

Our Reference: NP26.004
RB.MH

25 August 2026

Assessment Manager
Mount Isa City Council
PO Box 185
MOUNT ISA QLD 4825

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Low impact industry located at Lot 10 Commercial Road, Ryan and formally identified as Lot 10 on SP242626

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Material Change of Use – Low impact industry located at Lot 10 Commercial Road, Ryan and formally identified as Lot 10 on SP242626.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$5,232.90. Payment will be issued on receipt of lodgement.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Low impact industry



Northpoint
Planning

Lot 10 Commercial Road, Ryan
Lot 10 on SP242626

25 August 2026
Reference: NP26.004

Client: Orana Electrical

Project: Lot 10 Commercial Road, Ryan

Date: 25 August 2026

Project Reference: NP26.004

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	R.B	M.H
2	Final draft		
3	Final		

Approval			
Author Signature		Approver Signature	
Name	R. Bull	Name	M. Hutton
Title	Student Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

E hello@northpointplanning.com.au

W www.northpointplanning.com.au

Disclaimer: Northpoint Planning retains copyright and ownership of the contents of this document, including all tables, plans, drawings, figures and other work produced by Northpoint Planning. Unless expressly approved by Northpoint Planning, this document may not be reproduced in full or in part, except for the client and for the purpose for which it was created.

This report is commissioned by and prepared for the exclusive use of the Client and is subject to and issued in accordance with the agreement between the Client and Northpoint Planning. Northpoint Planning is not responsible and will not be liable to any other person or organisation for or in relation to any matter dealt within this report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this report.



Table of Contents

1.0	EXECUTIVE SUMMARY	4
2.0	SITE AND SURROUNDING ENVIRONMENT	6
2.1.	SUBJECT SITE AND SURROUNDS	6
3.0	PROPOSED DEVELOPMENT	7
3.1.	GENERAL OVERVIEW	7
3.2.	PROPOSAL PLANS	8
3.3.	USE DEFINITION	9
3.4.	ACCESS AND PARKING	9
3.5.	INFRASTRUCTURE SERVICES	9
3.6.	STORMWATER DRAINAGE	9
3.7.	LANDSCAPING	10
3.8.	PRE-LODGE MENT DISCUSSIONS	10
4.0	LEGISLATIVE FRAMEWORK	11
4.1.	STATE PLANNING POLICY	11
4.2.	NORTH WEST REGIONAL PLAN	11
4.3.	STATE DEVELOPMENT AND ASSESSMENT PROVISIONS	11
4.4.	LOCAL PLANNING INSTRUMENT	11
4.5.	ASSESSMENT BENCHMARKS	11
5.0	PLANNING ASSESSMENT	12
5.1.	STRATEGIC FRAMEWORK	12
5.2.	MEDIUM IMPACT INDUSTRY ZONE CODE	12
5.3.	INDUSTRY AND INFRASTRUCTURE ACTIVITIES CODE	13
5.4.	PARKING, ACCESS AND LOADING CODE	14
5.5.	LANDSCAPING CODE	14
5.6.	ENGINEERING WORKS AND SERVICES CODE	15
5.7.	EXCAVATION AND FILLING CODE	15
6.0	CONCLUSION AND RECOMMENDATIONS	17



Appendices

- Appendix 1: DA Form 1 and Land owner's consent
- Appendix 2: SmartMap and SARA mapping
- Appendix 3: Subject site and surrounds
- Appendix 4: Development plans
- Appendix 5: Industry and infrastructure activities code

Tables

- Table 1: Application Summary
- Table 2: Proposal Plans

Figures

- Figure 1: Site Location
- Figure 2: Stage 1 – Low impact industry
- Figure 3: Stage 2 – Low impact industry



1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Low impact industry.

The subject site is located at Lot 10 Commercial Road, Ryan and comprises an area of 4,764m². The site is currently a vacant allotment located within Nordale Industrial Estate, Mount Isa. The topography of the site slightly slopes toward the western rear boundary, with the site generally mapped with contours ranging between 3m AHD and 2.25m AHD.

The proposed development provides for the staged establishment and growth of the site. Stage 1 will establish a Low impact industry use involving lightweight and removable built form, including two shipping containers connected by a hardtop shelter, together with a demountable office to support the initial operation of the site. Stage 2 will develop the site with construction of a large format warehouse building, comprising a dual tenancy arrangement and more permanent industrial built form. Both stages include associated landscaping and formalised access to Commercial Road, ensuring the site is improved and appropriately integrated with the surrounding industrial purpose of the estate.

The subject site is located within the Medium impact industry zone and Priority infrastructure area of the *City of Mount Isa Planning Scheme* (the planning scheme). Given the proposed development involves a new Low impact industry use within this zone, the development application is subject to impact assessment.

Aside from the Major Infrastructure Road Hierarchy overlay (Collector road), the site is not identified within any overlay that constrains or otherwise adversely affects the proposed operational use of the subject site.

Assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined in this town planning report, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	Lot 10 Commercial Road, Ryan
Real Property Description	Lot 10 on SP242626
Easements	Easement D on SP242626
Area of Lot	4,764m ²
Applicant	Orana Electrical
Purpose of Proposal	Staged Low impact industry
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	Water Resources
Referral Agencies	Nil
Public Notification	Required



Application Summary	
Zoning	Medium impact industry zone – Priority infrastructure area
Overlays	▪ Major Infrastructure Road Hierarchy overlay ○ <i>Collector road</i>



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at Lot 10 Commercial Road, Ryan comprising an area of 4,764m², and is formally identified as Lot 10 on SP242626. The site is currently a vacant allotment located within Economic Development Queensland Land – Nordale Industrial Estate, Mount Isa. The topography of the site slightly slopes toward the western rear boundary, with the site generally mapped with contours ranging between 3m AHD and 2.25m AHD.

The site maintains frontage to Commercial Road to the east. Given the historical vacancy of the subject site, no formalised access arrangements have been established.

The immediate surrounding locality includes a mix of industrial development, predominantly sheds, yards and open storage areas. Mount Isa Cemetery is identified to the southeast of the subject site. The wider locality includes industrial development to the west and south, recreational sites to the southeast and rural land to the east and north.

The subject site is located within the Medium impact industry zone and Priority infrastructure area of the *City of Mount Isa Planning Scheme* (the planning scheme). The site is not identified within any overlays that constrain or otherwise adversely affect the proposed operational use of the subject site.

The subject lot and surrounding locality are illustrated in Figure 1 below.

Figure 1: Site location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the staged establishment of industrial uses on the subject site, staging development of a Low impact industry use on the subject site comprising a single storey dual tenancy structure. The development will be accessed via new formalised access to Commercial Road to the east. The proposed stages are as follows:

Stage 1 – Low impact industry use, involving temporary built form and associated site works, comprising:

- Two shipping containers connected by a hardtop shelter, with the shelter structure measuring approximately 15.5m by 12.19m (188.94m²) and comprising a total height of 3.87m to the apex from nominated ground level (NGL).
- The container shelter is setback in excess of 6m from the front boundary.
- A demountable office located to the east of the proposed shelter, comprising a footprint of 9m by 3.45m (31.05m²).
- Structures located to the southeastern side of the allotment.
- The office is setback 1.5m from the outermost projection to the Commercial Road frontage.
- A landscaping strip is provided along the Commercial Road frontage, being approximately 3.2m in width, with a reduction at the location of the proposed office.
- A proposed crossover is located centrally to the eastern boundary to Commercial Road.
- A gravel pad is proposed to provide visual connection between the driveway and proposed structures, comprising an approximate area of 319m², where not covered by the proposed structures.
- The subject site comprises sufficient space to provide on-site parking in proximity to the proposed development.

Stage 2 – Low impact industry use, involving the establishment of a warehouse building and associated site works, comprising:

- A dual tenancy warehouse building measuring approximately 32m by 14m, comprising a total gross floor area of approximately 448m² and a total building height of approximately 7.23m to the apex from NGL.
- The warehouse building is located to the northeastern side of the allotment.
- Retention of the landscaping established as part of Stage 1, including the landscaped treatment to the Commercial Road frontage.
- Provision of a new concrete hardstand pad comprising an approximate area of 550m², excluding the area occupied by the proposed warehouse.
- Retention of the crossover and driveway arrangements established as part of Stage 1, providing formalised access to Commercial Road.
- Sufficient area within the subject site to accommodate on-site car parking in proximity to the proposed Stage 2 building.

Each stage of the development does not interfere with nor pose impact to the existing stormwater easement to the rear of the subject site – Easement D on SP242626.

The proposed development is illustrated in Figure 2 and 3 below.



Figure 2: Stage 1 – Low impact industry

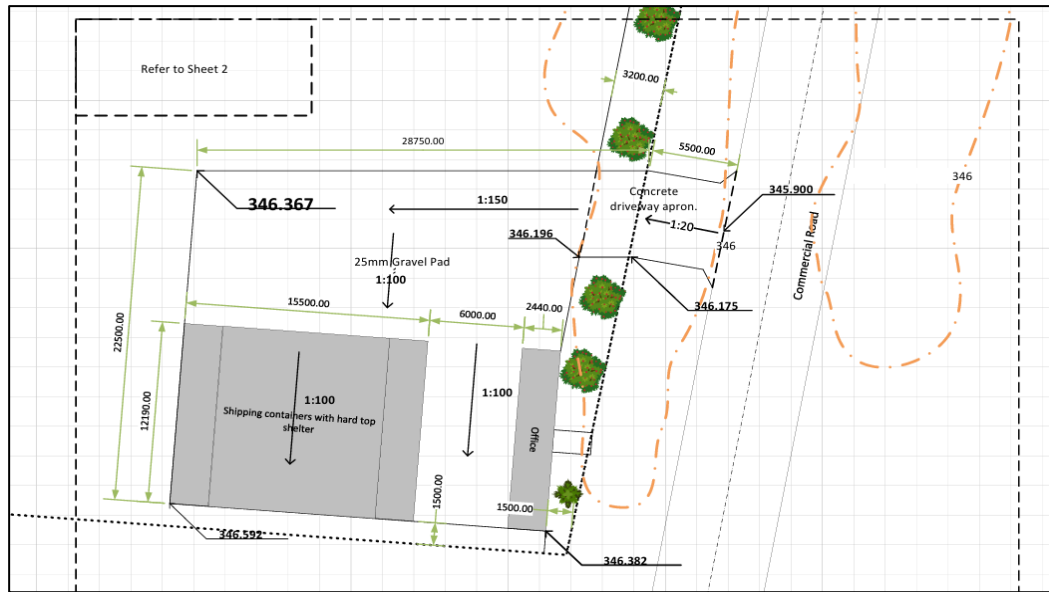
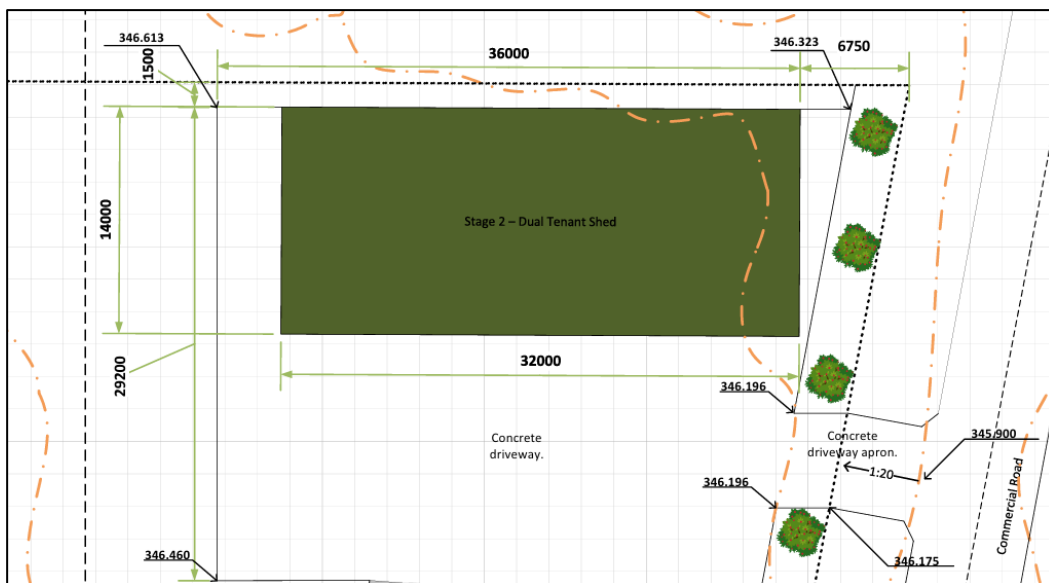


Figure 3: Stage 2 – Low impact industry



3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by H. Murray (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
SITE PLAN	LOT10-SH1	00	20/07/2026
SITE PLAN	LOT10-SH2	00	20/07/2026



ELEVATIONS	LOT10-SH3	00	27/07/2026
OFFICE PLAN	LOT10-SH4	00	27/07/2026
SITE PLAN	LOT10-SH5	00	20/07/2026
BUILDING LAYOUT	LOT10-SH6	00	08/12/25

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the uses are defined as the following:

Low impact industry - means the use of premises for an industrial activity-

- (a) *that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and*
- (b) *that a local planning instrument applying to the premises states is low impact industry; and*
- (c) *that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.*

3.4. Access and Parking

The proposed development proposes site access via a central crossover and driveway to Commercial Road to the east. The proposed crossover and driveway will service both stages of the development with no change proposed between stages.

In accordance with Table 9.4.6.3 (b) of the planning scheme, the required parking rates for a Low impact industry use:

- 1 space per 50m² GFA up to 500m² plus 1 space per 100m² thereafter.

Applying this rate, the proposed development will require provision for 5 car parks associated with Stage 1 and a total of 12 car parks for Stage 2.

The subject site retains substantial vacant land across both stages of the development to provide parking associated with the use of the site, within suitable proximity to each structure and stage of the development.

3.5. Infrastructure Services

The subject site maintains existing connection to Council's reticulated water network, with an existing water main traversing along the Commercial Road frontage and sewer main, traversing the rear of the subject site.

The proposed development does not seek to augment any reticulated Council infrastructure.

The proposed development can be appropriately connected to telecommunications and electrical networks.

3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible.



Given the topography of the site, which generally slopes toward the western rear boundary, stormwater generated by the development can be lawfully discharged to the existing stormwater drainage easement (Easement D on SP242626) at the rear of the site, or alternatively to Commercial Road at the site frontage.

3.7. Landscaping

Landscaping has been proposed to the site frontage and is maintained throughout both stages of the development. Specifically, a 3.2m wide landscaping strip is proposed to the site frontage with separation to provide site access. Further a minor decrease of vegetation is noted to the southeastern corner where the vegetation width decreases to 1.5m wide accommodating the demountable office proposed in stage one.

The proposed development does not involve the removal or alteration of any street tree.

3.8. Pre-lodgement Discussions

Pre-lodgement discussions were held with Council regarding the proposed development, with Council indicating general support for the proposal.

It is considered all feedback from Council has been appropriately incorporated within the design of the development and addressed within this application.



4.0 Legislative Framework

4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2. North West Regional Plan

The subject site is located within Mount Isa which is identified as a Major regional activity centre of the North West Regional Plan (NWRP). On review of the proposed development and the NWRP, it is considered that all matters within the NWRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NWRP is required.

4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.5.9 of the planning scheme, the proposed development requires impact assessment given the proposal involves a new Low impact industry use within the Medium impact industry zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.9 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Medium impact industry zone code.
- Industry and infrastructure activities code.
- Parking, access and loading code.
- Landscaping code.
- Engineering works and services code.
- Excavation and filling code.

Assessment against the relevant benchmarks is provided within Section 5.



5.0 Planning Assessment

5.1. Strategic Framework

The strategic framework sets the policy direction for the planning scheme and reflects the overall intent for growth and development across the local government area. Assessable development is required to be consistent with the strategic framework, including the relevant themes and strategic outcomes applicable to the subject land.

The subject site is located within the Nordale Industrial Estate, land specifically identified and developed by Economic Development Queensland to provide serviced industrial land to support the local economy. The site is zoned Medium impact industry and is situated within the Priority infrastructure area, reflecting its intended role in accommodating industrial development supported by existing infrastructure.

The proposed development, comprising a staged Low impact industry use, is considered to appropriately reflect the strategic intent for the subject land, having regard to the following:

- The proposal supports the ongoing growth and diversification of the local economy by establishing a genuine industrial use on land specifically planned, zoned and serviced for that purpose, consistent with the strategic outcomes sought for industry and economic development.
- The development makes efficient use of existing infrastructure, with the site benefiting from formalised road access to Commercial Road and established stormwater, power and other service infrastructure within the estate, avoiding the need for significant new infrastructure provision.
- The proposal consolidates industrial activity within a defined and appropriately located industrial area, rather than introducing industrial uses into unplanned or sensitive locations, consistent with the strategic framework's settlement pattern intent.
- The development does not introduce a sensitive land use, nor does it compromise the ongoing operation or future intensification of surrounding industrial uses within the estate.

Having regard to the above, the proposed development is considered to be consistent with, and does not conflict with, the strategic framework of the planning scheme.

5.2. Medium Impact Industry Zone Code

The purpose of the Medium impact industry zone code is to provide for —

- (a) *Medium impact industry; and*
- (b) *other uses and activities that—*
 - (i) *support industry activities; and*
 - (ii) *do not compromise the future use of premises for industry activities.*

The proposed development is considered to further the purpose and overall outcomes of the Medium impact industry zone code. The proposal involves an industrial use on the site and will support the ongoing industrial function of the locality and will not introduce a sensitive or incompatible use that would compromise the viability of existing or future medium impact industry activities within the zone.

The development has been designed to provide a functional industrial outcome while maintaining an appropriate standard of site amenity. Built form is contained wholly within the site, access is formalised to Commercial Road, and sufficient area is available for manoeuvring, servicing and



parking. Landscaping is proposed to the Commercial Road frontage and will assist in presenting the development to the street and softening the visual appearance of the site.

The proposal does not involve activities anticipated to generate unacceptable noise, odour, dust, smoke, lighting or other emissions beyond what is reasonably expected in an industrial setting. Potential future impacts can be appropriately managed through standard operational practices, site design, infrastructure provision and conditions of approval, especially during construction phases. The development will also maintain the existing stormwater easement at the rear of the site and is not expected to adversely impact natural features, environmental values or surrounding land.

The site has access to existing transport and service infrastructure and is appropriately located to utilise Commercial Road and the broader road network. The staged nature of the development provides for the stepped establishment of industrial activity on the site, with temporary and lightweight built form in Stage 1 transitioning to permanent warehouse in Stage 2.

On this basis, the proposal is considered compatible with the intent of the Medium impact industry zone and consistent with the relevant purpose and overall outcomes of the code.

5.3. Industry and Infrastructure Activities Code

The purpose of the Industry and infrastructure activities code is to *ensure that Industry activities and infrastructure activities are consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.*

The proposed development is considered to further the purpose and overall outcomes of the Industry and infrastructure activities code. The proposal provides for staged industrial development on land within an established industrial estate and is compatible with the intended character and amenity of the locality. The development will formalise access to Commercial Road, provide sufficient area for on-site manoeuvring, servicing and parking, and will not introduce a sensitive or incompatible use to the surrounding industrial area.

The proposed developments orientation, landscaping and structure setbacks are considered appropriate having regard to the established industrial character of Commercial Road and the surrounding locality. Existing industrial properties in the immediate area do not provide the requirement of landscaping to the primary frontage in front of fences or achieve the nominal setback outcomes otherwise noted by the planning scheme. The proposed development is therefore consistent with the built form, streetscape and operational layout of surrounding industrial premises.

While the Stage 1 demountable office and associated frontage treatment result in a reduced setback and localised reduction in landscaping width, these outcomes are considered minor and acceptable in context. The built form remains low scale, temporary and functional, and the proposed frontage landscaping will still contribute to the presentation of the site to Commercial Road. Stage 2 warehouse will establish a more permanent industrial built form while retaining the frontage landscaping and access arrangements established during Stage 1.

On this basis, the proposed development is considered to be consistent with the purpose of the Industry and infrastructure activities code and is not anticipated to adversely impact surrounding land uses, local amenity or the natural environment.

Detailed assessment against the Industry infrastructure activities code is provided within **Appendix 5**.



5.4. Parking, Access and Loading Code

The purpose of the Parking, access and loading code is to *ensure*:

- (1) *levels of access, convenience and efficiency are appropriate to Mount Isa's climate, typical vehicle size and modal split; and*
- (2) *parking, access and service areas are provided in a manner which is safe, convenient and sustainable and which meets the needs of development; and*
- (3) *the impact of parking, access and loading on the amenity of the surrounding areas is managed and minimised.*

The proposed development is considered to further the purpose and overall outcomes of the Parking, access and loading code. The proposal provides for a formalised central crossover and driveway to Commercial Road, which will service both Stage 1 and Stage 2 of the development. The proposed access arrangement provides a clear entry point to the site and is capable of accommodating the on-site vehicle movements reasonably expected for a low impact industry use within an established industrial estate.

Any parking demand generated by the proposed development can be appropriately accommodated on site. Stage 1 comprises a small-scale low impact industry use involving temporary and lightweight built form, while Stage 2 comprises a low impact industry use with a gross floor area of approximately 504m². The site retains sufficient area to provide the required on-site parking spaces in proximity to the proposed buildings.

The proposed layout of the site provides sufficient area for on-site vehicle manoeuvring, servicing and loading activities. The proposed development is not expected to generate high volumes of heavy vehicle traffic beyond what is reasonably anticipated within a Low impact industry use. Vehicles will be able to enter, circulate and exit the site in a safe and efficient manner, with loading and unloading activities capable of being undertaken wholly within the site.

Access, parking and manoeuvring areas will be appropriately formed and maintained to support safe and efficient operation of the development and to minimise dust generation associated with vehicle movements. The proposed development does not require the removal of any street trees and will maintain a clear and identifiable access point from Commercial Road.

The scale and nature of the proposed development are not expected to generate significant bicycle or pedestrian demand. The site layout is capable of accommodating safe pedestrian access between the parking area, site entry and proposed buildings, and given the scale and industrial nature of the proposed development, dedicated bicycle parking or end-of-trip facilities are not considered necessary.

Given the nature of the development, further assessment against the Parking, access and loading code is not considered necessary.

5.5. Landscaping Code

The purpose of the Landscaping code is to *manage landscaping associated with development*.

The proposed development is considered to further the purpose and overall outcomes of the Landscaping code. Landscaping is proposed to the Commercial Road frontage and will be retained through both stages of the development. The frontage landscaping will contribute to the appearance of the site, provide visual interest to the streetscape and assist in softening the presentation of the proposed industrial built form when viewed from Commercial Road.



The proposed landscape strip is approximately 3.2m wide along the Commercial Road frontage, with a localised reduction to approximately 1.5m near the Stage 1 demountable office. While this results in a reduced landscape width in one location, the outcome is considered acceptable having regard to the established industrial character of the locality. Surrounding industrial properties do not consistently provide landscaping forward of front fences or achieve the full landscaping outcomes noted by the planning scheme. The proposed frontage treatment is therefore consistent with the prevailing streetscape and operational layout of nearby industrial premises.

The proposed development does not adjoin any residential zone and is located within an established industrial estate. Accordingly, substantial landscape buffering for privacy or separation between incompatible uses is not required. The proposed frontage landscaping will provide an appropriate level of visual screening and amenity for the site, while maintaining the functional access, manoeuvring and servicing requirements of the industrial use.

Landscaping will be designed and maintained so that it does not compromise public health, safety or visibility within the site. Planting within the frontage and adjacent to access, parking and manoeuvring areas can be maintained at appropriate heights to retain sightlines for vehicles, pedestrians and cyclists.

Given the nature of the development, it is considered to provide an appropriate landscaping outcome that enhances the presentation of the site, is responsive to the industrial character of the locality, and further assessment against the Landscaping code is not considered necessary.

5.6. Engineering Works and Services Code

The purpose of the Engineering works and services code is to *ensure that development is provided with an appropriate level of infrastructure and services that are sustainable, safe and consistent with the setting in which the development is located.*

The proposed development is considered to further the purpose and overall outcomes of the Engineering Works and Services code. The site is currently connected to Council's reticulated water and sewer networks, and such servicing will be maintained within the proposed development. It is considered there is sufficient capacity within the reticulated networks to support the proposed development.

The proposed development has also been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible. The development does not impact on the existing stormwater drainage easement to the rear of the site. Additionally, the proposed development does not seek to divert existing drainage away from the lawful point of discharge.

Given the nature of the development, further assessment against the Engineering works and services code is not considered necessary.

5.7. Excavation and Filling Code

The purpose of the Excavation and filling code is to *ensure that –*

- (1) disturbance to the soil surface is appropriately managed to minimise erosion and*
- (2) changed patterns of run off and stormwater and*
- (3) development is in character with the surrounding area and*
- (4) the site is fully rehabilitated.*

The proposed development is considered to be consistent with the purpose and overall outcomes of the Excavation and filling code. The subject site has a minor fall of approximately 0.75m across its



area (contours ranging between 3m AHD and 2.25m AHD, sloping toward the western rear boundary) and the proposed staged development has been designed to respond to the existing landform. Accordingly, significant excavation or filling is not anticipated to be required to facilitate either Stage 1 or Stage 2 of the development.

Any earthworks required are expected to be limited to minor site preparation works associated with the establishment of the proposed gravel pad, hardstand areas, building pads, driveway and associated service connections. These works can be undertaken in a controlled manner and are not expected to materially alter the existing ground levels, drainage characteristics, or impact adjoining industrial properties.

The proposed development also maintains the existing stormwater easement at the rear of the site and does not seek to divert stormwater away from the established drainage pattern. Finished levels, hardstand areas and surface treatments can be designed during detailed design to ensure stormwater continues to be managed appropriately and directed to a lawful point of discharge without adversely impacting adjoining land.

During construction, any exposed soil areas can be managed through standard erosion and sediment control measures.



6.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Orana Electrical in association with a Development Application for a Material Change of Use – Low impact industry located at Lot 10 Commercial Road, Ryan and formally described as Lot 10 on SP242626.

The subject site is located within the Medium impact industry zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



Appendix 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Orana Electrical C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP26.004

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		Lot 10	Commercial Road	Ryan
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		10	SP242626	Mount Isa
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Material Change of Use – Low impact industry

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Low impact industry	Low impact industry		

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mount Isa City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



**Queensland
Government**

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Contact officer: Steve Whiteman- EDQ
Contact phone: 0477 738 497

24 August 2026

Mount Isa City Council
Planning Department,
23 West Street
Mount Isa QLD 4825

Dear Sir/ Madam,

**RE: Request for Owners Consent to Lodge Application over 10 on SP242626,
Commercial Road , Nordale Land Owned by the Minister for Economic Development
Queensland.**

As authorised delegate of the the Minister for Economic Development Queensland, I, the undersigned, consent to the lodgement of any applications or permits to the relevant administering authority by **Wright Beginnings Pty Ltd ATF (trading as Orana Electrical) c/- Northpoint Planning** or its agents and/or nominees required for the application. The application relates to the development which will take place on **Lot 10 on SP242626**.

This owner's consent is provided on the basis that:

- This consent is not an agreement by, or confirmation from, the Minister for Economic Development Queensland that the Applicant will be given rights to occupy or use any part of the land for the Project.
- It does not remove the statutory obligation of the Applicant to obtain all necessary cultural, environmental and development approvals from the administering authority prior to the commencement of any construction.
- It will not prejudice Economic Development Queensland from undertaking day to day operations or further detailed reviews of the proposed development and its impacts on land controlled by the Minister of Economic Development Queensland.
- It is only related to the applicant lodging an application with the relevant approving authority.
- It does not allow the Applicant to act on behalf of the Minister of Economic Development Queensland. The Applicant is not the Minister for Economic Development Queensland's agent.
- It has an expiry date of twelve (12) months from the date of this letter.

Should you have any questions regarding the above consent, please do not hesitate to contact me on 0477 738 497.

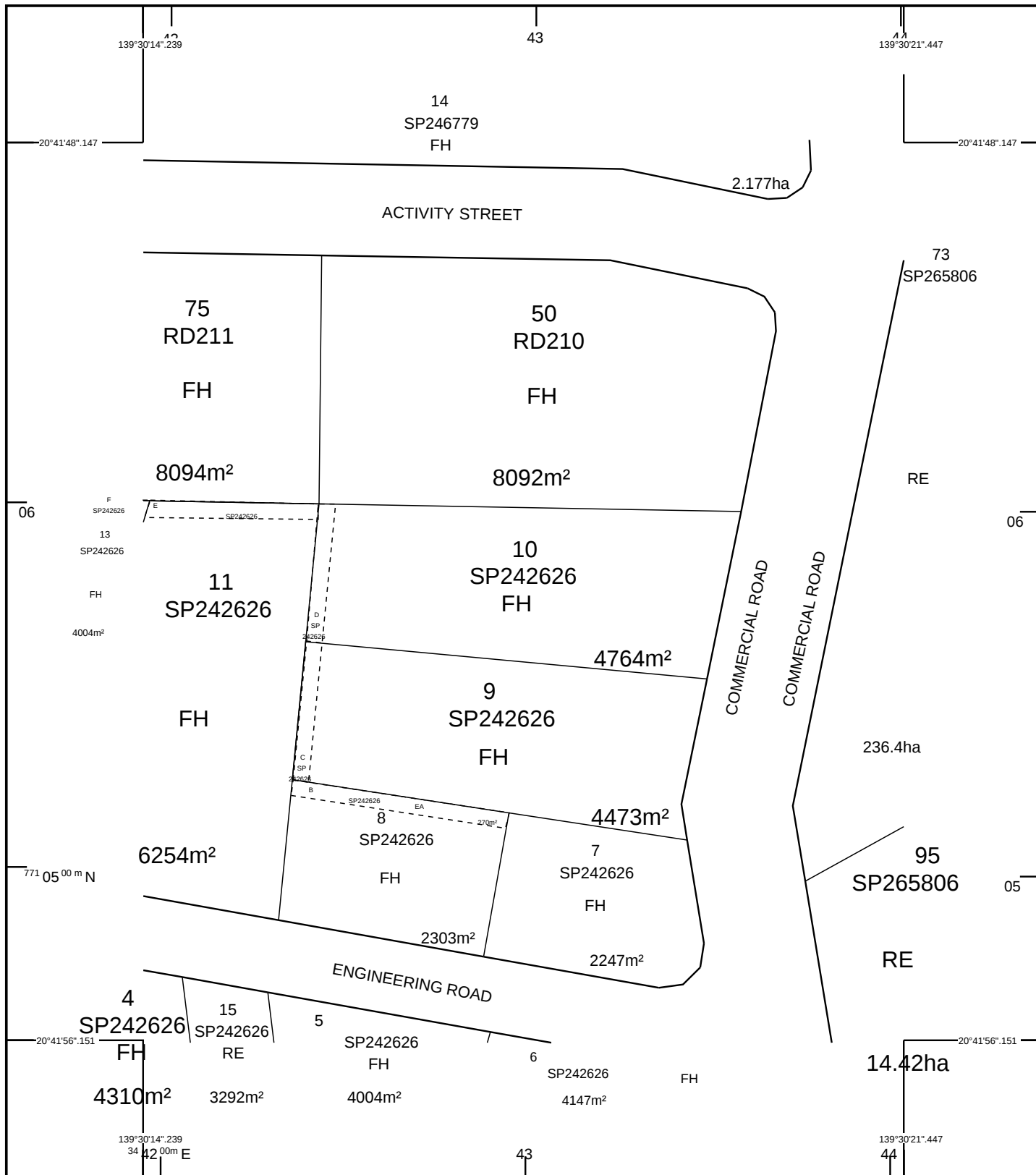
Yours faithfully,

A handwritten signature in black ink, appearing to read 'Steve Whiteman', with a stylized flourish at the end.

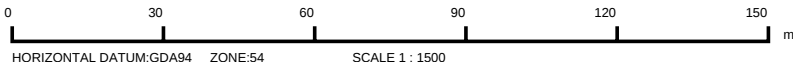
Steve Whiteman
Sales and Property Manager - Industrial Development
Economic Development Queensland



Appendix 2



STANDARD MAP NUMBER
6856-43344



MAP WINDOW POSITION &
NEAREST LOCATION

139°30'17\"/>

+

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/SP242626
Area/Volume	4764m²
Tenure	FREEHOLD
Local Government	MOUNT ISA CITY
Locality	RYAN
Segment/Parcel	47812/277

CLIENT SERVICE STANDARDS

PRINTED 12/01/2026

DCDB 11/01/2026

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

(c) The State of Queensland,
(Department of Resources) 2026.



State Assessment and Referral Agency - Matters of Interest Report

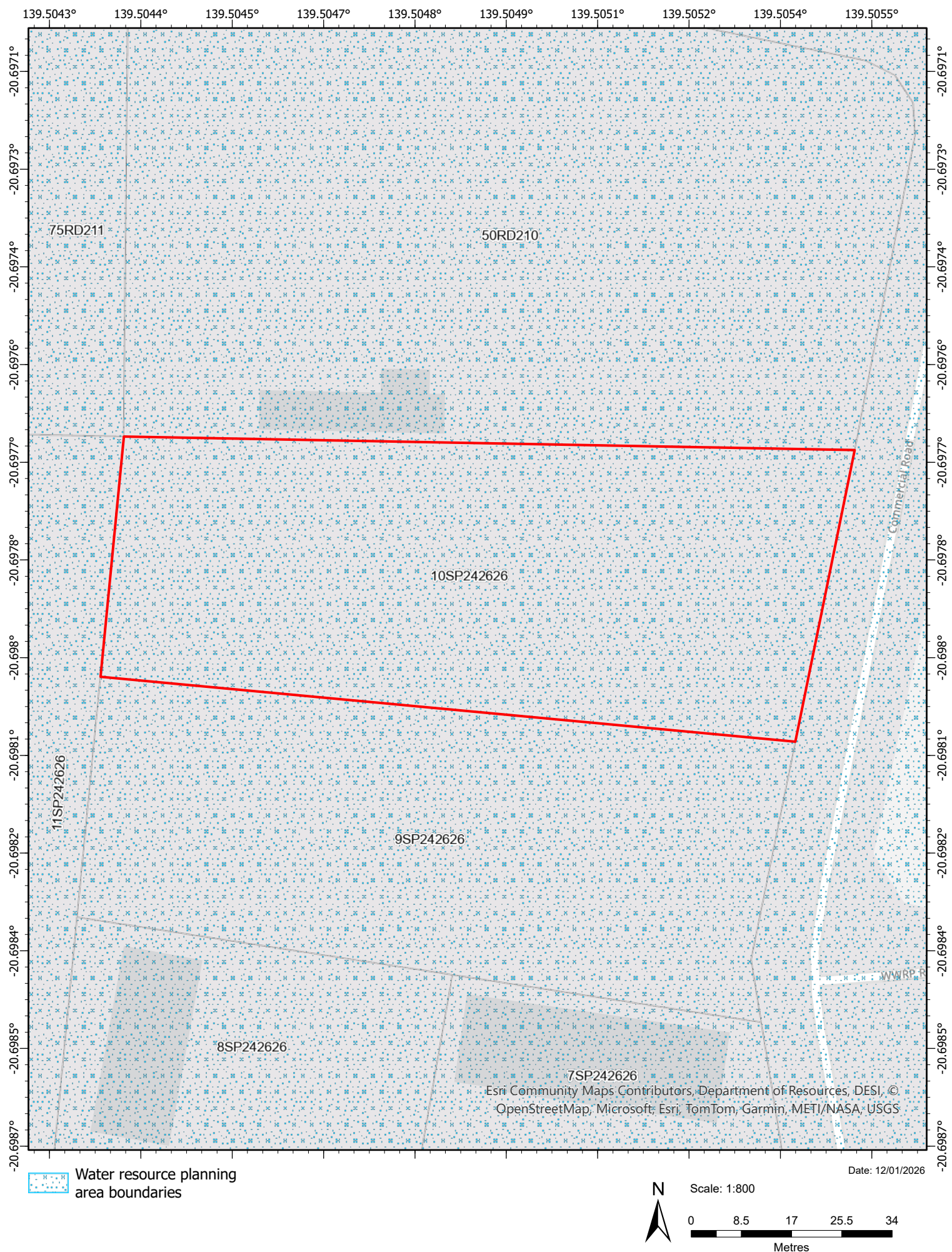
Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Matters of Interest by Lot Plan

Lot Plan: 10SP242626 (Area: 4764 m²)

Water resource planning area boundaries



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Queensland
Government



© The State of Queensland 2026.



Appendix 3

Subject Site and Surrounds

Lot 10 Commercial Road, Ryan | Lot 10 on SP242626

20°41'46"S 139°30'7"E 20°41'46"S 139°30'27"E



20°42'1"S 139°30'7"E 20°42'1"S 139°30'27"E



Scale: 1:1866
Printed at: A3
Print date: 12/8/2026
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

Includes material © State of Queensland 2026. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability.
If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2025



Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Subject Site and Surrounds

Lot 10 Commercial Road, Ryan | Lot 10 on SP242626

 Attribution

Includes material © State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development); © Commonwealth of Australia (Geoscience Australia); © 21AT, © Earth-i, all rights reserved, 2026.

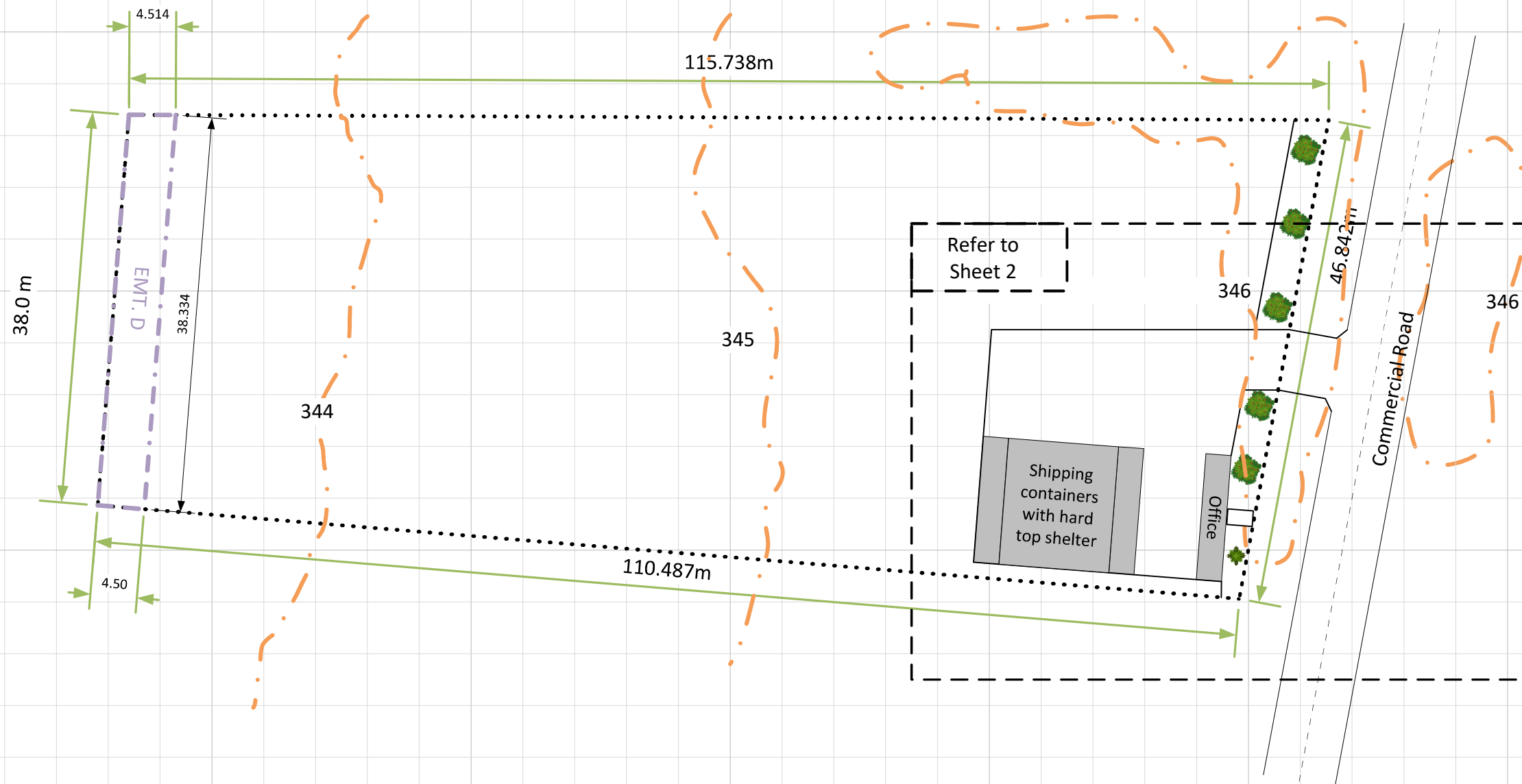
© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025

© State of Queensland (Department of Resources) 2024

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2026



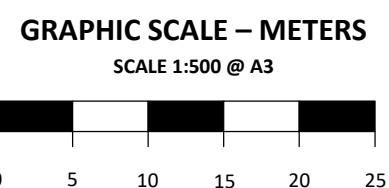
Appendix 4



- Dimensions
- Contour Lines
- Chain Link Fence
- Easement

General Notes:

- Dimensions in Metres



Project : Lot 10 Nordale – Orana Electrical site

Site : Lot 10, Commercial road, Ryan 4825

Drawing No.
LOT10-SH1

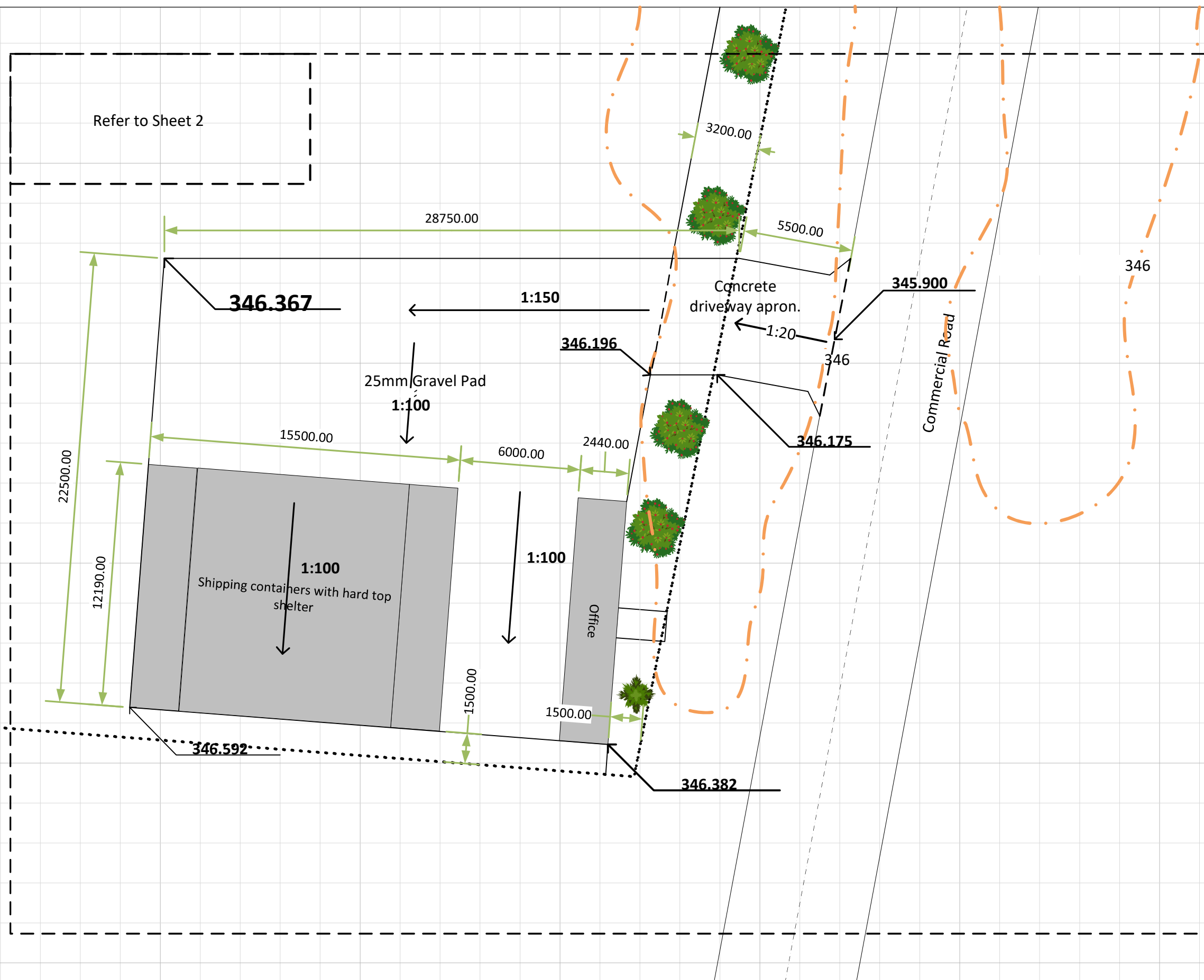
REV
00

SCALE
1:500

DATE
20/07/2026

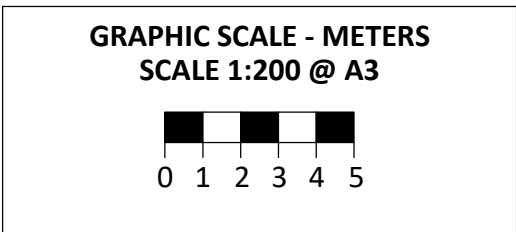
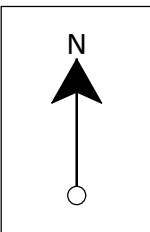
**SITE
PLAN**

Sheet 1



— Dimensions
- - - Contour Lines
..... Chain Link Fence
← Slope

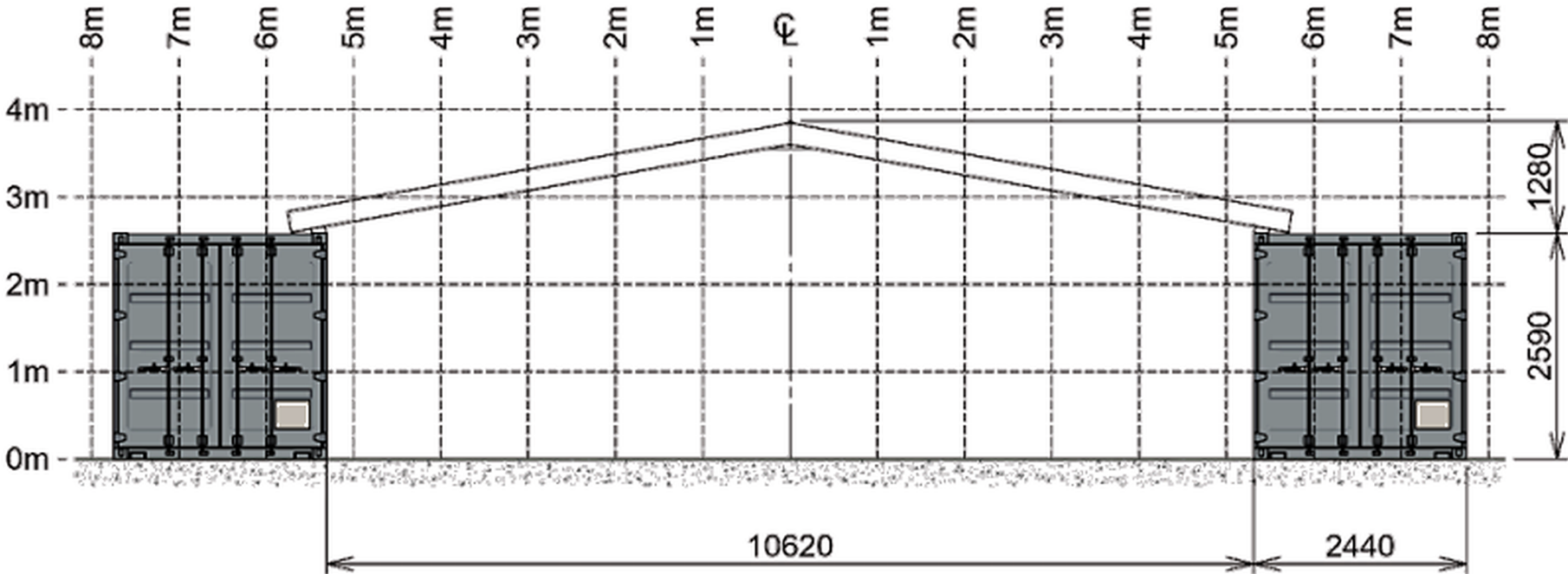
General Notes:
• Dimensions in Millimetres



Project : Lot 10 Nordale – Orana Electrical Site			
Site : Lot 10, Commercial Road, Ryan 4825			
Drawing No. LOT10-SH2	REV 00	SCALE 1:200	DATE 20/07/2026

CONTAINER SHELTER ELEVATION

REFERENCE DRAWING - SCALE 1:75 AT A3



Raster reference calibrated from the shown 1 m grid and dimensions. Verify critical dimensions before construction.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE CRITICAL DIMENSIONS FROM THE SCREEN OR A REDUCED PRINT.
3. PRINT ON A3 AT 100% / ACTUAL SIZE TO RETAIN THE STATED SCALE.
4. VERIFY SITE CONDITIONS, LEVELS AND DIMENSIONS BEFORE CONSTRUCTION.
5. REFERENCE IMAGE IS EMBEDDED AS A SINGLE EDITABLE VISIO IMAGE.

GRAPHIC SCALE - METRES



SCALE 1:75 @ A3

PROJECT: Lot 10, Nordale - Orana Electrical

CLIENT: Orana Electrical

SITE: Lot 10 Nordale, Ryan, QLD, 4825

DRAWING NO.

Lot10-Sh3

REV

00

SCALE

1:75

DATE

27/07/2026

ELEVATION

A3 - SHEET 03

PRELIMINARY

PORTABLE OFFICE FLOOR PLAN & VIEWS

CONCEPTUAL LAYOUT - PROPOSED OFFICE LENGTH 12,000 mm



CONCEPT NOTE - THIS SHEET IS FOR CONCEPTUAL AND SITE-PLANNING PURPOSES ONLY. THE SUPPLIER REFERENCE SHOWS A 9,000 mm OFFICE; THE PROPOSED OFFICE SHALL BE 12,000 mm OVERALL LENGTH. FINAL LAYOUT, OPENINGS, SERVICES AND DIMENSIONS SHALL BE CONFIRMED ON APPROVED SHOP DRAWINGS BEFORE FABRICATION OR CONSTRUCTION.

GENERAL NOTES

1. THIS SHEET IS FOR CONCEPTUAL AND SITE-PLANNING PURPOSES ONLY.
2. PROPOSED OFFICE OVERALL LENGTH: 12,000 mm.
3. SOURCE DRAWING S1464 SHOWS A 9,000 mm OFFICE.
4. FINAL LAYOUT, OPENINGS, SERVICES AND STRUCTURAL DETAILS TO APPROVED SHOP DRAWINGS.
5. DO NOT SCALE: USE WRITTEN DIMENSIONS AND VERIFY SITE CONDITIONS/SERVICES.
6. SOURCE DRAWING COPYRIGHT REMAINS WITH THE ORIGINAL AUTHOR.

REFERENCE INFORMATION

SOURCE DRAWING: S1464
REFERENCE OFFICE: 9,000 mm LONG
PROPOSED OFFICE: 12,000 mm LONG
CURRENT SHEET: NTS

PROJECT: Lot 10, Nordale -
Orana Electrical

CLIENT: Orana Electrical

SITE: Lot 10 Nordale, Ryan,
QLD, 4825

DRAWING NO.
LOT-SH4

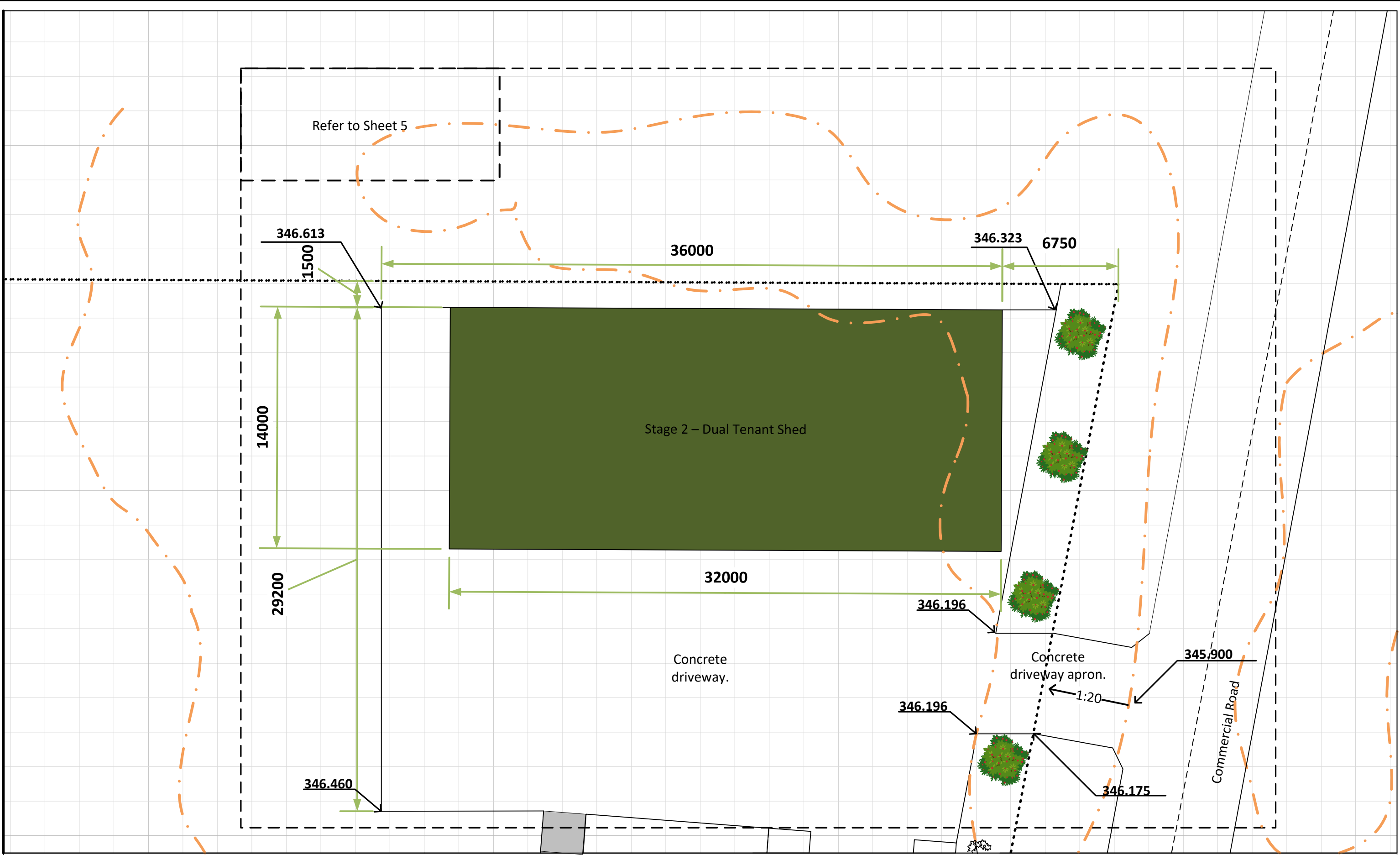
REV
01

SCALE
NTS

DATE
27/07/2026

OFFICE PLAN

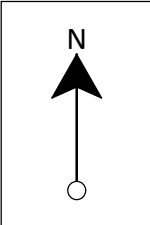
A3 - SHEET 04
CONCEPT ONLY



— Dimensions
- . - Contour Lines
..... Chain Link Fence
← Slope

General Notes:

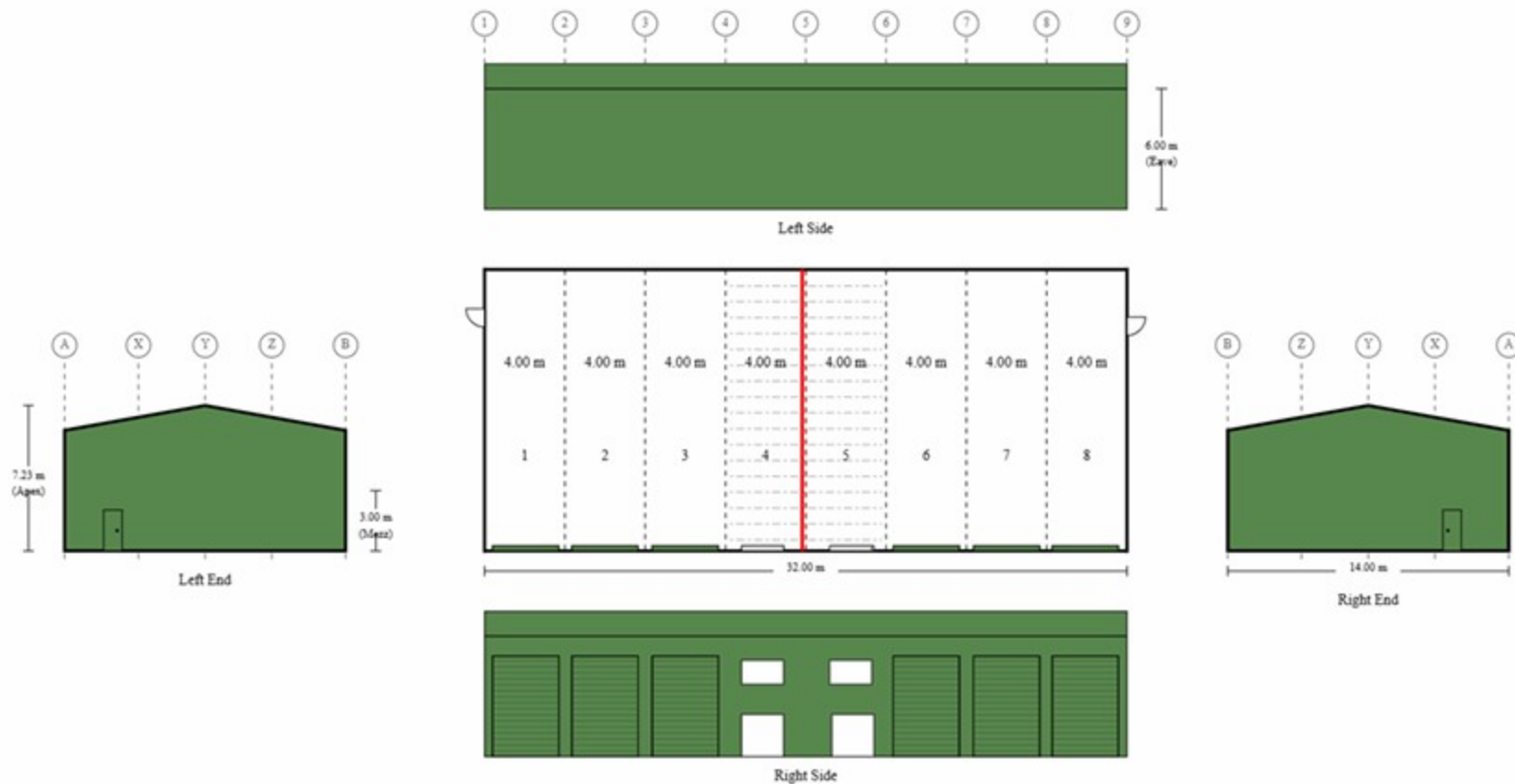
- Dimensions in Millimetres



GRAPHIC SCALE - METERS
SCALE 1:200 @ A3

0 1 2 3 4 5

Project : Lot 10 Nordale – Orana Electrical Site				Site Plan
Site : Lot 10, Commercial Road, Ryan 4825				
Drawing No. LOT10-SH5	REV 00	SCALE 1:200	DATE 20/07/2026	Sheet 5



Purchaser Name: Harrison Murray - Orana Electrical

Site Location:

Ref # GLANGW12512046-1

Print Date: 08/12/25

Building Layout

Ref # GLANGW12512046-1

Seller: Wide Span Industrial Buildings

Name: Graham Lang

Phone: 07 5657 8893

Fax:

Email: graham.lang@widespanindustrial.com.au

Wide Span Sheds
No Compromise Steel Building Solutions



Appendix 5



Mount Isa City Council – Industry and Infrastructure Activities Code

Purpose

The purpose of the Industry and infrastructure activities code is to *ensure that Industry activities and infrastructure activities are consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.*

The purpose of this code will be achieved through the following overall outcomes:

- (1) *Development of industry activities and infrastructure activities is commensurate with the purpose and overall outcomes of the zone in which it is located.*
- (2) *Development is of a type, scale and intensity compatible with its location and nearby land uses; and*
- (3) *Development occurs only on land that is suited to the development and operation of industry activities and infrastructure activities; and*
- (4) *Industry activities and infrastructure activities are adequately separated from sensitive land uses, and land located in the Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone to prevent environmental harm occurring; and*
- (5) *Industry activities and infrastructure activities maintain safety to people and natural features; and*
- (6) *Industry activities and infrastructure activities are located, designed, operated and managed to prevent the air, soil or water pollution or contamination; and*
- (7) *Development avoids adverse impacts on vegetation; and*
- (8) *Industry activities and infrastructure activities are sited and designed in a manner that is appropriate to the character of the area.*
- (9) *Development contributes to a high standard of amenity on-site and off-site.*
- (10) *Industry activities and infrastructure activities generate traffic that is within the capacity of the existing road system; and consistent with the types of traffic and frequency of traffic movement existing on the roads used to access the site.*
- (11) *Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including railway, airport and highways.*
- (12) *Industry activities and infrastructure activities have adequate and safe vehicle access to the site on which they are located.*

Performance Outcome/Acceptable Outcomes		Response
For Self-assessable and Assessable Development		
Amenity and Safety		
PO1: Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.	AO1.1: Ancillary <i>office</i> , or administration buildings or areas are oriented toward the <i>primary road frontage</i> AO1.2: The main entry to the building is located on the facade of the building that faces the <i>primary road frontage</i> , and is easily identifiable and directly accessible from the <i>primary road frontage</i> .	Complies The proposed office is located to the façade of the proposed structures within Stage 1 fronting the Commercial Road frontage. The proposed development allows for casual surveillance of the streetscape from the subject site.



Performance Outcome/Acceptable Outcomes		Response
PO2: For development not within the <u>Low impact industry, Medium impact industry, Special industry and Special purpose zones</u>: Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.	AO2.1: Outdoor lighting is designed and installed in accordance with the parameters and requirements of <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Not applicable The proposed subject site is located within the Medium impact industry zone.
PO3: Development does not adversely impact on the amenity of adjoining and nearby sensitive land uses, including, but not limited to the impacts of: (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) heat and light; and (g) lack of privacy; and (h) other emissions.	AO3.1: Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>. AO3.2: Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>. AO3.3: Where not within an Industry zone the use does not involve an Environmentally Relevant Activity (ERA). AO3.4: Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>. AO3.5: Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>. AO3.6: Any proposed glass does not exceed a maximum degree of reflection of both heat and light of 20 per cent. AO3.7: Development within 150 metres of a lot containing a <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed use zone or Rural residential zone: (a) does not result in adverse impacts at or beyond the boundary of the <i>site</i> due to noise that exceeds 3dB(A) above the background level between Monday to Saturday (during the period commencing at 6am and ending at 6pm on the same day); and (b) does not produce audible noise at or beyond the	Complies The proposed development minimises impacts on sensitive land uses and residential zoned land, particularly noting: ▪ The proposed development is located within an industrial estate and is not located within proximity to sensitive land uses or residential zoned land. ▪ The proposed development is anticipated to comply with relevant air quality and noise objectives. ▪ The proposed development is suitably located within an industrial area that is appropriately located and designed for industrial development. ▪ Noise generated by the proposed development is considered to be minimal associated with the small scale of the proposed structures. ▪ The nearest sensitive receptor is located in excess of 1.3km to the south-east of the subject site, well beyond the 150 metre proximity threshold under AO3.7.



Performance Outcome/Acceptable Outcomes	Response
	boundary of the <i>site</i> from 6:00pm Saturday to 6:00am the following Monday; and (c) does not involve an Environmentally Relevant Activity (ERA); and (d) does not produce vibrations that exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 <i>Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>; and (e) ensures that odour emissions produced onsite cannot be detected beyond the boundaries of the <i>site</i>; and (f) ensures that impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>. AO3.8: Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone: (a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) ensures every side and rear wall of a building that faces a common boundary does not contain openings that may allow noise emissions; and (c) ensures every window that has direct views into windows of a residential <i>dwelling</i> is provided with fixed screening or glazing that is not greater than 75 per cent transparent to obscure views to, and maintain privacy of, the residential <i>dwelling</i>; and (d) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (e) provides acoustic screening between all areas where activities are permitted to occur outside of the building and the common boundary.



Performance Outcome/Acceptable Outcomes		Response
Ancillary activities		
PO4: Any <i>office</i> , administration or retail sales function that is conducted on the <i>site</i> is ancillary and subordinate to the primary use on the <i>site</i> .	AO4.1: The <i>office</i> and administration functions comprise an area not greater than 10 per cent of the use area. AO4.2: The area used for on-site retail sales of goods is not greater than 10 per cent of the use area.	Complies The proposed office space within Stage one is ancillary to the primary low impact industry use of the site and maintains an area less than 10 percent of the total site use area. Additionally, any office space utilised during Stage two of the development will remain ancillary to the primary Low impact industry use.
General		
PO5: Development is designed and located to: - enhance the character of the zone; and - enhance the visual amenity of the main approaches to the urban areas of Mount Isa; and - be of a size, bulk and form consistent with the existing or preferred character of the zone in which it is located; and - prevent adverse impacts on nearby premises; and - provide for and maintain a sense of open space; and - provide a dedicated pedestrian entry that is protected from the sun and rain.	AO5.1: - Building height is (including all structures) is not greater than 10 metres in the Low impact industry and medium impact industry zone where the lot adjoins a Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone; or 15 metres in the Low impact industry and medium impact industry zone otherwise; or 15 metres in the Special industry zone; or 10.5 metres in the Rural and Rural residential zones; or 8.5 metres in all other zones. AO5.2: Site cover is not greater than: 5 per cent in the following zones: - Rural residential; or - Open space; or 25 per cent in the Sport and recreation zone; or 50 per cent in the following zones: - Low density residential; or - Township; or 60 per cent in the following zones: - Medium density residential; or - Mixed use; or - Local centre; or 70 per cent in the Principal centre zone; or 75 per cent in the following zones: - Low impact industry; or - Medium Impact industry; or	Complies The proposed development across both stages do not exceed 8m in building height, being 3.87m and 7.23m respectively. Additionally, site cover does not exceed 75% in any Stage of the proposed development. The proposed setback of structures during each stage is below the nominated 6m frontage setback, this is considered appropriate with regard to the established setback and industrial character of the wider industrial estate. Multiple industrial properties within the immediate surrounding area do not provide the nominated setback outcomes noted.



Performance Outcome/Acceptable Outcomes	Response
- Special industry; or - Community facilities; or - Special purpose. AO5.3: The development footprint excluding landscaping is setback from any road frontage and side and rear boundaries, in accordance with Table 9.3.4.3 – Industry and infrastructure activities, road and boundary setbacks. AO5.4: In any zone other than the Medium impact industry and Special industry zones, building dimensions (width and depth) are not greater than 30 metres in any one direction. AO5.5: Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 0.9 metres from the external building face when measured perpendicular to the external building face (Refer Figure a).	
Fences and Gates	
PO6: <u>For development not within the Low impact, Medium Impact, Special industry and Special purpose zones:</u> 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.	AO6.1: A fence that is constructed forward of any front building line that faces a road frontage (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: (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure b); or (ii) 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 Zincaneal 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.
	Not applicable The proposed development is located within the Medium impact industry zone.



Performance Outcome/Acceptable Outcomes		Response
	AO6.2: The height of side or rear boundary fences must not be greater than 1.8 metres, measured from ground level.	
PO7: <u>For development within the Low impact, Medium Impact, Special industry and Special purpose zones:</u> Fences must contribute positively to the character of the streetscape and enhance the amenity of the site.	AO7.1: A fence that is constructed forward of any building line that faces a road frontage (including building lines that face both road frontages on a corner lot) is located behind any landscaping strip required by this Planning Scheme, and within the lot (rather than between the landscaping strip and the road).	Complies with PO7: The proposed development does involve the construction of a fence between the road and landscaping strip. This is considered consistent with the immediate surrounding locality, as industrial sites do not provide the requirement of landscaping to the primary frontage in front of fences but rather behind the fence line. Additionally, at two nearby properties within the estate, fencing is provided behind the landscaping strip, with the landscaping in those instances located within the road reserve rather than within the site.
PO8: Fence location provides for adequate site lines	AO8.1: Fences on a corner site and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two road frontages, are not greater than 1 metre in height, measured from ground level (Refer Figure e).	Not applicable The subject site is not identified as a corner allotment.
PO9: Gates do not open beyond the property boundary.	AO9.1: Gates located on a property boundary do not open outward onto the street or an adjoining property.	Complies There is sufficient space within the site to allocate gates that operate and open within the property, not opening beyond the property boundary.
Landscaping		
PO10: Landscaping: (a) provides an attractive streetscape; and (b) enhances the amenity of the zone; and (c) reduces the visual and environmental impact of hard surface areas; and (d) achieves maximum on-site rainwater infiltration; and (e) minimises additional burden on stormwater drainage infrastructure.	AO10.1: At least 10 per cent of the area of the site incorporates soft landscaping.	Complies The proposed development provides for a landscaping strip to the full frontage of the site, bar where access is provided, enhancing the amenity and view from the streetscape. All hard surfaces are located behind the proposed landscaping strip and buffers from the streetscape. The site does not contain unnecessary levels of impervious areas and allows for adequate on-site rainwater infiltration and does not increase burden to existing stormwater drainage infrastructure.
	AO10.2: A densely planted landscape strip (Refer Figure f) is provided that is within the boundary of the site; and: (a) is at least 2 metres in depth; and (b) extends along the entire length of any road frontage, except for the areas required for vehicle and pedestrian access	
	AO10.3: Where development has a common boundary to an existing sensitive land use, or a lot in the:	



Performance Outcome/Acceptable Outcomes		Response
	▪ Low density residential zone; or ▪ Medium density residential zone; or ▪ Community facilities zone; or ▪ Rural residential zone; or ▪ Township Zone a densely planted landscape strip is provided: (a) along the entire common boundary; and (b) is at least 2.5 metres in width.	
Steep slopes or unstable soils		
PO11: Development must adequately address the constraints of steeply sloping or unstable land.	AO11.1: Building work is not undertaken on land with a slope that is greater than 15 per cent. AO11.2: Development on a slope that is greater than 10 per cent does not involve cut and fill greater than: (a) 1 metre in height or depth at any point; and (b) 50 m3 in total volume. AO11.3: Driveways are not steeper than 20 per cent.	Complies The proposed development complies with PO11, given: ▪ The subject site has a minor fall of approximately 0.75m across its area (contours ranging between 3m AHD and 2.25m AHD), equating to a slope of less than 15 per cent. ▪ No building work is proposed on land with a slope greater than 15 per cent, and earthworks are limited to minor site preparation, well within the depth, height and volume limits under AO11.2 (refer to the Excavation and filling code assessment). ▪ The proposed site is considered appropriate for the proposed use given the size of the lot, proximity to major road network and ability for heavy vehicles to access and traverse the subject site.
Storage and waste management		
PO12: Storage areas for equipment, goods, materials, and refuse containers are: (a) located on-site; and (b) screened from the street and any adjoining land that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and (c) adequately sized to accommodate the refuse generated on-site; and	AO12.1: Refuse container storage areas are: (a) located on-site; and (b) not located within any required setback or landscaping areas; and (c) not located within a flood hazard area; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from ground level; and (e) provided on an imperviously sealed pad that drains to an	Complies The proposed development does not involve retail sales.



Performance Outcome/Acceptable Outcomes		Response
(d) conveniently accessible to collection and delivery vehicles; and (e) designed and equipped to be kept clean and dust free at all times.	approved waste disposal system; and (f) provided with a tap; and (g) large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.	
	AO12.2: Other outdoor storage areas are: (a) not located within any required setback from a zone or road boundary prescribed by this code or the applicable zone code; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.	
	AO12.3: There are no exposed stockpiles of raw or processed materials greater than 30m³ in total volume.	
	AO12.4: Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by: (a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.	
PO13: Development does not significantly detract from the availability or utility of land for industry purposes.	AO13.1: Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.	Complies The proposed development involves an industrial use.
	AO13.2: Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.	
	AO13.3: Any material discharged to sewer: (a) comprises only normal domestic wastewater; and (b) is not greater in quantity than the design levels specified in Schedule 6: Engineering works and services planning scheme policy.	
	AO13.4: Roof water is directed away from areas of potential contamination.	



Performance Outcome/Acceptable Outcomes		Response
Traffic, parking and access		
PO14: The design and layout of vehicle parking, loading, crossover and access areas: (a) provides safe and efficient vehicular and pedestrian movement; and (b) enables the loading and unloading of goods and waste to occur wholly within the site; and (c) does not dominate the road frontage; and (d) is visually unobtrusive from the street and complements the character and amenity of the area.	AO14.1: All vehicle manoeuvring and parking areas on the site are sealed with a material that will reduce the amount of dust generated by vehicle movements AO14.2: All loading and unloading facilities are provided on-site. AO14.3: Crossovers constructed are reinforced industrial rated crossovers in accordance with Schedule 6: Engineering works and services planning scheme policy. AO14.4: Vehicle parking areas are located at the side or the rear of the front building line on the site. AO14.5: Visitor parking is located adjacent to the visitor entry to the main building on the site.	Complies The subject site and proposed development provide sufficient space across both stages to allow for on-site movements, unloading of goods, waste collection and parking. Vehicle movements on site are buffered by the proposed landscaping strip the front lot boundary.
Assessable Development		
Amenity and safety		
PO1: Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities and rural activities</i> .		Complies The proposed development is appropriately located within an established industrial estate and has been designed to respond to the surrounding lawful industrial and rural activities. Its siting, orientation, setbacks, landscaping and operational layout are expected to minimise exposure to noise, odour, lighting and dust impacts, ensuring the development remains compatible with the surrounding land use context.
PO2: Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the site, adjoining streets and surrounding area.	AO2.1: Development design and layout provides: (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.	Complies The proposed development provides for casual surveillance of the streetscape from the site, appropriate sightlines are maintained. The proposed structures in both stages are of simple design and do not provide entrapment or locations for hiding improving onsite safety.
Built form, design, character and scale		



Performance Outcome/Acceptable Outcomes		Response
PO3: Building materials and design features contribute to a high quality aesthetic standard and built form character.	AO3.1: Building design incorporates a combination of high quality, attractive, durable and low maintenance materials. AO3.2: 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.	Complies The proposed development maintains design similar of the surrounding industrial locality, and contributes to the surrounding built form character and aesthetic.
Environmental management and ecological sustainability		
PO5: The site layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.	AO5.1: Development ensures: (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.	Complies The proposed development is anticipated to require minimal earthworks and does not propose significant change or impact to existing natural drainage. The proposed development does not interfere with the existing easement to the rear of the site, purpose for stormwater drainage. The site also retains the ability to lawfully discharge stormwater to Commercial Road at the site frontage, providing a second lawful point of discharge in addition to the rear easement.
Steep Slopes or Unstable Soils		
PO6: Where building work is undertaken on a site that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.	AO6.1: Where building work is undertaken on a site that: (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that: - the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and - the site is not subject to risk of landslide activity originating	Not applicable The subject site is not identified to contain a steep slope.



Performance Outcome/Acceptable Outcomes		Response
	from other land, including land above the site; and - the development will not increase the risk of landslide on other land; and - specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.	
PO7: Development for community infrastructure: (a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and (b) provides access to the infrastructure without impediment from the effects of a landslide; and (c) does not contribute to elevated risk of landslide to adjoining properties.	PO7.1: Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures: (a) the long-term stability of the site including associated building and infrastructure; and (b) access to the site will not be impeded by a landslide event; and (c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.	Not applicable The subject site is not identified to contain a steep slope.
Traffic, parking and access		
PO8: Development minimises any additional non-local traffic into residential streets.	AO8.1: The primary flow of traffic generated by the development does not utilise local streets within Low density residential zones or Medium density residential zones to access the site.	Complies: The proposed development is located within an existing industrial estate and does not adjoin any residential zones.
PO9: The traffic and parking generated by the proposed development does not: (a) adversely affect the surrounding or future planned road network; and (b) adversely affect the amenity of the surrounding neighbourhood; and (c) create safety conflicts with pedestrians; and (d) result in an increased demand for on-street parking.	AO9.1: A traffic impact assessment report is prepared by a registered professional traffic engineer that: (a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and (b) demonstrates the site has a safe and convenient vehicular and pedestrian access and parking layout; and (c) outlines mitigation measures to appropriately address the related traffic impacts.	Complies with PO9: The subject site retains sufficient area to provide for all traffic and parking needs anticipated with a Low impact industry use. Given the modest scale and traffic generation anticipated a dedicated traffic impact assessment report is not considered warranted; the proposed access arrangement is not anticipated to give rise to any traffic safety or on-street parking concerns.
PO10: Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.	AO10.1: Where new or upgraded road access is proposed: If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay –	Complies: The proposed development provides for a new access to a collector road, this being the only frontage to the site, and does not propose any impact to State controlled road networks.



Performance Outcome/Acceptable Outcomes		Response
Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11). Note—State Controlled Roads are considered higher order than non-State Controlled Roads.		
Provisions specific to the Special Purpose zone		
PO11: Non Infrastructure activities: (a) directly support the infrastructure activity on the site; and (b) are ancillary in scale and nature.		Not applicable: The subject site is not identified within the Special purpose zone.
Provisions specific to the Rural zone		
PO12: Development in the rural zone does not adversely impact on the ongoing operation of nearby rural activities.		Not applicable: The subject site is not identified within the Rural zone.

DRAFT