



Impact Assessable Development Application for
Material Change of Use (Air Quality Monitoring Station)

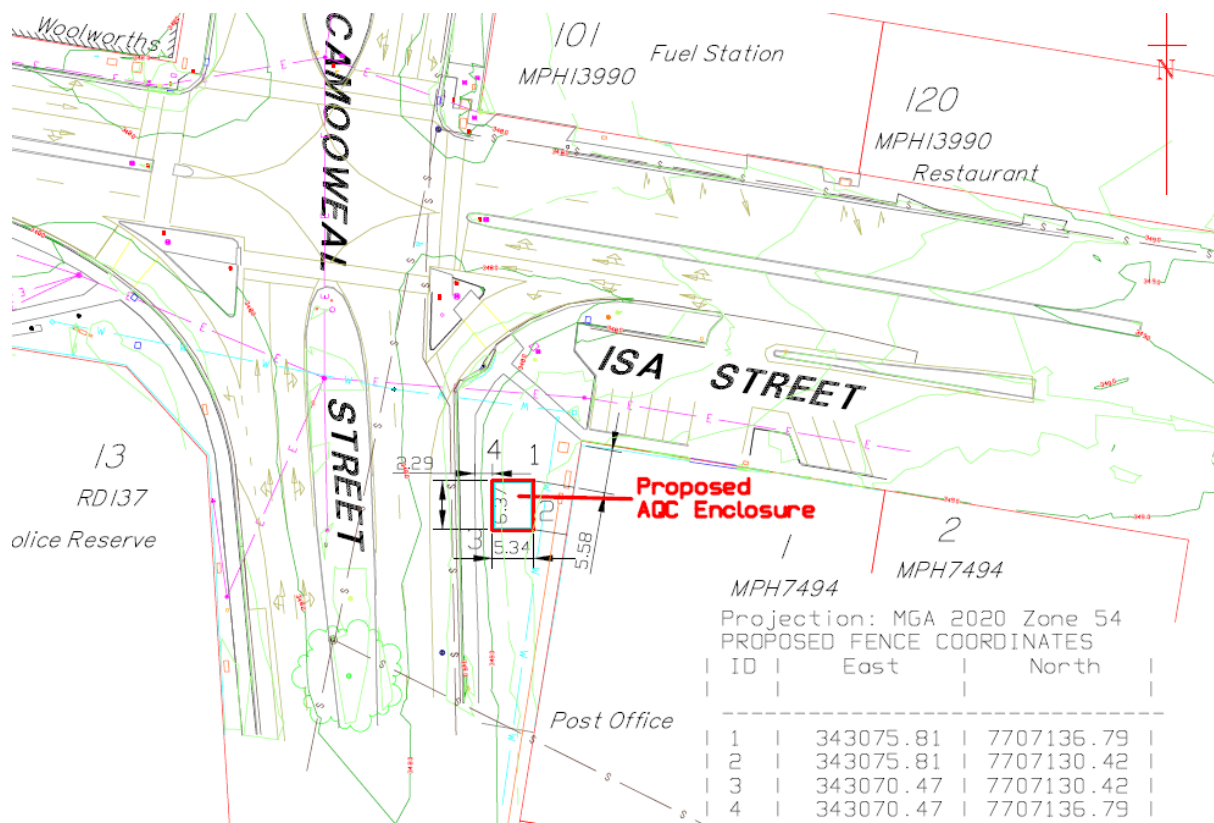
over Road Reserve at

Corner of Isa Street and Camooweal Street

(Adjacent to Lot 1 on MPH7949)

In the Mount Isa City Council Local Government Area

on behalf of *Mount Isa Mines*



September 2025

CadCon provides boundary, contour & detail and construction surveys, town planning applications, liaison & negotiation with Councils & Government, coordination and liaison with architects, engineers etc, coordination and management of development projects from start to finish.



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Appendices

Appendix A	DTMR Road Corridor Permit
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1 SUMMARY

This report has been prepared on behalf of Mount Isa Mines and seeks approval for an impact assessable development application for a Material Change of Use (Air Quality Monitoring Station – Undefined Use) over road reserve at the corner of Isa Street and Camooweal Street (adjacent to Lot 1 on MPH7949).

The development will involve the construction of an Air Quality Monitoring Station accommodated within a 2.35m high securely fenced and gated enclosure in the road reserve at the corner of Isa Street and Camooweal Street. The Air Quality Monitoring Station enclosure will have an area of 34m² and will be setback 4.2m from back of kerb and 2.29m from the pedestrian footpath of Camooweal Street, and 4.3m to 5.4m from the adjacent boundary of Lot 1 on MPH7949.

This report describes the site and surrounds of the proposed development and is made in accordance with the City of Mount Isa Planning Scheme 2020. The application requires impact assessment due to the proposal being an undefined use. The proposal has been assessed against the codes considered applicable with the nature of the development and should be read in conjunction with the relevant attachments.

It is submitted that Council approval of the application is warranted, subject to reasonable and relevant conditions.

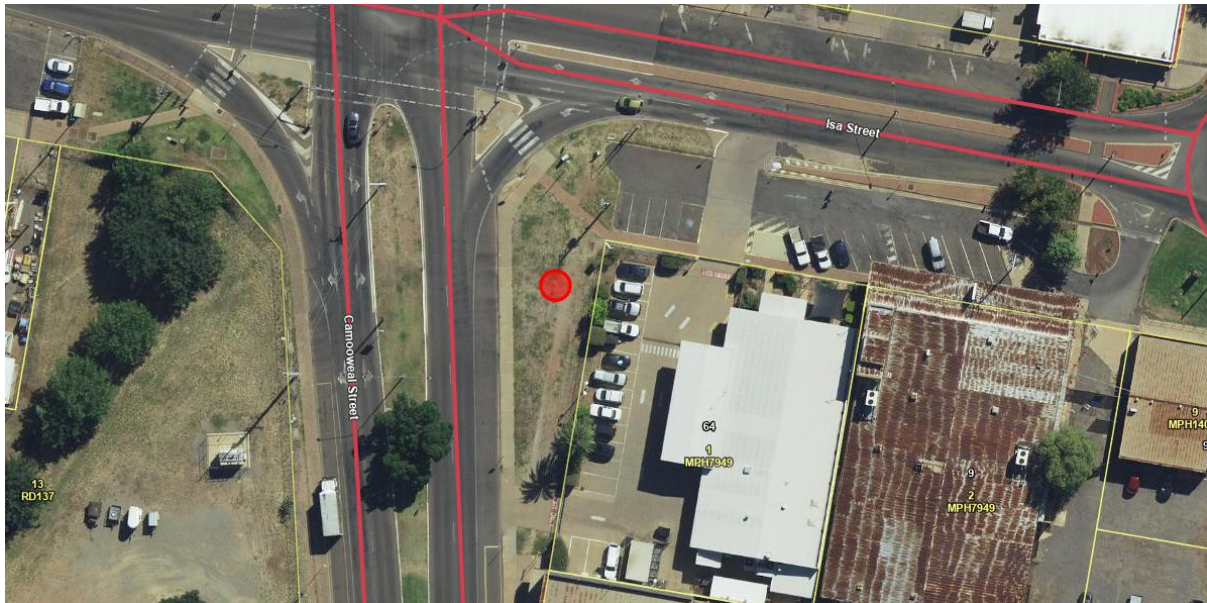
APPLICATION DETAILS	
Site Details	
Land Owner	Department of Transport and Main Roads
Property Address	Road reserve at the corner of Isa Street & Camooweal Street
Real Property Description	Adjacent to Lot 1 on MPH7949
Site Area	N/A
Local Authority	Mount Isa City Council
Current Land Use	Road reserve
Proposal	Material Change of Use (Air Quality Monitoring Station)
STATUTORY DETAILS	
State Government Assessment	
State Referral Agencies	Area within 25m of a State-controlled road
Local Government Assessment	
Planning Scheme	The City of Mount Isa Planning Scheme 2020
Zone	N/A
Assessment Type	Impact
Development Codes	• Industry and infrastructure activities code • Engineering works and services code • Excavation and filling code • Landscaping code • Parking, access and loading code



2 SITE DETAILS

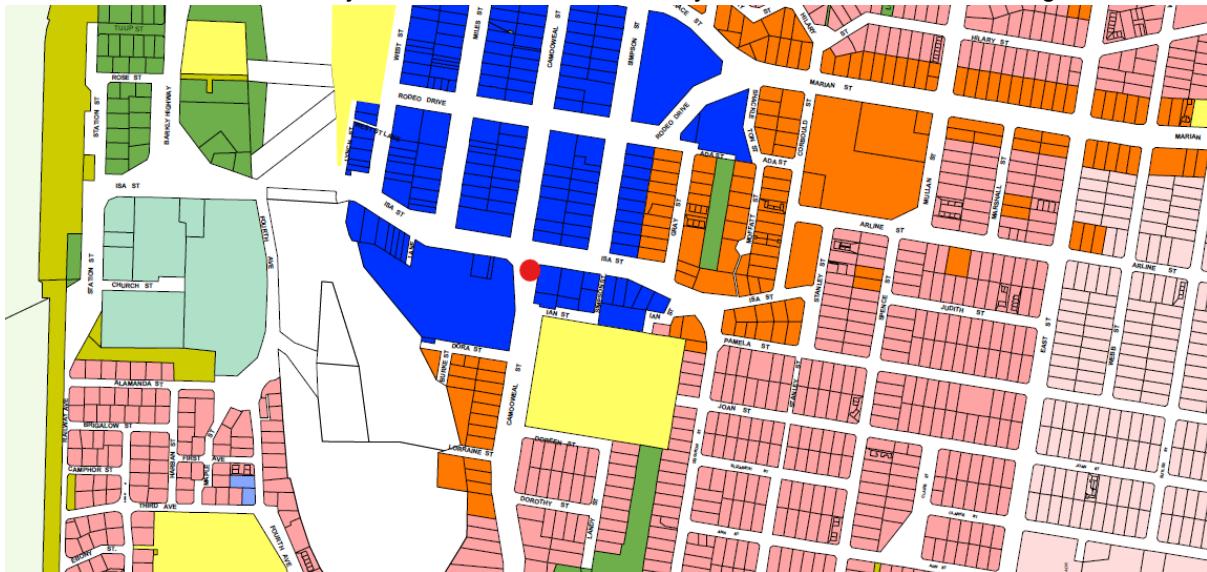
2.1 Existing Use and Description

The development will be located within road reserve at the corner of Isa Street and Camooweal Street adjacent to Lot 1 on MPH7949. This part of the road reserve is clear of vegetation, relatively flat and unobstructed by water, sewerage, electricity and stormwater infrastructure.



2.2 Surrounding Land Uses

The development is surrounded by a mix of commercial and business uses with land zoned principal centre, mixed use, community facilities and medium density residential in the surrounding area.



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3 PROPOSAL

The application seeks approval for a Material Change of Use (Air Quality Monitoring Station – Undefined Use) over road reserve at the corner of Isa Street and Camooweal Street (adjacent to Lot 1 on MPH7949) in accordance with the submitted proposal plans in Appendix B.

The development will involve the construction of an Air Quality Monitoring Station accommodated within a 2.35m high securely fenced and gated enclosure in the road reserve at the corner of Isa Street and Camooweal Street. The enclosure will have dimensions of 6.365m by 5.34m and comprise an area of 34m². The Air Quality Monitoring Station will be setback 4.2m from back of kerb and 2.29m from the pedestrian footpath of Camooweal Street, and 4.3m to 5.4m from the adjacent boundary of Lot 1 on MPH7949.

The enclosure will contain an Ecotech air monitoring shelter that will be approximately 2.3m wide with an approximate length of 3.25m. The shelter will include the following components: gaseous sample inlet, air conditioning compressor, 10m telescopic mast, removable ladder, and roof top safety handrails. Gates for the enclosure can be conditioned as part a development approval to open inward.

The proposed development will require periodic access from Mount Isa Mines staff. Due to the nature of the proposal and infrequency of access, no dedicated car parking facilities are proposed as car parking can be accommodated by nearby on-street car parking when required.

The purpose of the development application is to relocate an existing Air Quality Monitoring Station from within the Queensland Police Reserve located within Lot 13 on RD137 due to proposed staff housing at the site. Mount Isa Mines are required to monitor air levels in the community. Following an assessment the only suitable location identified to maintain compliance and ensure reliable data transmission to Mount Isa Mines is along Camooweal Road, on the western side of the Post Office near the Isa Street traffic lights.

The development is considered to be minor in scale but will impact the visual amenity of the street. Vegetation surrounding the proposed enclosure is not acceptable as it would provide readings that are non-compliant against the relevant Australian Standards under *AS3580: Methods for sampling and analysis of ambient air* for which the Air Quality Monitoring Station is measuring. The Air Quality Monitoring Station is a requirement from the Queensland Department of Environment and Heritage Protection under the Environmental Authority (EPML00977513) for Mount Isa Mines to carry out monitoring in Mount Isa. The proposed station will deliver real-time air quality data to monitor emissions and observe emerging weather patterns. It is considered that this community benefit offsets any visual amenity impact to the surrounding area. Additionally, as the development is proposing to relocate an existing station from the adjacent street frontage (adjacent to Lot 13 on RD137), the development will not result in an overall worsening of visual amenity to the surrounding area.



4 STATUTORY ASSESSMENT – STATE GOVERNMENT

The Planning Regulation 2017 prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in Council's Planning Scheme. These assessment benchmarks may be contained within:

- Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

4.1 State Planning Policy

The assessment benchmarks of the SPP Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

4.2 Referral and State Development Assessment Provisions

A review of the State Assessment Referral Agency DA online mapping system and Schedule 10 of the Planning Regulation 2017 confirms that the development application will require referral to SARA due to the development involving a material change of use that is within 25m of a State-controlled road.

5 STATUTORY ASSESSMENT – LOCAL GOVERNMENT

5.1 The City of Mount Isa Planning Scheme 2020

The proposed development triggers impact assessment as determined in accordance with Part 5 Tables of Assessment from the City of Mount Isa Planning Scheme 2020 as the development is for a material change of use involving an undefined use. The proposal has been assessed against the codes considered to be relevant with the nature of the development.

In general this application complies with the acceptable outcomes from the relevant planning scheme codes. Commentary for a performance outcome satisfied by an alternative means is provided below.

5.1.1 Industry and Infrastructure Activities Code

Assessment against this code is considered relevant as the proposed Air Quality Monitoring Station is of a similar nature to industry and infrastructure activities listed in Schedule 1.1 of the City of Mount Isa Planning Scheme 2020. Some performance outcomes from this code require satisfaction by alternative means.

Table 9.3.4.1 – Industry and infrastructure activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance Outcomes	Acceptable Outcomes	Comment
PO 6 For development not within the Low impact, Medium Impact,	AO 6.1 A fence that is constructed forward of any front building line that faces a road frontage	Performance Solution The development is located within the road reserve and will provide a 2.355m high security



Special industry and Special purpose zones: Fences must: (a) contribute positively to the character of the streetscape; and (b) be constructed of high quality materials; (c) enhance the amenity of the site; and (d) enable casual surveillance of the street.	(including front building lines that face both road frontages on a corner lot): (a) has a height, measured from ground level, that is not greater than: a. 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure b); or b. 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure c); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincanneal above 1.5 metres in height (Refer Figure d); and (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.	fence comprising metal chainwire with barbed wire on top. As the development is for an undefined use, the typical fencing standards are not appropriate to the nature of the development. The provision of the security fencing is largely transparent to still enable casual surveillance of the area and the community benefit of the development offsets any visual amenity impacts.
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Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes	Comment
PO 4 Development incorporates graffiti-prevention measures.	AO 4.1 Building and site design incorporates a combination of the following features: (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.	Performance Solution The development is located within the road reserve and is for an undefined use. As such the standard development requirements are not appropriate to the nature of the proposed Air Quality Monitoring Station. The development is not capable of providing shrubbery or planting as this would negatively impact the readings from the Air Quality Monitoring Station and would not comply with the relevant Australian Standards under AS3580: <i>Methods for sampling and analysis of ambient air</i>. The development provides a 2.355m high security fence that is semi-transparent to assist with graffiti-prevention.



5.1.2 Engineering Works and Services Code

No performance outcome from this code requires satisfaction by alternative means.

5.1.3 Excavation and Filling Code

No performance outcome from this code requires satisfaction by alternative means. The development does not involve excavation or filling.

5.1.4 Landscaping Code

The development does not propose any landscaping as vegetation surrounding the proposed enclosure is not acceptable as it would provide readings that are non-compliant against the relevant Australian Standards under *AS3580: Methods for sampling and analysis of ambient air* for which the Air Quality Monitoring Station is measuring. The Air Quality Monitoring Station is a requirement from the Queensland Department of Environment and Heritage Protection under the Environmental Authority (EPML00977513) for Mount Isa Mines to carry out monitoring in Mount Isa. The proposed station will deliver real-time air quality data to monitor emissions and observe emerging weather patterns. Given the development cannot involve landscaping and the purpose of the Landscaping Code is to manage landscaping associated with a development, further assessment against this code is unnecessary.

5.1.5 Parking, Access and Loading Code

No performance outcome from this code requires satisfaction by alternative means. The Air Quality Monitoring Station is an undefined use and therefore does not have any specified parking rates. The development does not require any car parking, driveways or vehicle manoeuvring areas due to the nature of the development which only requires minimal periodic access by Mount Isa Mines staff. No changes to existing infrastructure is required to facilitate the development and when access to the development is required car parking can be accommodated by existing on-street parking facilities.



6 CONCLUSION

This report has been prepared as part of an impact assessable development application seeking approval for a Material Change of Use (Air Quality Monitoring Station – Undefined Use) over road reserve at the corner of Isa Street and Camooweal Street (adjacent to Lot 1 on MPH7949).

The development will involve the construction of an Air Quality Monitoring Station accommodated within a 2.35m high securely fenced and gated enclosure in the road reserve at the corner of Isa Street and Camooweal Street. The Air Quality Monitoring Station enclosure will have an area of 34m² and will be setback 4.2m from back of kerb and 2.29m from the pedestrian footpath of Camooweal Street, and 4.3m to 5.4m from the adjacent boundary of Lot 1 on MPH7949.

The Air Quality Monitoring Station is considered to be minor in scale but will impact the visual amenity of the street frontage. Despite this, the community benefit from the proposed development will offset the visual amenity impact. Additionally, since this application is for the relocation of an existing station from the adjacent street frontage (i.e. from in front of Lot 13 on RD137), the development will not result in an overall worsening of visual amenity to the surrounding area.

The proposal is consistent with the relevant codes from the City of Mount Isa Planning Scheme 2020. These codes are satisfied by reasons listed in this report and the submitted proposal plans in Appendix B provides the required detail to demonstrate compliance.

It is submitted that Council approval of the application is warranted subject to reasonable and relevant conditions.