

4.1.2 Rural “Zone” Code

4.1.2.1 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as set out in Table 4.1.2.1:

Table 4.1.2.1

Acceptable solutions applicable to all self-assessable material changes of use	
Development	Applicable acceptable solutions in section 4.1.2.3 of the code
All self-assessable uses	AS6, AS7.1, AS7.2, AS12, AS13.5, AS13.6, AS15.2, AS17, AS18.1, AS19.1, AS21.1, AS21.2, AS22, AS23, AS26.2, AS30.1-AS30.8, AS32, AS35, AS36, AS37, AS38.1, AS38.2
Additional acceptable solutions applicable only to certain self-assessable material changes of use	
Development	Applicable acceptable solutions in section 4.1.2.3 of the code
Residential activities (all)	AS13.1 and AS13.2 (other than to a home business providing home based child care and caretakers’ residence), AS14.1-AS14.3 (other than to a detached house and caretaker’s residence), AS16, AS31
Bed and breakfast	AS40.1, AS40.2
Caretakers’ residence	AS5, AS14.3
Detached house	AS14.3
Home business (providing home based child care)	AS4.1, AS4.2, AS42.1, AS42.4, AS42.5
Home business (other)	AS4.1, AS4.2, AS42.1-AS42.5
Agriculture	AS13.1,
Grazing	AS13.1, AS13.3
Commercial activities	AS3, AS4.1, AS4.2, AS14.1, AS14.2, AS16, AS31
Acceptable solutions applicable to self-assessable building work	
Development	Applicable acceptable solutions in section 4.1.2.4 of the code
Building work	All acceptable solutions except AS3, AS6, AS7.1
Acceptable solutions applicable to self-assessable operational work	
Development	Applicable acceptable solutions in section 4.1.2.5 of the code
Excavation and filling	AS2.1-AS2.7, AS3, AS6.2 AS8-AS10

4.1.1.1 Code Purpose

The following outcomes are the purpose of the code:

- (1) The Rural “Zone” retains its viability as an area of primary production and natural resource use, including mining.
- (2) “Rural activities” and mining are appropriately located within the Rural “Zone” and are not prejudiced by inappropriate development.

- (3) 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”, particularly “sensitive land uses”, including those within other “zones”;
 - (f) does not prejudice or unduly impact on mineral resources or their extraction;
 - (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) does not adversely impact on areas and sites of conservation importance, including cultural and high landscape values;
 - (i) 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;
 - (j) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (k) does not impact adversely on infrastructure.
- (4) Within the Rural “Zone”, the following are appropriate “uses”:
- (a) “agriculture” and “grazing”;
 - (b) “intensive animal industries” and “extractive industries”, where they are located and operated so as to ensure no unacceptable detrimental impact on surrounding “uses” or on the environment;
 - (c) limited industrial “uses”, where it can be demonstrated those “uses” are associated with rural production or natural resource use and cannot reasonably be established in the Industrial “Zone”;
 - (d) “bed and breakfast premises” and “home business” where they are of a small scale and are compatible with surrounding “uses”;
 - (e) “caravan or relocatable home park” for the purposes of tourist accommodation where it is: of a small scale; compatible with the amenity and character of surrounding uses; and directly and primarily associated with rural production, the natural environment or cultural resources in the surrounding area; and
 - (f) “caravan or relocatable home park” or “accommodation building” for the purposes of accommodating workers, where the use is: directly and primarily associated with rural production or a natural resource related industry on the same site or on an immediately adjoining site; compatible with the amenity and character of the surrounding uses; intended to be established only for a defined period; and cannot reasonably be located in the Urban “Zone”.

4.1.1.2 Performance Criteria and Acceptable Solutions – “Material change of Use”

Performance Criteria	Acceptable Solution	Response
Location		
<p>PC1 Non-“Rural Activities” - Locational Criteria Non-“rural activities” are located in the Rural “Zone” only where those activities:</p> <ul style="list-style-type: none"> (a) do not unduly impact on the character and amenity of the locality; (b) are directly and primarily associated with rural activities, a natural resource related industry or natural or cultural resources; (c) cannot reasonably be located in another more appropriate zone; (d) do not prejudice the existing or future productive capacity of rural land or other natural resources; and (e) do not adversely affect the landscape values and scenic qualities of the locality. 	<p>No acceptable solution is prescribed.</p>	<p>PC1 Complies</p> <ul style="list-style-type: none"> (a) As demonstrated via the visual assessment report there is no impact on the amenity and landscape character of the locality. Refer to Appendix J. (b) The proposed development is a natural resource related industry, being a renewable energy facility. (c) The proposed public utility (solar farm) reflects the intentions of the rural zone, with large scale solar farms found in rural localities throughout the world, and within Australia, where a number of similar projects have been approved in recent months. The site is strategically located near an existing substation to ensure the efficient transfer of electricity into the existing network, which further justifies its location. (d) The proposed use is low impact as described in the attached town planning report. All infrastructure can be easily removed with minimal disturbance to the land overall, which enables it to return to its current grazing use in the future. Refer to section 4 of the town planning report for further justification on location, use and decommissioning of use. (e) As demonstrated via the visual assessment report there is no impact on the landscape values or quality of the locality. Refer to
Amenity		
<p>PC2 Non-“Rural Activities” - Scale Non-“rural activities” are of a scale that is consistent with the amenity and character of the locality and do not prejudice the operation and viability of other “uses” or activities in the Rural “Zone” or other “zones”.</p>	<p>AS2 The “total use area” is less than 150m² .</p>	<p>PC2 Complies</p> <p>The proposed development’s total site coverage (excluding solar panels due to water being capable of running underneath panels) is less than 0.2% of the subject site area which is a reasonable expectation within a rural locality.</p> <p>The presence of solar panels covering the site is not unusual for this type of use in this locality, and the strategic placement of native vegetation will ensure that the overall character of the locality is not diminished as per the visual assessment report findings in Appendix J.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC3 Non-“Rural Activities” - Operating Hours Non-“rural activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the locality.</p>	<p>AS3 Non-“rural activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>PC3 Complies Operational hours may occur 24hours a day 7 days a week, with typical onsite working hours occurring; - Monday to Friday: 7 am to 6 pm - Saturday 8 am to 1 pm - Excluding Sundays and public holidays</p> <p>Furthermore any construction outside of standard construction hours would only be undertaken in consultation with relevant roads authorities, where required, and in consideration of audible noise impacts to nearby residents. It should be noted that during summer months, the solar farm may continue to produce electricity after 6pm and prior to 7am while the days are longer.</p>
<p>PC4 Non-“Rural Activities” - Delivery of Goods The loading and unloading of goods in connection with non- “rural activities” occurs at appropriate times to protect the amenity of the locality.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday; and (b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and public holidays.</p>	<p>AS4.1 & AS4.2 Complies Operational hours may occur 24hours a day 7 days a week, with typical onsite working hours occurring; - Monday to Friday: 7 am to 6 pm - Saturday 8 am to 1 pm - Excluding Sundays and public holidays</p>
<p>PC5 “Residential Activities” Land within the Rural “Zone” is maintained for rural activities.</p>	<p>For “caretaker’s residences”: AS5 No more than 1 (one) “caretaker’s residence” per lot.</p> <p>For all other “residential activities”: No acceptable solution is prescribed.¹⁴</p>	<p>AS5 N/A The proposed development does not seek approval for a “caretaker’s residence” or any other type of residential activity.</p>
<p>PC6 Height The height of “buildings” and “structures” does not impact adversely on the amenity of the locality and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “structures” other than those within 100 metres of the boundary of an “airport”¹⁵ are not more than: (a) 8.5 metres; and (b) 2 (two) storeys, at any point above natural ground level. (Except where establishing in an existing “building” and no “building works” are being undertaken for that existing “building”, and excluding windmills, silos and other rural operational equipment).</p>	<p>PC6 Complies At three (3) meters in height, the solar panels are smaller than a 1 storey building and are to be aligned in rows following the contours of the land.</p> <p>Some of the electrical infrastructure may be higher than 8.5m, but these are unable to be viewed by the public as verified by the visual assessment report in Appendix J, and thus rural amenity is maintained.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC7 Setbacks and Boundary Clearances “Buildings” and “structures” are located to ensure the rural amenity is maintained.</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>PC7 Complies The extent of the low rise 3m high solar panels are screened from view along the Alpha Bypass Road by vegetation that is between 3 and 5m tall. Thus rural amenity is maintained.</p>
<p>PC8 Transport Movements Transport movements associated with the use protect the amenity of the locality.</p>	<p>For “rural activities” and “industrial activities”: AS8 Transport movements do not occur through residential areas.</p> <p>For all other “uses”: No acceptable solution is prescribed.</p>	<p>AS8 – Complies Vehicle access to the site is to be via the Clermont Alpha Road / Alpha Bypass Road / Lindley Road arrangement which does not traverse through residential areas.</p>
<p>PC9 “Building” and “Structure” Design “Buildings” and “structures” are designed such that the amenity of the locality is protected and maintained.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC9 Complies As mentioned in response to PC6, the solar panels are smaller than a 1 storey building at 3m in high, and are to be aligned in rows following the contours of the land.</p> <p>Some of the electrical infrastructure may be higher than 8.5m, but these are unable to be viewed by the public as verified by the visual assessment report in Appendix J, and thus rural amenity is maintained.</p>
<p>PC10 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character, landscape values, and visual amenity.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC10 Complies As verified by the visual assessment report, the proposed development is not visible from any public or nearby private residence, and thus protects the rural amenity of this area. Refer to Appendix J for further details.</p>
<p>PC11 Landscaping and External Activity Areas Landscaping and external activity areas are provided on-site to:</p> <ul style="list-style-type: none"> (a) contribute to a pleasant and functional rural built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the positive visual qualities of the locality. 	<p>No acceptable solution is prescribed.</p>	<p>PC11 Complies Landscaping along the southern boundary of Alpha Bypass Road is proposed to comprise of native shrubs and grasses starting near its intersection with Clermont Alpha Road to Lindley Road. This vegetation will have a mature height of approximately 3 to 5 meters which is deemed sufficient to adequately screen solar panel arrays from drivers along this road according to a visual assessment report in Appendix J. Thus, the solar farm will be shielded from view by people driving along Alpha Bypass Road which are local thoroughfares in this locality.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC12 Lighting The design of lighting does not prejudice the amenity of the locality through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<p>AS12 Complies The proposed lighting onsite will not exceed 8.0 lux at 1.5 metres beyond the boundary of the site. It can be noted that all lighting proposed onsite will be in accordance with Table 2.1 and 2.2. of the Australian Standards using a control level of 1.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC13 Separation of Incompatible Land Uses Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “uses”; (b) infrastructure items are protected from incompatible “development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “uses” is minimised. 	<p>For “sensitive land uses” and “rural activities” other than “intensive animal industries”:</p> <p>AS13.1 Minimum separation between “sensitive land uses” and “rural activities” are as stated in Schedule 2, Division 1: Separation Distances – Agricultural and Residential Uses</p> <p>For “sensitive land uses” and “intensive animal industries”:</p> <p>AS13.2 Minimum separation distances between “sensitive land uses” and “intensive animal industries” are as stated in Schedule 2, Division 2: Separation Distances – Intensive Animal Industries, Section 2.1.</p> <p>For “grazing”:</p> <p>AS13.3 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”.</p> <p>For “uses” other than “sensitive land uses”¹⁶ and “extractive industries”:</p> <p>AS13.4 “Buildings”, “structures” and “outdoor activity areas” maintain a minimum separation distance to “extractive industries” as stated in Schedule 2, Division 3: Separation Distances – Extractive Industries, Section 3.1.</p> <p>For all “uses”:</p> <p>AS13.5 “Buildings”, “structures” and “outdoor activity areas” maintain a minimum separation distance to petroleum and gas pipelines and refuse tips as stated in Schedule 2, Division 5: Separation Distances – Infrastructure Items, Section 5.1.</p>	<p>AS13.1 N/A The proposed development is not identified as a sensitive land uses.</p> <p>AS13.2 N/A The proposed development is not identified as a sensitive land uses.</p> <p>AS13.3 N/A The proposed development is not identified as a grazing use.</p> <p>AS13.4 Complies The proposed development is not located within the minimum separation distance to extractive industries, and thus is in compliance with the separation distances stated in Schedule 2, Division 3: Separation Distances – Extractive Industries, Section 3.1.</p> <p>AS13.5 Complies The proposed development is not located within the minimum separation distance to petroleum, gas pipelines and refuse tips, and thus complies with the separation distances stated in Schedule 2, Division 5: Separation Distances – Infrastructure Items, Section 5.1.</p>

Performance Criteria	Acceptable Solution	Response
Infrastructure		
<p>PC14 Water Supply All "premises" have an adequate volume and supply of water for the "use".</p>	<p>AS14.1 "Premises" are connected to Council's reticulated water supply system.</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 "detached houses" or "caretakers residences": AS14.3 "Premises" are connected to a rain water tank with a minimum capacity of: (a) 45, 000 litres where not in a reticulated water supply area; (b) 22, 000 litres where in a reticulated water supply area.</p>	<p>PC 14 Water will be sourced locally from commercial/ council water supplies and will be trucked to site and stored on site as needed.</p> <p>During the peak of construction approximately 600L per day of potable water will be needed, dropping to 60L per day during shoulder construction periods. The water for dust suppression will vary according to traffic and weather conditions. On hot days approximately 80kL will be used to wet down unsealed roads/ tracks as needed.</p> <p>During operations a small amount of potable water will be brought to site and stored on site. Water use for regular washing of modules is not expected to be required. In the event of an abnormal soiling event e.g. a severe dust storm, water would be trucked to site and modules cleaned with a portable pressure washer without the use of detergent.</p> <p>Thus, adequate supply of water is provided for the proposed development.</p>
<p>PC15 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.</p>	<p>AS15.1 "Premises" are connected to Council's reticulated sewerage system.</p> <p>or</p> <p>AS15.2 "Premises" not in a sewerred area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2.</p>	<p>PC15 Sewerage onsite will be removed for treatment and disposal in an off-site facility.</p>
<p>PC16 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.</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>AS16 Complies Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 as detailed in the attached Stormwater management plan in Appendix F.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC17 Electricity "Premises" are provided with an adequate supply of electricity for the "use".</p>	<p>AS17 All "premises" have a supply of electricity.</p>	<p>AS17 Complies The subject site, on which the material change of use is proposed, has a supply of electricity.</p>
<p>PC18 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For all self-assessable uses: AS18.1 All "premises" have vehicle access to a formed road. Access is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other "uses": AS18.2 All "premises" have vehicle access to a formed road. Access is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>AS18.1 N/A The proposed development is not for a self-assessable use.</p> <p>AS18.2 Complies Vehicular access is to be from Lindley Road and the Alpha Bypass Road.</p> <p>As per the Traffic Impact Assessment (Appendix E), it is noted that once the proposed development is complete a limited number of people will be using Lindley Road, with the only users being employees and maintenance officer's onsite and the adjoining neighbor to the west.</p> <p>As a result, the gravel graded Alpha Bypass Road which aligns the frontage of the subject site (Lot 6 SP159756) is not required to be upgraded.</p>
<p>PC19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the "use" and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS 19.1 All "uses" provide vehicle parking in accordance with Schedule 1 Division 2: Standards for Roads, Carparking, Maneuvering Areas and Access, Section 2.2(1)(a)</p> <p>AS 19.2 Car parking, service vehicle parking and maneuvering areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Maneuvering Areas and Access, Section 2.2.(1)(b)</p>	<p>AS19.1 Complies Car parking will be in accordance with the intent of Schedule 1 Division 2: Standards for Roads, Carparking, Maneuvering Areas and Access, Section 2.2(1)(a). Although cark parking spaces for the proposed development under these standards does not provide a mandatory number for the use 'public utility' a minimum number of five (5) carparking spaces are provided in total, including one (1) carparking space for persons with disabilities.</p> <p>AS19.2 Complies All car parking, service vehicle parking and maneuvering areas within the designated substation area can be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Maneuvering Areas and Access, Section 2.2.(1)(b)</p>
<p>PC20 Roads Adequate all-weather road access is provided between the "premises" and the existing road network.</p>	<p>AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1).</p>	<p>AS 20 Complies No new roads are proposed and no existing roads require any further upgrading as per the Traffic Impact Assessment Report in Appendix E.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC21 “Electricity transmission line easement” - Vegetation <i>Transmission lines within an “electricity transmission line easement” are protected from vegetation.</i></p>	<p>AS21.1 Planted vegetation within an “electricity transmission line easement” has a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.2 Diagram 3.</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 4: Powerline / Electricity Easements, Section 4.2 Diagram 3.</p>	<p>AS21.1 and 21.2 Not Applicable No planted vegetation within the electricity transmission line easement onsite is proposed as part of this application.</p>
<p>PC22 “Electricity transmission line easement” – Vegetated Buffers <i>Vegetated buffers adjoining an “electricity transmission line easement” are maintained to provide:</i> (a) <i>a visual buffer to the easement; and</i> (b) <i>a separation distance from the easement.</i></p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “electricity transmission line easement” as shown in Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.2 Diagram 4.</p>	<p>AS22 Complies There are no need for the proposed development to remove vegetation around the existing Ergon transmission line that lies on Lot 153 CLM230. This is a matter for Ergon who own the easement containing this infrastructure.</p>
<p>PC23 “Electricity transmission line easement” - Separation Distance <i>“Habitable buildings” and “child oriented uses” are located to ensure community safety.</i></p>	<p>AS23 “Habitable buildings” and “child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “electricity transmission line easement” in accordance with Schedule 2, Division 4: Powerline / Electricity Easements, Section 4.1 (1) and Section 3.1 Diagram 1.</p>	<p>SA23 Not Applicable The proposed development does not seek approval for “habitable buildings” and/or “child oriented uses”.</p>
Environmental		
<p>PC24 “Watercourses” and “Lakes” “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 “defining bank” of any “watercourse” or “lake”.</p> <p><i>Note: See diagrammatic representation of a “defining bank” in Schedule 3.</i></p>	<p>PC24 Complies The proposed development dose not impact on the watercourse values as defined in the ecological report (Appendix F). Furthermore, it has been demonstrated through the stormwater management plan in Appendix F that the development will meet the water quality standards applicable and that further detailed sediment and erosion control measures will be suffice to protect the defined watercourses within the subject site.</p>
<p>PC25 Vegetation Retention “Development” retains vegetation for the: (a) <i>protection of scenic quality;</i> (b) <i>protection of general habitat;</i> (c) <i>protection of soil quality; and</i> (d) <i>establishment of open space corridors and networks.</i></p>	<p>AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	<p>AS25 Complies All significant remnant vegetation existing onsite will not be removed as part of the proposed development. Only regrowth vegetation is to be removed with is consist with current land practices on this site.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC26 Cultural Heritage <i>“Development” ensures the protection and maintenance of places and items of cultural heritage.</i></p>	<p>AS26.1 A minimum separation distance of 50 metres is provided to the “defining bank” of “watercourses” and “lakes”.</p> <p>Note: See diagrammatic representation of a “defining bank” in Schedule 3.</p> <p>AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 7: Places and Items of Cultural Heritage, Section 7.1.</p>	<p>PC26 Complies The proposed development does not seek to utilize the waterway areas apart from one level creek bed crossing as illustrated in the attached plans of development (Appendix A). Matters of cultural significance are dealt with under the duty of care provisions of the Aboriginal Cultural Heritage Act 2003, which the applicant is currently undertaking, however time constraints have forced this matter outside this application at this point. Should any cultural heritage matters come to light we will inform Council where appropriate if it impacts the proposed development which at this point is unlikely.</p>
<p>PC27 Air Emissions <i>Air emissions from “premises” do not cause environmental harm or nuisance to adjoining properties or “sensitive land uses”. 17</i></p>	<p>No acceptable solution is prescribed.</p>	<p>PC27 Complies The proposed use does not create any air emissions that would cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>
<p>PC28 Noise Emissions <i>Noise emissions from “premises” do not cause environmental harm or nuisance to adjoining properties or “sensitive land uses”. 18</i></p>	<p>No acceptable solution is prescribed.</p>	<p>PC28 Complies The proposed use does not create any noise emissions that would cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>
<p>PC29 Water Quality <i>The standard of effluent and / or stormwater run-off from “premises” ensures the quality of surface and underground water is suitable for:</i></p> <ul style="list-style-type: none"> <i>(a) the biological integrity of aquatic ecosystems;</i> <i>(b) recreational use;</i> <i>(c) supply as drinking water after minimal treatment;</i> <i>(d) agricultural use; or</i> <i>(e) industrial use. 19</i> 	<p>No acceptable solution is prescribed.</p>	<p>PC29 Complies As demonstrated through the stormwater management plan in Appendix F that the development will meet the water quality standards applicable for the proposed development.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC30 Excavation or Filling <i>Excavating or filling of land:</i></p> <p>(a) <i>ensures safety and amenity for the users of the "premises" and nearby land;</i></p> <p>(b) <i>minimises soil erosion and instability of surrounding areas; and</i></p> <p>(c) <i>does not degrade the environmental values of receiving waters.</i></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 The extent of filling or excavation does not exceed 40% of the site area or 500m² whichever is lesser.</p> <p>AS30.4 Filling and excavation is not greater than 1 metre in height or depth.</p> <p>AS30.5 Only clean uncontaminated fill is used (i.e. no building waste, concrete, green waste or contaminated material etc. is used as fill).</p> <p>AS30.6 The site is not on the contaminated land register</p> <p>AS30.7 Any excavation or filling occurs more than 25 metres from the "defining bank" of any "watercourse" or "lake".</p> <p><i>Note: See diagrammatic representation of a "defining bank" in Schedule 3.</i></p> <p>AS30.8 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>PC30</p> <p>It can be noted that limited cut and fill will occur as part of the proposed development. For instance the leveling of the internal substation and creation of stormwater detention basins. Further operational works approvals for this work will demonstrate compliance with sediment and erosion control measures as outlined in Schedule 1: Standards for Construction Activities, Section 1.1.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC31 Construction Activities <i>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</i></p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>AS31 Complies During the construction phase of the proposed development soil erosion and sediment control methods can be conditioned to comply with the standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>
Constraint		
<p>PC32 “Development” in the vicinity of “Airports” “Development” in the vicinity of “airports”: (a) protects the operation of the “airport”; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the “airport”.²⁰</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>AS32 N/A The proposed development is not located within 100 metres of an airport.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC33 Good Quality Agricultural Land Areas Good quality agricultural land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity.²¹</p>	<p>No acceptable solution is prescribed.</p>	<p>PC33 Complies Part of the subject land is identified by the Planning Scheme for Belyando Shire 2008 as containing Class C1 GQAL. Refer to Error! Reference source not found. in the town planning report. It can be noted that the mapped area for Class C1 agricultural land would have at one point covered the township of Clermont which contained urban uses that have permanently removed agricultural land from production. This is also true of the current semi-rural uses by residents north of the subject site. As such a precedence has been set in the area, which allows uses inconsistent with good quality agricultural land to occur when necessary.</p> <p>The proposed land use is low impact and as such the land can be returned to its current grazing practices with minimal work involved. Refer to decommissioning works in section 4 of town planning report. Thus the subject sites will all be returned to agricultural uses at some point.</p> <p>The lease on Lot 153 CLM230 will expire in 30 years after the commencement of Stage 2.</p> <p>Lot 220 CLM102 with a current size of 175.821ha will be returned to rural production purposes.</p> <p>Lot 6 SP159756 will have been split into two lots, the largest being Proposed Lot 1 at 185.6ha and the smaller being Proposed Lot 2 with a total area of 76ha.</p> <p>Given that Proposed Lot 1 is larger than Lot 220 CLM102 which is currently utilized for agricultural purposes it would seem reasonable that Proposed Lot 1 is also suffice to sustain this future agricultural uses.</p> <p>Proposed Lot 2 is made up of a two existing ‘part’ lots that are sufficient in size to allow a hobby farm (10-40ha allotments) to occur on the land, and given its proximity to the Clermont township it would be in keeping with the rural nature of the locality where rural residential / hobby farms allotments dominate the land uses on Alpha Bypass Road. There is also potential opportunity for it to be used in conjunction with other larger lots in the vicinity as part of rotational grazing practices, as is currently observed occurring over this land.</p> <p>Thus, the ability of the land to revert back to agricultural activities post decommission of the solar farm will occur without diminishing the productivity of QGAL. It is also relevant that the benefits of the proposed use far outweigh the negatives in this instance, as detailed in section 4.1.5 of this town planning report.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC34 Flooding “Premises” are designed and located so as: (a) not to be adversely impacted upon by flooding; (b) to protect life and property; and (c) not to have an undesirable impact on the extent or magnitude of flooding.²²</p>	<p>No acceptable solution is prescribed.</p>	<p>PC34 Complies The proposed development is not located in flood affected areas.</p>
<p>PC35 Protected Areas “Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS35 A minimum separation distance of 100 metres is provided to protected areas as identified on Land Characteristics Map – Features Map.</p>	<p>AS 35 Complies The proposed development is not located within 100 metres of a protected areas as identified on Land Characteristics Map – Features Map.</p>
<p>PC36 Sloping Land “Development” is undertaken to ensure: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised.</p>	<p>AS36 “Development” is not undertaken on slopes greater than 15%.</p>	<p>AS36 Complies The proposed subject site, on which the proposed development will occur, is not on a slope greater than 15%.</p>
<p>PC37 Transport Infrastructure Separation distances are provided to ensure: (a) transport infrastructure items are protected from incompatible “development”; and (b) an appropriate standard of amenity and public safety is provided to adjoining “uses”.</p>	<p>AS37 “Buildings” and “structures” maintain a minimum separation distance to rail lines and State controlled roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 5: Separation Distances – Infrastructure Items, Section 5.1).</p>	<p>AS37 Complies The proposed development maintains a minimum separation distance of 100 metres to Alpha Clermont Road being identified as a State Controlled road. It can be also be noted that the proposed development is not located near any rail lines.</p>
<p>PC38 Aviation Facilities <i>Aviation facilities are protected from physical obstructions and electromagnetic emissions that may adversely affect their function.</i></p>	<p>AS38.1 “Development” is not undertaken within 150 metres of the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2, Division 8: Sensitive Areas for Aviation Facilities, Diagram 1.</p> <p>For “development” between 150 metres and 500 metres of the NDB: AS38.2 “Buildings” and “structures” do not intersect the 3rd plane extending from the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2, Division 8: Sensitive Areas for Aviation Facilities, Diagram 1.</p>	<p>AS38.1 Complies The proposed development is not located within 150 metres of the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2, Division 8: Sensitive Areas for Aviation Facilities, Diagram 1.</p> <p>AS38.2 Complies The proposed development does not intersect the 3 plane extending from the NDB as identified on Land Characteristics Map – Aviation Facilities and in accordance with Schedule 2, Division 8: Sensitive Areas for Aviation Facilities, Diagram 1.</p>

Performance Criteria	Acceptable Solution	Response
“Use”		
<p>PC39 “Airport” “Airport” activities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding “Premises”.²³ 	<p>No acceptable solution is prescribed.</p>	<p>PC39 Not Applicable The proposed development does not seek approval for an Airport.</p>
<p>PC40 “Bed and Breakfast Premises” “Premises” used for a “bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS40.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS40.2 “Premises” contains not more than 3 (three) “accommodation units” for guest accommodation purposes.</p>	<p>AS40.1 Not Applicable The proposed development does not seek approval for a Bed and Breakfast premises.</p> <p>AS40.2 Not Applicable The proposed development does not seek approval for a Bed and Breakfast premises.</p>
<p>PC41 “Extractive Industry” “Premises” used for “extractive industries”:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of other “uses” in the Rural “Zone” or other “zones”; (b) are designed and operated to ensure the protection and maintenance of environmental values; (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and (d) are designed and operated so that the safety of persons and property is not compromised. 	<p>No acceptable solution is prescribed.</p>	<p>PC41 Not Applicable The proposed development does not seek approval for an Extractive Industry.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC42 “Home Business” “Premises” used for a “home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS42.1 No more than 1 (one) person other than the residents of the “premises” is employed in the “home business”.</p> <p>AS42.2 No more than 150m² of “total use area” is used for the purposes of a “home business”.</p> <p>AS42.3 No more than 2 (two) clients normally attend the “premises” at any one time.</p> <p>AS42.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS42.5 Operate only between the hours of 7:00am and 6:00pm.</p>	<p>AS42.1 Not Applicable The proposed development does not seek approval for a home business.</p> <p>AS42.2 Not Applicable The proposed development does not seek approval for a home business.</p> <p>AS42.3 Not Applicable The proposed development does not seek approval for a home business.</p> <p>AS42.4 Not Applicable The proposed development does not seek approval for a home business.</p> <p>AS42.5 Not Applicable The proposed development does not seek approval for a home business.</p>
<p>PC43 “Intensive Animal Industries” “Intensive animal industries”: (a) do not impact adversely on the amenity of the Rural “Zone”, and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solutions prescribed.</p>	<p>PC43 Not Applicable The proposed development does not seek approval for Intensive Animal Industries.</p>
<p>PC44 “Caravan and Relocatable Home Park” or “Accommodation Building” (a) Development for the purposes of accommodating workers is: on the same site as, or is immediately adjoining, the rural production or natural resource related industry with which it is associated; and is established only for a defined period; and (b) Development for the purposes of accommodating tourists is of a small scale.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC44 Not Applicable The proposed development does not seek approval for a Caravan and Relocatable Home Park.</p>

PART 5 RECONFIGURING A LOT CODE

5.1 Code Purpose

The following outcomes are the purpose of the code:

- (1) “Reconfiguring a Lot”:
 - (a) achieves a lot size appropriate for the character of the “zone” in which the site is located and maintains the local amenity and environmental characteristics of the locality through appropriate lot layout and design;
 - (b) is undertaken in an orderly and logical sequence to achieve efficient provision of infrastructure;
 - (c) does not prejudice extractive or mining resources;
 - (d) minimises the need for flood and landslide mitigation, and protects people and premises from such natural events; and
 - (e) does not impact adversely on infrastructure.
- (2) Each lot created by the reconfiguration has water supply, stormwater disposal, sustainable effluent and waste disposal, power and access to the road network, to appropriate standards.
- (3) “Reconfiguring a lot” protects:
 - (a) Good quality agricultural land (GQAL), as defined in the Land Characteristics (Good Quality Agricultural Land) Map, from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land; and
 - (b) Areas and sites of conservation importance, including cultural and high landscape values.

5.2 Performance Criteria and Acceptable Solutions – “Reconfiguring a Lot”

Performance Criteria	Acceptable Solution	Response
Rural "Zone"		
<p>PC1 Rural "Zone" – Minimum Lot Size The reconfiguring of lots ensures the Rural "Zone" retains its viability as an area of primary production, and that development is consistent with the local character.</p>	<p>For land in Classes A and B Good Quality Agricultural Land Area, as shown on the Land Characteristics Map – Good Quality Agricultural Land: AS1.1 All lots have a minimum area of 500 hectares.</p> <p>For land in Class C1 Good Quality Agricultural Land Area, as shown on the Land Characteristics Map – Good Quality Agricultural Land: AS1.2 All lots have a minimum area of 1000 hectares.</p> <p>For land not in the Good Quality Agricultural Land Area, as show on the Land Characteristics Map – Good Quality Agricultural Land: AS1.3 All lots have a minimum area of 5000 hectares.</p> <p>AS1.4 All lots have a minimum width to depth ration of 1:5.</p>	<p>PC1 Complies The proposed land use is low impact and as such the land can be returned to its current grazing practices with minimal work involved. Refer to decommissioning works in section 4 of town planning report. Thus the lots which make up the subject site will all be returned back to agricultural uses at some point, which ensures the retention of the land for primary production.</p> <p>It should be noted that in the interlude between Stages 1 and 2 the balance area will continue to be used for agricultural production purposes, as is currently the case with shared rotational grazing practices evident on these lots.</p> <p>The subdivision of Lot 6 SP159756 into Proposed Lot 1 being 185.6ha, and Proposed Lot 2 being a total of 76ha does not preclude these lots from continuing their use in the future with Proposed Lot 1 larger than Lot 220 CLM102 which is currently utilized for agricultural purposes. Proposed Lot 2 is made up of a two existing 'part' lots that are sufficient in size to allow a hobby farm (10-40ha allotments) to occur on the land, and given its proximity to the Clermont township that would be in keeping with the rural nature of the locality where rural residential / hobby farms allotments dominate the land uses on Alpha Bypass Road. There is also potential opportunity for Proposed Lot 2 to be used in conjunction with other larger lots in the vicinity as part of rotational grazing practices, as is currently observed occurring over this land.</p> <p>Furthermore, the solar farm overall reflects the continuing economic growth of Clermont, with generation of further employment both directly and indirectly, through the creation of 200 jobs during the construction phase of the project, and stimulation of an estimated \$60 million from local businesses through the sale of construction equipment, construction materials, fuel, security services and other goods and services that support the construction and operations of the PV Facility.</p> <p>Thus, the proposed subdivision despite being less than the minimum lot size is justifiable given the future economic prosperity to the region and the ability of the resulting lots to be utilized for rural production activities in the future.</p>

Performance Criteria	Acceptable Solution	Response
Urban "Zone"		
<p>PC2 Urban "Zone" – Minimum Lot Size Lots within the Urban "Zone" are of a sufficient size to accommodate residential uses, consistent with the local character and which enables future uses to comply with the Urban Zone Code.</p>	<p>AS2 All lots have: (a) a minimum area of 450m²; (b) a minimum frontage of 15 metres; and (c) a minimum width to depth ratio of 1:5.</p>	<p>AS2 Not Applicable The subject site, on which the material change of use is proposed, is not located within the Urban Zone.</p>
Commercial "Zone"		
<p>PC3 Commercial "Zone" – Minimum Lot Size Lots within the Commercial "Zone" are of a sufficient size to accommodate commercial uses, consistent with the local character and which enables future uses to comply with the Commercial Zone Code.</p>	<p>AS3 All lots have: (a) a minimum area of 600m²; and (b) a minimum frontage of 18 metres.</p>	<p>AS3 Not Applicable The subject site, on which the material change of use is proposed, is not located within the Commercial Zone.</p>
Industrial "Zone"		
<p>PC4 Industrial "Zone" – Minimum Lot Size Lots within the Industrial "Zone" are of a sufficient size to accommodate industrial uses, consistent with the local character and which enables future uses to comply with the Industrial Zone Code.</p>	<p>AS4 All lots have: (a) a minimum area of 800m²; (b) a minimum frontage of 20 metres; and (c) a minimum width to depth ratio of 1:5.</p>	<p>AS4 Not Applicable The subject site, on which the material change of use is proposed, is not located within the Industrial Zone.</p>
Open Space and Recreation "Zone"		
<p>PC5 Open Space and Recreation "Zone" – Minimum Lot Size Lots within the Open Space and Recreation "Zone" are of a sufficient size to accommodate recreational uses, consistent with the local character and which enables future uses to comply with the Open Space and Recreation Zone Code.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC5 Not Applicable The subject site, on which the material change of use is proposed, is not located within the Open Space and Recreation Zone.</p>

Performance Criteria	Acceptable Solution	Response
Urban "Zone" Emerging Community Area		
<p>PC6 Emerging Community Area Where located in the Emerging Community Area, as indicated on Zoning Map 3, development facilitates the creation of a well designed and integrated urban community which:</p> <ul style="list-style-type: none"> (a) is well connected to the remainder of Moranbah; (b) provides for a mix of residential forms consistent with other provisions of this code; (c) meets local community needs for "open space and recreation activities" and "community oriented activities"; (d) accommodates "commercial activities" located in a neighbourhood level centre servicing the Emerging Community Area and up to an ultimate floor space of 6,000m², but which develops commensurate with local community needs does not include a full line supermarket and which does not otherwise detract from the function or viability of the Moranbah town centre; (e) has a high level of convenience and accessibility by walking, cycling and vehicles; (e) has a high standard of urban design; and (f) enables the ordered and efficient provision of infrastructure ⁷⁷. 	<p>AS6 No acceptable solution is prescribed.</p>	<p>P6 Not Applicable The subject site, on which the material change of use is proposed, is not located within the Emerging Community Area Zone.</p>

Performance Criteria	Acceptable Solution	Response
Layout and Design		
<p>PC7 Layout and Design The reconfiguring of lots: (a) ensures safe and livable communities; (b) ensures safe and legible vehicle and pedestrian movement areas and roads; (c) integrates with adjoining land; and (d) optimises the protection of environmental values, significant features, open space areas and high conservation or landscape values.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC7 Complies (a) The lots are not for residential uses, and does create an unsafe or unlivable community as outlined in PC1. (b) Vehicles are able to enter and leave each lot via the Alpha Bypass Road (c) Proposed Lot 2 is capable of being used as a rotational grazing manner with adjoining lots and potentially with Proposed Lot 1 in the future (d) The subdivision is formed using the boundary of Lindley Road and thus no change to the open space, conservation, landscape or environmental values will occur.</p>
<p>PC8 “Electricity Transmission Line Easement” Lot layout and design adjoining an “electricity transmission line easement” promotes community safety and health and well being.</p>	<p>AS8 Lot layout and design is in accordance with Schedule 2, Division 4: Powerline/ Electricity Easements, Section 4.1, Diagram 2.</p>	<p>AS8 Not Applicable The land to be subdivided is not adjoin an electricity transmission line.</p>
<p>PC9 Siting of Buildings and Structures Lot size, layout and design enable future uses to comply with separation distances for buildings and structures in respect of: (a) “Watercourses” and “lakes”; (b) Ridgelines and escarpments; (c) Cultural heritage places; and (d) Protected areas.</p>	<p>No acceptable solution is prescribed.</p>	<p>PC9 Not Applicable The subdivision is formed using the boundary of Lindley Road and thus no change to the watercourses, ridgelines, cultural or protected place will occur.</p>

Performance Criteria	Acceptable Solution	Response
Infrastructure		
<p>PC10 Street Lighting Street lighting is provided:</p> <ul style="list-style-type: none"> (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. 	<p>AS10 Street lighting is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1).</p>	<p>AS10 Not Applicable Not street lighting is required for the proposed subdivision as no road is being created.</p>
<p>PC11 Water Supply Each lot has an adequate volume and supply of water.</p>	<p>For land within the Open Space zone within or adjacent to the towns of Moranbah or Clermont (as shown on zoning maps 2 and 3), or within the Urban, Commercial or Industry zones:</p> <p>AS11.1 Each lot is connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply.</p> <p>or</p> <p>For all other land:</p> <p>AS11.2 "Premises" are connected to an approved water allocation as provided by the relevant agency.</p>	<p>PC11 Complies Each new lot has sufficient water supply as is evident by the existing dams.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC12 Effluent Disposal Each lot provides for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>For land within the Open Space zone within or adjacent to the towns of Moranbah or Clermont (as shown on zoning maps 2 and 3), or within the Urban, Commercial or Industry zones: AS12.1 Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.1. or For all other land: AS12.2 "Premises" have an onsite effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2.</p>	<p>PC12 Not Applicable No effluent disposal is required for the rural use of each lot.</p>
<p>PC13 Stormwater Stormwater is collected and discharges so as to: (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values.</p>	<p>AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>PC13 Complies Stormwater discharging from Proposed Lot 2 is to remain unchanged. Proposed Lot 1 will be in accordance with the stormwater management report for the solar farm as found in Appendix F.</p>
<p>PC14 Electricity Each lot is provided with an adequate supply of electricity.</p>	<p>For land within the Open Space zone within or adjacent to the towns of Moranbah or Clermont (as shown on zoning maps 2 and 3), or within the Urban, Commercial or Industry zones: AS14 Each lot is connected to the reticulated electricity supply.</p>	<p>PC14 Not Applicable No electricity supply is required for the rural and utility use of each lot.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC15 Vehicle Access Vehicle access is provided to each lot to ensure the safe and functional operation for motorist and pedestrians.</p>	<p>AS15 Each lot has a 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(1) and (2).</p>	<p>AS15 Complies Vehicle access to Proposed Lot 2 is from Alpha Bypass Road, and Proposed Lot 1 is from Lindley Road as part of the overall solar farm development.</p>
<p>PC16 Roads <i>Adequate all-weather road access is provided between each lot and the existing road network.</i></p>	<p>AS16 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Road, Carparking, Manoeuvring Areas and Access, Section 2.1(1).</p>	<p>AS16 Not Applicable No new roads are proposed.</p>
<p>PC17 “Electricity Transmission Line Easement” – Separation Distance <i>“Habitable buildings” and “child oriented uses” are located to ensure community safety.</i></p>	<p>AS17 “Habitable buildings” and “child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “electricity Transmission Line easement” in accordance with Schedule 2, Division 4: Powerline/Electricity Easements, Section 4.1(1) and Section 4.1 Diagram 1.</p>	<p>AS17 Not Applicable The proposed development does not seek approval for a habitable building or child oriented use.</p>
Environmental		
<p>PC18 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.</p>	<p>AS18 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>AS18 Not Applicable No excavation or filling is required for the creation of the two lots.</p>

Performance Criteria	Acceptable Solution	Response
<p>PC19 Vegetation Retention Reconfiguring a lot 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; (d) establishment of open space corridors and networks; and (e) purpose of positive climate response. 	<p>No acceptable solution is prescribed.</p>	<p>PC19 Complies The subdivision is formed using the boundary of Lindley Road and thus no removal of vegetation will occur.</p>
<p>PC20 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS20 During construction soil erosion and sediments controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1.</p>	<p>AS16 Not Applicable No construction work is required for the proposed subdivision.</p>
Constraint		
<p>PC21 Sloping Land Reconfiguring a lot ensures:</p> <ul style="list-style-type: none"> a) vulnerability to landslip, erosion and land degradation is minimised; and b) safety of persons and property is not compromised. 	<p>AS21 Reconfiguring a lot is not undertaken on slopes greater than 15%.</p>	<p>AS21 Complies The proposed reconfiguring a lot is not undertaken on a slope greater than 15%</p>