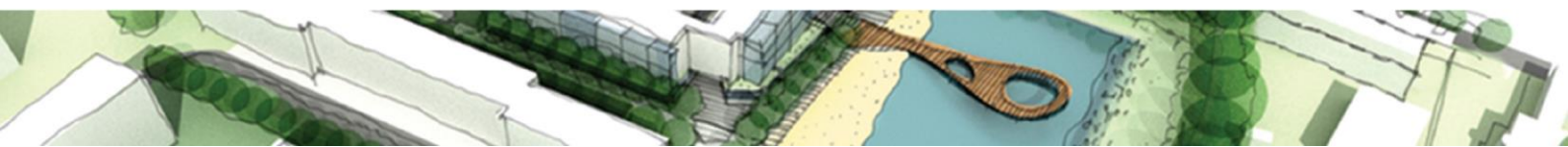
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Wall Planning &
Environmental Consulting

Development Application Material Change of Use

49 Lancewood Drive, Barcaldine



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1.0 Executive Summary

Site Details

Address	49 Lancewood Drive, Barcaldine
Property Description	53 on SP249553
Area	2,674m ²
Local Authority	Barcaldine Regional Council
Registered Owners	Brett and Gall Jenkins

Local Planning Instruments

Planning Scheme	Barcaldine Shire Planning Scheme 2006
Zone	Industrial Zone

Application Details

Applicant	Mr Brett Jenkins C/- Wall Planning & Environmental Consulting
Existing Use	Undeveloped
Proposal	Material Change of Use (Commercial Shed)
Application Type	Development Permit for Material Change of Use
Level of Assessment	Code Assessment
Applicable Codes	Industrial Zone Code
Referral Agencies	Nil

2.0 Introduction

This report has been prepared by Wall Planning & Environmental Consulting to accompany the Development Application made by Brett Jenkins. The relevant local authority is the Barcaldine Regional Council. The proposed development is assessable against the *Barcaldine Shire Planning Scheme 2006*.

The application seeks a Development Permit for Material Change of Use. The Development Application is subject to Code Assessment. The property is situated in the Industrial Zone of the *Barcaldine Shire Planning Scheme 2006*.

The proposal involves the development on Lot 53 to accommodate a 30m x 15m (450m²) shed and an administration & showroom building (130m²). The premises will support the relocation of an existing business in Barcaldine. The premises will be used by Jenko & Sons Pty Ltd (a Licensed Builders) and Outwest Kitchens & Joinery (who make custom made kitchens, vanities, built-in wardrobes and supply kitchen appliances). The office component of the administration building will support the kitchen businesses, while the showroom component will be used for the kitchen supply business. The shed will be used to support both businesses. The site is located at 49 Lancewood Drive, Barcaldine and has an area of 2,674m². The site is situated on the corner of Lancewood Drive and Beefwood Road. Access to the site is currently provided via Lancewood Drive with access points at the site's northern frontage.

The site is currently vacant. The proposal by Mr Brett Jenkins is for a 30m x 15m shed with a detached office and showroom building.

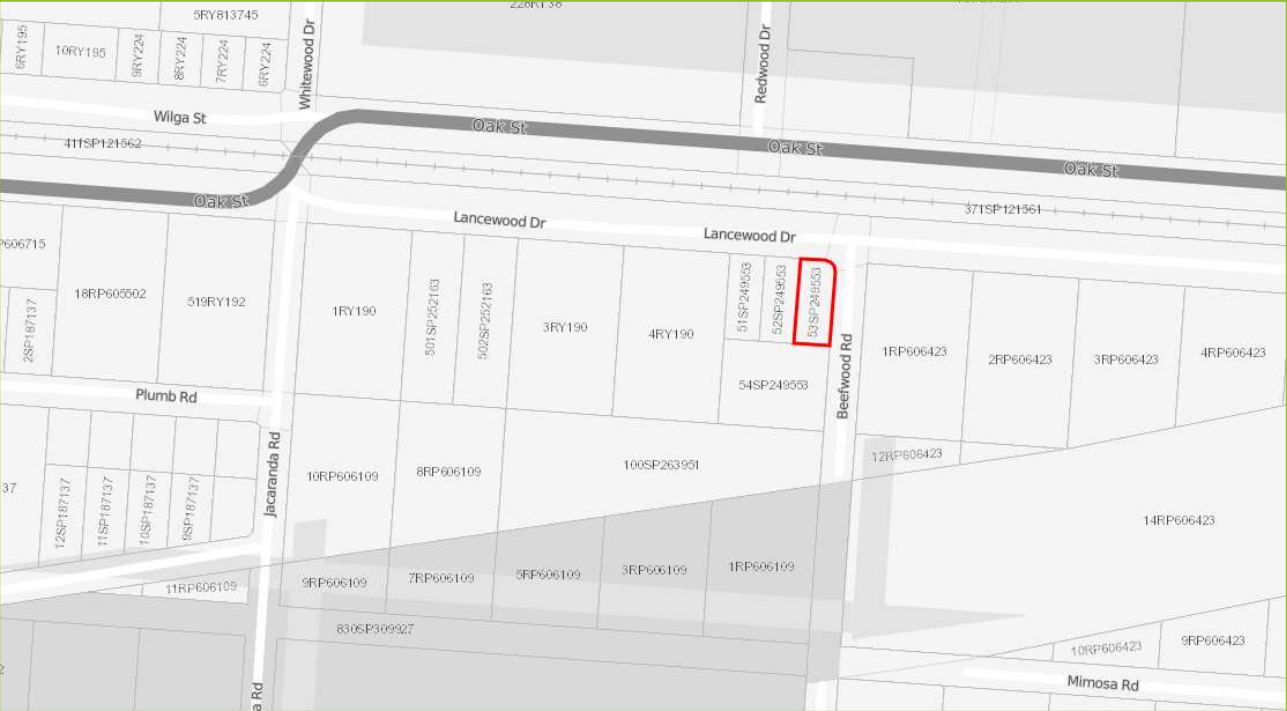


Figure 1: Photograph of Site

The development application is required to be assessed in accordance with the provisions of the *Planning Act 2016*. The Material Change of Use application is to be assessed against the “Assessment Benchmarks” as set out in the *Barcaldine Shire Planning Scheme 2006*.

The owners of the site are Mr Brent Jenkins and Mrs Gall Jenkins, refer to the Title Search, attached as **Appendix A**. A copy of the Owners Consent is attached as **Appendix B**.

The purpose of this report is to describe the characteristics of the subject site and surrounding land uses, provide details of the proposed development, and address the applicable code as set out in the Planning Scheme.

The following is provided in support of the development application:

- DA Form 1 – Development Application Details;
- Owners Consent (**Appendix B**);
- Locality Site Plan, proposed (Site Plan, Elevation), prepared by Designtek (**Appendix C**).

3.0 Site Description

3.1 Subject Site and Surrounding Land Uses

The site is located at 49 Lancewood Drive, Barcaldine and is described as Lot 53 on SP249553, see Figure 2 and 3 below.

The site, accessed by Lancewood Drive, is rectangular in shape and has an area of 2,674m². The site is completely flat. The site features a frontage to Lancewood Drive and Beefwood Road.

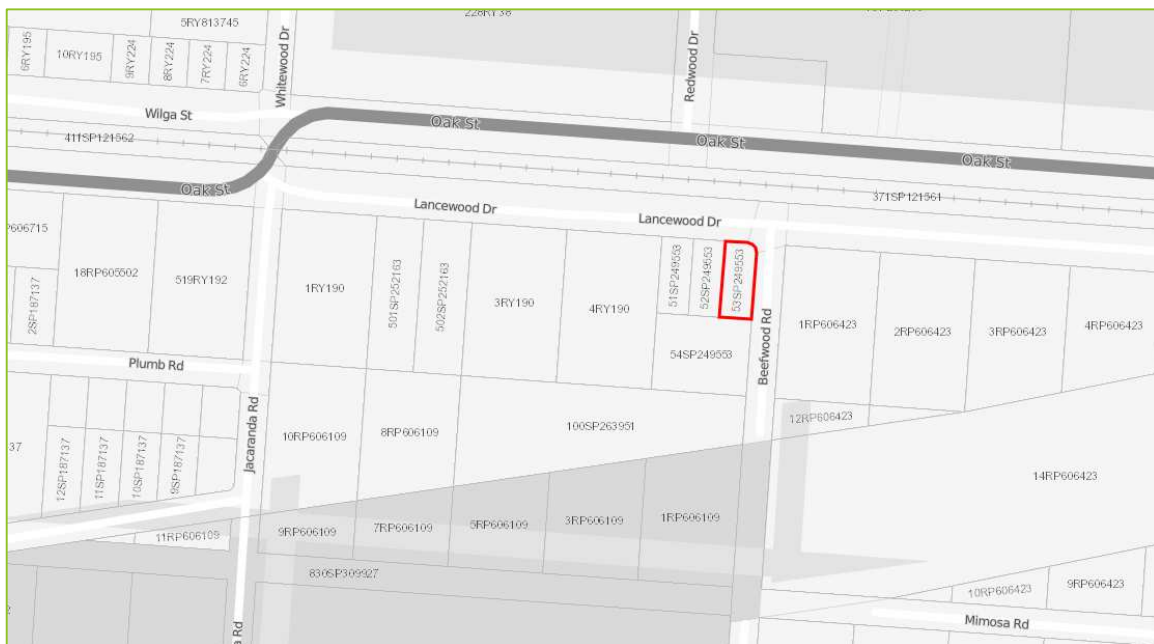


Figure 2: Subject site



Figure 3: Subject site

The site is located within the Industrial Zone and as such is connected to physical infrastructure networks, such as, water, telecommunications and electricity. The site is located outside of councils Sewerage Service Catchment and will feature on site effluent disposal systems.

The site is surrounded primarily by vacant land, with a residential dwelling located to the east as seen in Figure 3.

3.2 Current Use

The site is currently undeveloped. The application seeks a Development Permit for Material Change of Use and is subject to Code Assessment. The property is situated in the Industrial Zone of the *Barcaldine Shire Planning Scheme 2006*.

3.3 Details of Proposal

The application seeks a Development Permit for Material Change of Use. The proposal is to develop the vacant lot to accommodate a commercial shed and detached office/showroom. The shed will be 30m x 15m in dimension and feature a height of 7m. Accompanying the shed will be a detached office and showroom building located towards the southeastern corner of the lot.

The proposed use of the shed is for the premises of Jenko & Sons Pty Ltd (a construction business), and Outwest Kitchen and Joinery (that custom make kitchens, vanities and built in wardrobes).

By way of background, Barcaldine Regional Council advised via letter dated 3 May 2012, that stated:

"The development constitutes assessable development under the Industrial Zone Code of the Barcaldine Shire Planning Scheme".

Commercial premises in the Industrial Zone are subject to Code Assessment with the applicable code being the Industrial Zone Code.

Due to the site being located near the Barcaldine Airport, in the direct takeoff/landing flight path, building heights have been calculated with regard to the maximum allowable gradient. Information was sought from Andrew Stewart at Jasko Airirport Services. This gradient is 3.33%, and all buildings onsite must be of a height that creates a gradient lower than this. Maximum building height onsite is proposed as 7m, and even located on the boundary of the site closest to the airport this would only create a gradient of less than 2.8%, well below the 3.33% cut-off. The site is located in the Industrial Zone and is thus required to be assessed in accordance with the Material Change of Use Code Requirements set out in the *Barcaldine Shire Planning Scheme 2006*.

The *Barcaldine Shire Planning Scheme 2006* dictates that a commercial use requires carparking at a rate of 1 space per 30m² of total use area. The proposal has a use area of 588m². As such the development proposes 20 parking space to be located along the Lancewood Drive and Beefwood Road frontages.

4.0 Planning Assessment

4.1 Regional Planning Instruments

The Central West Regional Plan 2009 was released September 2009. The site is included in the 'District rural activity centre'. The District Rural Activity Centre description is outlined as

"District rural activity centres in the Central West provide essential functions for surrounding districts. The population range for each centre is generally between 300 and 2500.

These centres provide weekly and essential services, such as grocery shopping and postal services. Outlying properties may face a travel time of up to four hours to access these centres. They offer local government services and health services that may include a local general practitioner or non- resident medical services, such as visiting specialist medical services. These centres have educational facilities, in some cases to Year 12, and police stations, often with more than one officer, and multiple government services. The current services provided in these towns need to be maintained."

The proposed commercial use will provide an essential function that supports Barcaldine and its surrounds, thus supporting the intent of the *Central West Regional Plan 2009*.

4.2 Local Planning Scheme

The site is located in Barcaldine and therefore, the relevant Planning Scheme in this instance is the *Barcaldine Shire Planning Scheme 2006*. The site is included in the "Industrial" Zone of the Planning Scheme. The *Barcaldine Shire Planning Scheme 2006* describes the purpose of the Industrial Zone as;

"...intended primarily for industrial activities."

Set out in Section 4.5.3.2 are a series of outcomes that specify the purpose of the code.

In accordance with the *Planning Act 2016*, Section 45(3)(a), for development made assessable by a local categorising instrument, i.e. the *Barcaldine Shire Planning Scheme 2006*, the proposed development is required to be assessed against the relevant Assessment Benchmarks contained in the Planning Scheme. The Development Application is thus required to be assessed against the:

- Intent of the Industrial Zone;
- Performance requirements of the Industrial Zone Code;

Overview of Planning Assessment:

An assessment of the development against the applicable code in the *Barcaldine Shire Planning Scheme 2006* has been undertaken, refer **Appendix D**.

In summary, the assessment against the Industrial Zone Code has determined that the proposed development complies with all of the Performance Outcomes and Accepted Solutions (where applicable) as set out in the Code. However, there are some areas of non-compliance and these are set out in Section 4.3 below.

4.2 Local Categorising Instrument and Assessment Benchmarks

Table 4.5.2– Industrial Zone Table of Assessment, identifies that Commercial Sheds triggers Code Assessment under Material Change of Use under the *Barcaldine Shire Planning Scheme 2006*.

The proposed material change of use complies with the acceptable outcomes of the Industrial Zone Code.

An assessment against the relevant code for the proposed development is set out in **Appendix D**.

4.3 Basis for Approval Despite Non-Compliance with Code Requirements:

The following table outlines sections of non-compliance between the development proposal and the relevant code:

Relevant Code:	Relevant Section:	Justification for Proposal
Industrial Zone	<p>PC1 Non-“Industrial activities”- Locational Criteria</p> <p>Non-“Industrial activities” are located in the industrial “Zone” only where:</p> <p>(a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and</p> <p>(b) those activities do not prejudice the operation.</p>	<p>The proposal is for a commercial use, with a small showroom and administration building located onsite. The bulk of the development however is the large 450sqm shed. Currently the surrounding land is undeveloped, however should future development occur on these lots the large shed proposed on site will be in fitting with the visual amenity of the industrial area. Further the proposed use of the development site will in no way prejudice future operations of any of the surrounding site.</p>

5.0 Conclusion

The application seeks a Development Permit for Material Change of Use to construction of a 30m x 15m commercial shed and accompanying detached office/showroom on the site located at 49 Lancewood Drive, Barcaldine identified as 53 on SP249553.

The proposed development seeks to create a commercial premise within the established Industrial Zone area, triggering Code Assessment, and is consistent with the intent of the Industrial Zone, the Industrial Zone Code, and all additional secondary codes and overlay codes. In summary, the code assessment has determined that the proposed development complies with all of the Performance Criteria (where applicable) as set out in the codes.

We look forward to Council's assessment of the application and provision of the Development Permit Material Change of Use.

Appendices

Appendix A – Title Search

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35504828

Search Date: 13/11/2020 12:51

Title Reference: 50865007

Date Created: 23/11/2011

Previous Title: 30638094

REGISTERED OWNER

Dealing No: 714173104 21/11/2011

BRETT JENKINS

GAIL JENKINS TRUSTEE

UNDER INSTRUMENT 713968513

ESTATE AND LAND

Estate in Fee Simple

LOT 53 SURVEY PLAN 249553

Local Government: BARCALDINE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30062135 (ALLOT 5 SUBN SEC 7A)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ CITEC CONFIRM

Appendix B – Owners Consent

Individual owner's consent for making a development application under the *Planning Act 2016*

We,

Brett and Gall Jenkins

as owner of the premises identified as follows:

49 Lancewood Drive, Barcaldine.
Identified as Lot 53 on SP249553

consent to the making of a development application under the *Planning Act 2016* by:

Brett and Gall Jenkins
C/- Wall Planning and Environmental Consulting

on the premises described above for:

Material Change of Use for a commercial shed and administration/showroom building

Signature

Date

Appendix C – Proposal Plans

BARCALDINE CBD

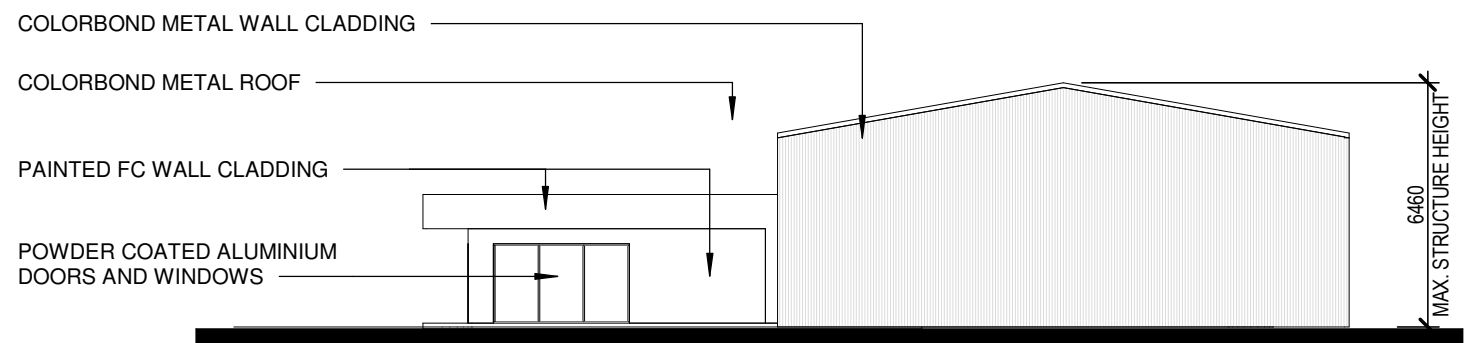
BARCALDINE AIRPORT

PROPOSED DEVELOPMENT -
49 LANCEWOOD DRIVE



LOCALITY PLAN

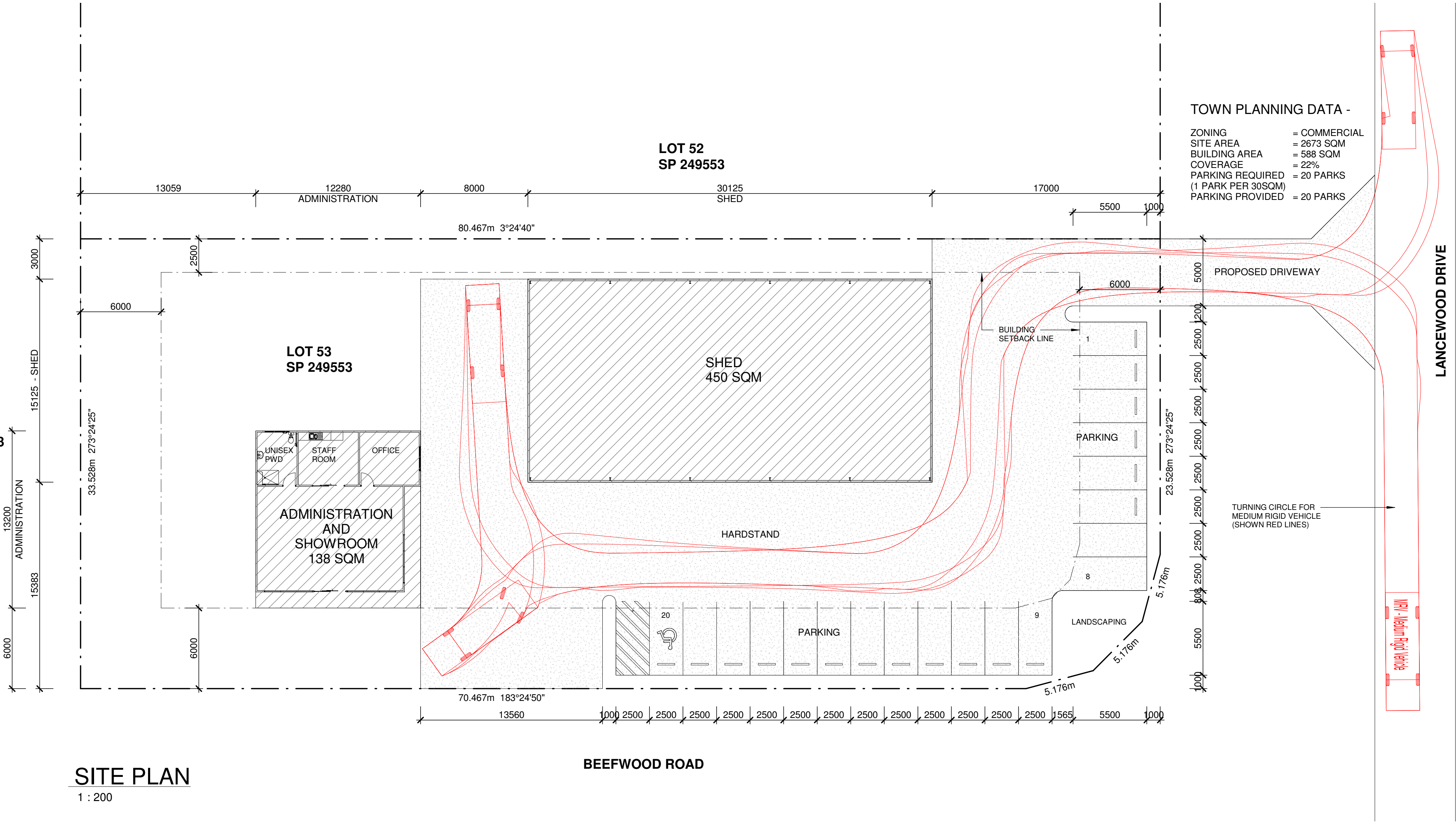
1 : 5000



NORTH ELEVATION (LANCEWOOD DRIVE)

1 : 200

LOT 54
SP 249553



SITE PLAN

1 : 200

NOTES
VERIFY ALL DIMENSIONS AND CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESIGNTEK PTY LTD AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF THE DESIGNTEK PTY LTD

AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	15-10-2020	REVISED LAYOUT			
2	29-10-2020	REVISED LAYOUT			
3	06-11-2020	REVISED LAYOUT			

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PO Box 3371, Red Hill,
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QLD 4701

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Email: mail@designtek.com.au

dbcc BDAQ MEM. NO #0000761
www.designtek.com.au



SITE: LOT 53 SP 249553			11/11/2020 11:15:42 AM
PROJECT: SITE DEVELOPMENT PLAN 49 LANCEWOOD DRIVE, BARCALDINE Q4725			
DISCIPLINE: BUILDING DESIGN SERVICES			
TITLE: LOCALITY PLAN, SITE PLAN AND NORTH ELEVATION			
DATE: 06-11-2020	SCALE: As indicated ON A1	DESIGNED BY: Designer	SHEET NO: of REVISION: 3
DET PROJECT MANAGER:		DRAWN BY: EM	
CAD FILE NAME:		APPROVED BY: Approver	
	PROJECT NO. 2010-11		SHEET NO: of
	DRAWING NO. SD-01		

Appendix D – Code Assessments

Set out below is an assessment of the proposed development against the Industrial Zone Code:

4.5.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
Location		
PC1 Non-“Industrial activities”- Locational Criteria Non-“Industrial activities” are located in the industrial “Zone” only where: (a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and (b) those activities do not prejudice the operation.	No acceptable solution is prescribed.	PC1 Performance Solution: The proposal is for a commercial use, with a small showroom and administration building located onsite. The bulk of the development however is the large 450sqm shed. Currently the surrounding land is undeveloped, however should future development occur on these lots the large shed proposed on site will be in fitting with the visual amenity of the industrial area. Further the proposed use of the development site will in no way prejudice future operations of any of the surrounding site.
Amenity		
PC2 Protection of Surrounding Areas “Uses” are operated to ensure the amenity of the surrounding areas is protected.	AS2.1 “Uses” are operated only between the hours of 7:00am and 6:00pm.	AS2.1 Complies: Operations will only occur between 7:00am and 6:00pm AS2.2 NA. Development does not share a boundary with the Urban or Mixed Use Zone.
	AS2.2 A 1.8 metre high solid screen fence is erected along the full length of any boundary	

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
	common with land in an Urban or Mixed Use "Zone".	
PC3 Delivery of Goods The loading and unloading of goods occurs at appropriate times to protect the amenity of the Industrial "Zone" and surrounding areas.	AS3.1 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.	AS3.1 – 3.2 Complies: Loading will only occur during prescribed times.
	AS3.2 No loading and unloading occurs on Sundays and Public Holidays.	
PC4 "Total use area" "Development" is of a scale that contributes to the amenity of the Industrial "Zone".	AS4 "Total use area" is no more than 75% of site area	AS4 Complies: Total use area is 588m ² , which represents 22% of the site.
PC5 Height The height of "Buildings" and "Structures" does not impact adversely on the amenity of the Industrial "Zone" and surrounding areas.	AS5 "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).	NA. Development does not occur within 100m of the boundary of an airport.
PC6 Setbacks and Boundary Clearances The height of "Buildings" and "Structures" does not impact adversely on the amenity of	AS6.1 "Buildings" and "Structures" have a setback of not less than 6 metres from any road frontage.	AS6.1 – 6.2 Complies: Administration building is setback 6m from the Beefwood Road frontage, the main shed is setback 17m

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
the Industrial "Zone" and surrounding areas.	AS6.2 "Buildings" and "Structures" have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing "Building" and no "Building works" are being undertaken for that existing "Building").	from Lancewood Drive. Rear setback is 13m and setback to the boundary with Lot 52 is 2.5m.
PC7 Transport Movements Transport movements associated with the use protect the amenity of surrounding residential areas.	AS7 Transport movements do not occur through residential areas.	AS7 Complies: Development is not located near a residential area and as such transport movements will not occur through residential areas.
PC8 "Building" and "Structure" Design "Buildings" and "Structures" are designed so that the amenity of the Industrial "Zone" is maintained and the amenity of surrounding areas is protected	No acceptable solution is prescribed.	PC8 Complies: Developed is designed to maintain the amenity of the Industrial Zone.
PC9 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to built form and streetscape; (b) provide positive sun and breeze control; and (c) make provision for recreation areas.	No acceptable solution is prescribed.	PC9 Complies: Landscaping is proposed along the length of both rows of parking areas, with a larger area at the corner of Lancewood Drive and Beefwood Road. This landscaping will serve to separate the parking area from the streetscape and enhance the overall amenity.
PC10 Lighting	AS10	AS10 Complies:

Column 1	Column 2	Assessment
Performance Outcomes	Acceptable Outcomes	
The design of lighting does not prejudice the local amenity.	Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	All lighting on site will be designed to ensure a value of less than 8.0 lux at 1.5m from the site boundary.
Infrastructure		
PC11 Water Supply All "Premises" have an adequate volume and supply of water for the "Use".	AS11.1 "Premises" are connected to Council's reticulated water supply system. or	AS11.2 Complies: All lots will have connection to Council's reticulated water supply system.
	AS11.2 "Premises" are connected to an approved water allocation as provided by the relevant agency.	AS11.2 NA.
PC12 Effluent Disposal All "Premises" provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.	AS12.1 "Premises" are connected to Council's reticulated sewerage system. or	AS12.1 NA. AS12.2 Complies: Sewerage is disposed of on-site in accordance with the Standards for Sewerage.
	AS12.2 "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.	
PC13 Stormwater Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values	AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.	AS13 Complies:
PC14 Electricity	AS14	AS14:

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
"Premises" are provided with an adequate supply of electricity for the "Use".	All "Premises" have a supply of electricity.	Development is connected to electricity infrastructure.
PC15 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	AS15 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).	AS15 Complies: Site access will be designed in accordance with the Standards for Roads, Carparking, Manoeuvring Areas and Access. Access will be provided via Lancewood Drive for Lot 53. Proposed driveway from Lancewood Drive is 5m wide.
PC16 Vehicle Parking and Service Vehicle Provision Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are: (a) adequate for the "Use"; (b) ensure safe and functional operation for motorists and pedestrians; and (c) located to allow for the servicing of the Use, while protecting the amenity of surrounding "Uses".	AS16.1 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)	AS16.1 – 16.2 Complies: Parking is provided at a rate of 1 space per 30m ² of "total use area". Designed to the requirements set out in the Standards for Roads, Carparking, Manoeuvring Areas and Access. Therefore a total of 20 carparking spaces are provided to support the commercial development.
	AS16.2 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)	
PC17 Roads Adequate all-weather road access is provided between the "Premises" and the existing road network.	AS17 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	AS17 Complies: Site access roads are designed in accordance with the Standards for Roads, Carparking, Manoeuvring Areas and Access.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
PC18 "Electricity transmission line easement" – Vegetation Transmission lines within an "Electricity transmission line easement" are protected from vegetation.	AS18.1 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	NA. No "Electricity transmission line easement" located on site.
	AS18.2 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.	
PC19 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located to ensure community safety	AS19 "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.	NA. Development is not for "Habitable buildings" or "Child oriented uses".
Environmental		
PC20 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS20 A minimum 10 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.	NA. Development is not located near a watercourse or lake.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
PC21 Cultural Heritage Development ensures the protection and maintenance of places and items of cultural heritage.	AS21.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".	NA. Development is not located near any places of cultural heritage.
	AS21.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	
PC22 Air Emissions Air emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".	No acceptable solution is prescribed	PC22 Complies: Development will not result in air emissions that cause environmental harm or nuisance to adjoining properties.
PC23 Noise Emissions Noise emissions from "Premises" do not cause environmental harm or nuisance to adjoining properties or "Sensitive land uses".	No acceptable solution is prescribed.	PC23 Complies: Development will not result in noise emissions that cause environmental harm or nuisance to adjoining properties.
PC24 Water Quality The standard of effluent and / or stormwater runoff 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;	No acceptable solution is prescribed.	PC24 Complies: Development will not adversely impact upon water quality of surface or underground water.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
(d) agricultural use; or (e) industrial use.		
PC25 Excavation or Filling Excavating or filling of land: (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.	AS25.1 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	NA. Development does not involve excavation or filling.
	AS25.2 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.	
	AS25.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	
PC26 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS26 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	AS26 Complies: Erosion and sediment control will take place during construction in accordance to the Standards for Construction Activities.
Constraint		
PC27 "Development" in the vicinity of "Airports" PC27 "Development" in the vicinity of "Airports" "Development" in the vicinity of "Airports": (a) protects the operation of the "Airport";	AS27 "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	NA. Development is located more than 100m from the boundary of Barcaldine Airport. Building height is only proposed as 7m.

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the "Airport".	works" are being undertaken for that existing "Building".)	
PC28 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.	No acceptable solution is prescribed.	NA. Development is not located in a flood prone area.
PC29 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.	AS29 "Development" is not undertaken on slopes greater than 15%.	AS29 Complies: Development occurs on a site with less than 15% slope
PC30 "Aviation Facilities" Aviation facilities are protected from physical obstructions and electromagnetic emissions that may adversely affect their function.	AS30.1 "Development" is not undertaken within 150 metres of the NDB as identified on Land Characteristics Map – Aviation Facilities in accordance with Schedule 2, Division 7: Sensitive Areas for Aviation Facilities, Diagram 1.	AS30.1 Complies: Development occurs more than 500m from the NDB. AS30.2 NA. Development occurs more than 500m from the NDB.
	For "development" between 150 metres and 500 metres of the NDB: AS30.2 "Buildings" and "Structures" do not intersect the 30 plane	

Column 1 Performance Outcomes	Column 2 Acceptable Outcomes	Assessment
	extending from the NDB as identified on Land Characteristics Map – Aviation Facilities in accordance with Schedule 2, Division 7: Sensitive Areas for Aviation Facilities, Diagram 1.	
Use		
PC31 “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”.	No acceptable solution is prescribed.	NA. Development is not for an airport.
PC32 “Intensive animal industries” “Intensive animal industries”: (a) do not impact adversely on the amenity of the Industrial “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.	No acceptable solution is prescribed.	NA. Development is not for intensive animal industry.