



Our Ref: 01993-21400-000
Your Ref: NP26.004

File: P04-26 & F/ID: 177259 TS: FRS

INFORMATION REQUEST

(Given under section 12 of the Development Assessment Rules)

10 September 2026

Orana Electrical
C/O Northpoint Planning
PO Box 4
TOWNSVILLE CITY QLD 4810

hello@northpointplanning.com.au

Dear Ms Hutton

I refer to the following development application lodged with Council on 25 August 2026 and the Confirmation Notice dated 2 September 2026.

APPLICANT DETAILS

Applicant name:	Orana Electrical C/O Northpoint Planning
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LOCATION DETAILS

Street address:	65 Commercial Road, Ryan
Real property description:	Lot 10 on Plan SP242626
Local government area:	Mount Isa City Council

APPLICATION DETAILS

Application number:	P04-26
Approval sought:	Development Permit for Material Change of Use
Description of the Development:	Low Impact Industry
Category of Assessment	Impact Assessable

INFORMATION REQUEST

The following additional information is required to enable the assessment of the development application:

Staging of development

1. Confirm if stage 1 building improvements, including the shipping containers, hard top shelter structure and office, will be retained as part of stage 2.

Amended plans

2. Provide dimensions of boundary setbacks for all buildings, the width of the access driveway and landscaping areas.
3. Clearly identify on the plan for each stage of the development the extent and method of treatment (i.e. concrete, bitumen-sealed or compacted gravel) of access driveways, internal vehicle manoeuvring areas, car parking areas and the undercover area between the two shipping containers.
4. Clearly identify the staging and structures to be retained (see item 1).

Gross floor area and impervious area calculations

5. For the purposes of calculating the applicable infrastructure charges in accordance with Council's Infrastructure Charges Resolution (No. 3) 2020, provide the total GFA and impervious areas for each stage of the development.

ADDITIONAL ADVICE

Proposed reduced front boundary setback

The subject lot is a large industrial lot, with the proposed development contained within the front portion. The plans submitted with the application are missing building setback dimensions; however, based on the dimensions provided and the planning report, the proposal seeks approval to locate the buildings within the 6-metre front boundary setback. Taking into consideration the size of the lot and the absence of development constraints limiting the ability to achieve the required setback, the reduced setback is not supported. It is recommended that the plans be amended to ensure all buildings achieve the required setback.

OTHER DETAILS

The due date for providing the requested information is three (3) months from the date of this request, unless otherwise agreed.

In accordance with s13.2 of the *Development Assessment Rules*, you may respond by giving:

- a. All the information requested; or
- b. Part of the information requested; or
- c. A notice that none of the information will be provided.

As Council's assessment of your application is based upon the information provided, it is recommended you provide all the requested information.

Should you have any further queries, please contact Council's Development and Land Use section on (07) 4747 3200.

Yours faithfully



Donna Real

Coordinator, Development and Land Use