



Code Assessable Development Application for

Operational Works

(Advertising Devices – 3 Signs)

over land at

Killara Crescent, Kalkadoon

(Lot's 36 and 37 on MPH40048 and Lot 55 on CP901164)

In the City of Mount Isa Planning Scheme Area

on behalf of *Economic Development Queensland*



July 2026

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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1 SUMMARY

This report has been prepared on behalf of Economic Development Queensland and seeks approval for a code assessable development application for Operational Works (Advertising Devices – 3 Signs) over land at Killara Crescent, Kalkadoon also described as Lot's 36 and 37 on MPH40048 and Lot 55 on CP901164.

The application seeks approval to construct 3 billboard signs located within the front of the development sites. The advertising devices will be associated with a proposed subdivision of the Kalkadoon Industrial Estate by Economic Development Queensland and will advertise industrial lots that will be available for sale.

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 which requires the lodgement of a code assessable development application for Operational Works. The applicable codes 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	Minister For Economic Development Queensland
Property Address	Killara Crescent, Kalkadoon QLD 4825
Real Property Description	Lot's 36 and 37 on MPH40048 and Lot 55 on CP901164
Site Area	2.3096ha (comprising 642m ² , 1854m ² & 2.06ha respectively)
Local Authority	Mount Isa City Council
Current Land Use	Vacant Land
Proposal	Operational Work (Advertising Devices – 3 Signs)
STATUTORY DETAILS	
State Government Assessment	
State Referral Agencies	N/A
Local Government Assessment	
Planning Scheme	City of Mount Isa Planning Scheme 2020
Zoning	Medium Impact Industry
Local Plan Area	–
Assessment Type	Code
Overlays	N/A
Development Codes	Advertising Devices Code



2 SITE DETAILS

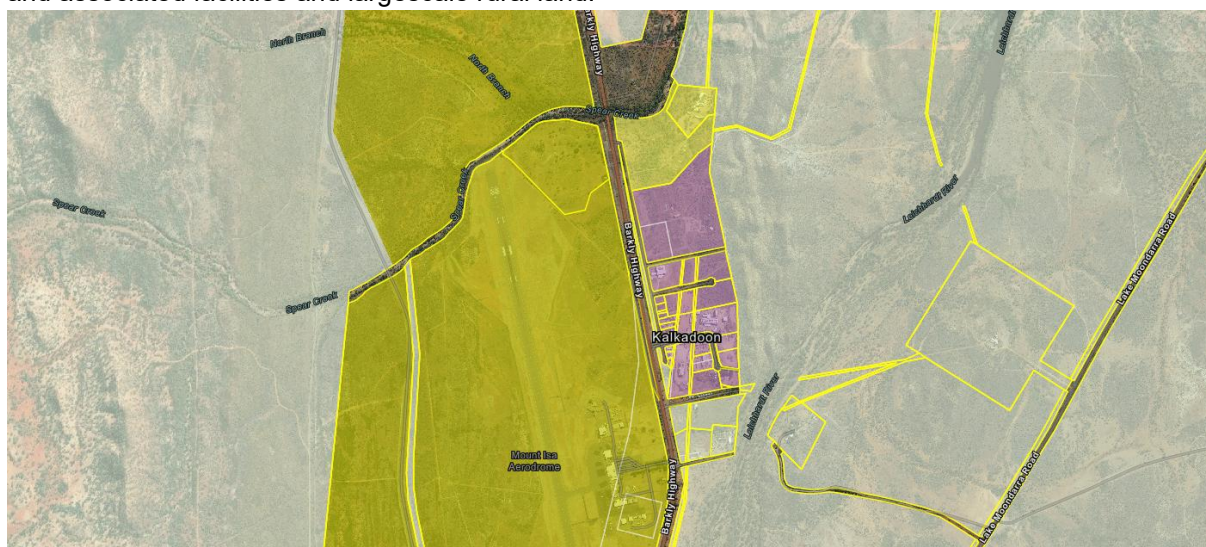
2.1 Existing Use and Description

The development sites are comprised of 3 lots with a total area of 2.3096ha (comprised of 642m², 1854m² and 2.06ha). The sites are vacant lots with low levels of vegetation and relatively flat. The sites and immediate surrounding area are located within an industrial area and will be subject to a future subdivision by Economic Development Queensland.



2.2 Surrounding Land Uses

The development sites are adjoined by lots zoned medium impact industry within the Kalkadoon industrial area and with lots zoned rural to east and special purpose to the west. The surrounding area is characterised with a mix of development including industrial development, the Mount Isa Aerodrome and associated facilities and largescale rural land.



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3 PROPOSAL

The application seeks approval for a code assessable development permit for Operational Works (Advertising Devices – 3 Signs) in accordance with the submitted plans (refer to Appendices A and B).

The development will involve constructing 3 billboard signs wholly contained within each development site with the signs setback 3.2m from the front boundary. The signs will be associated with a proposed subdivision of the Kalkadoon Industrial Estate by Economic Development Queensland (lodged separately to this application) and will advertise industrial lots that will be available for sale. The proposed advertising devices do not include any lighting elements and the designs have been certified by a structural engineer to ensure safety to people and property.

Details on the size and design of each sign is outlined below:

	Lot on Plan	Signage Size	Signage Design
Sign 1	37/MPH40048	2000mm x 1500mm	
Sign 2	36/MPH40048	4000mm x 2000mm	
Sign 3	55/CP901164	4000mm x 2000mm	

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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 (SPP)

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 Planning Regulation 2017 confirms that the development application does not require referral for matters of state interest. This has been confirmed via prelodgement advice received from SARA (refer to Appendix D – SARA Prelodgement Advice).

5 STATUTORY ASSESSMENT – LOCAL GOVERNMENT

5.1 The City of Mount Isa Planning Scheme 2020

The proposed development triggers code 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 Operational Works for Advertising Devices that is not accepted development.

Commentary on the assessment benchmarks is provided below and is to be read in conjunction with the development plans in Appendices A and B.

5.1.1 Advertising Devices Code

No performance outcomes from this code requires satisfaction by alternative means. Full assessment against this code is provided in Appendix C – Advertising Devices Code Response.



6 CONCLUSION

This report has been prepared as part of a code assessable development application seeking approval for Operational Works (Advertising Devices – 3 Signs) over land at Killara Crescent, Kalkadoon also described as Lot's 36 and 37 on MPH40048 and Lot 55 on CP901164.

The application seeks approval to construct 3 billboard signs located within the front of the development sites. The advertising devices will be associated with a proposed subdivision of the Kalkadoon Industrial Estate by Economic Development Queensland and will advertise industrial lots that will be available for sale.

The development triggers a code assessable development application in accordance with the City of Mount Isa Planning Scheme 2020. The proposal is consistent with the City of Mount Isa Planning Scheme 2020 and this report has demonstrated that the applicable code has been satisfied. Appendices A to C provide the required detail to demonstrate compliance with the applicable planning scheme codes. It is therefore submitted that this application warrants approval subject to any reasonable and relevant conditions.