


8.2 BROBOCA PTY LTD - MATERIAL CHANGE OF USE - MEDIUM IMPACT INDUSTRY - LOTS 12, 14 & 16 ON NR7652 - -7 SLADE STREET & 58 CHEWKO ROAD, MAREEBA - MCU/18/0027

Date Prepared: 7 March 2019

Author: Planning Officer

Attachments: 1. [Proposed Plans](#) 

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Broboca Pty Ltd	ADDRESS	5-7 Slade Street & 58 Chewko Road, Mareeba
DATE LODGED	23 November 2018	RPD	Lots 12, 14 & 16 on NR7652
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Medium Impact Industry		
FILE NO	MCU/18/0027	AREA	Lot 12 - 2,931m2 Lot 14 - 1,777m2 Lot 16 - 1,787m2
LODGED BY	Planz Town Planning	OWNER	Lot 12 - J Hendle Lots 14 & 16 - Broboca Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Industry zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is impact assessable and no properly made submissions were received in response to public notification of the application.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to.

It is recommended that the application be approved in full, subject to conditions.

OFFICER’S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Broboca Pty Ltd	ADDRESS	5-7 Slade Street & 58 Chewko Road, Mareeba
DATE LODGED	23 November 2018	RPD	Lots 12, 14 & 16 on NR7652
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Medium Impact Industry		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager’s advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager’s decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Medium Impact Industry

(B) APPROVED PLANS:

• Plan/Document Number	• Plan/Document Title	• Prepared by	• Dated
• 2380 Sheet C1 of 3	• Existing Floor & Site Plan	• PD Designs	• September 2018
• 2380 Sheet C2 of 3	• Proposed Site & Layout Plan	• PD Designs	• September 2018
• 2380 Sheet C3 of 3	• Proposed Site Plan	• PD Designs	• September 2018

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

4. Infrastructure Services and Standards

4.1 Access

All 3 proposed access crossovers must be upgraded/constructed to an industrial access crossover standard (from the edge of Chewko Road/Slade Street

pavement to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) Prior to building works commencing the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- (c) The Stormwater Management Plan and Report must include provisions to intercept and control stormwater flows along driveways.
- (d) The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and Report.
- (e) All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with a minimum of 15 on-site car parking spaces, not including any car parking within the buildings, which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces, internal driveways and trafficable areas (including the access handle driveway to Slade Street must be concrete or asphalt sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

A sign must be erected in proximity to the access driveways indicating the availability of on-site parking.

4.4 Landscaping

- (a) Prior to the commencement of the use, a landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval. The extent of landscaping on site should be generally consistent with that shown on the approved site plan.
- (b) All plant varieties must be generally in accordance with Schedule A of Planning Scheme Policy No. 9 (Landscaping Policy).
- (c) The landscaping of the site must be carried out in accordance with the endorsed landscaping plan, and irrigated, mulched and maintained to the satisfaction of Council's delegated officer.

4.5 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the subject land in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.6 Sewerage Connection

- (a) Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual Standards (as amended) to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) The change in the use of any building may also require a change in the classification of the building under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.
- (b) A Trade Waste Permit will be required prior to the commencement of use. Please contact Council's Building and Plumbing Department for further information prior to

the lodgement of any application for compliance permit for plumbing and drainage works.

(c) Water Meters/Water Service Connection

Should a water service connection upgrade be required, prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

(d) Property Connection to existing sewer main

Should a sewerage connection upgrade be required, prior to new connection works commencing, a request for a Property Connection Quotation must be lodged with Council. The cost of the required property connection will be determined based upon the assessment of the Property Connection Quotation Request.

(e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(g) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au

(h) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1

THE SITE

The subject land comprises three (3) adjoining allotments situated at 5-7 Slade Street and 58 Chewko Road, Mareeba, and described as Lots 12, 14 and 16 on NR7652. All three (3) lots are situated within the Industry Zone (Trades and Services Precinct).

Lot 12 on NR7652 is irregular in shape with a total area of 2,931m². The site contains 16 metres of frontage to Chewko Road to the south, 27 metres of frontage to undeveloped road reserve to the west and 5 metres of frontage to Slade Street to the east via a 5 metre wide access handle. Both Chewko Road and Slade Street are constructed to bitumen sealed standards and include kerb and channel. Lot 12 currently contains a long-established medium impact industry use, this being an abrasive sand-blasting business. Improvements on Lot 12 are all associated with the sandblasting business and include 2 large sheds, one of which includes staff room and toilets.

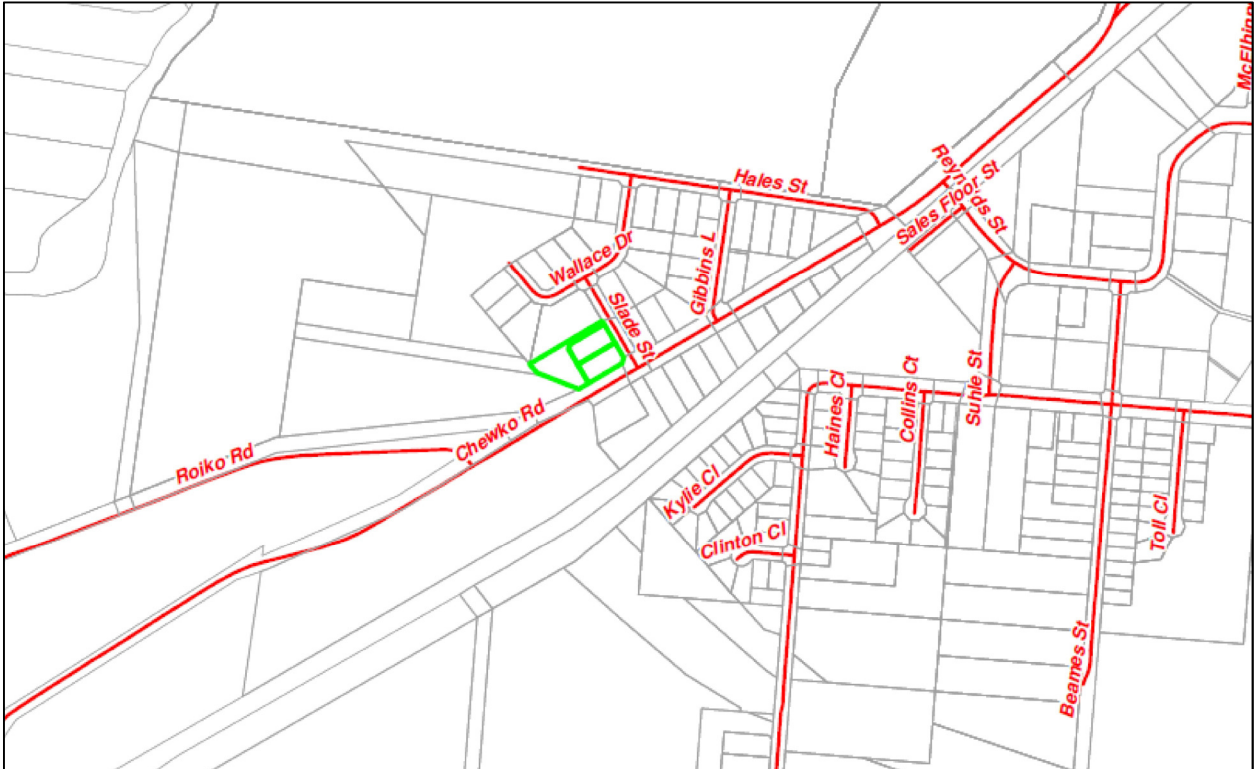
Lot 14 and 16 on NR7652 adjoin Lot 12 to the east, are both regular in shape and have areas of 1,777m² and 1,787m² respectively. Lot 14 is a corner lot and contains 54 metres of frontage Chewko Road and a further 32 metres of frontage to Slade Street. Lot 16 contains 30 metres of frontage to Slade Street only. Both Lots 14 and 16 are vacant.

Lots surrounding the subject site are all zoned Industry (Trades and Services Precinct) and accommodate various scales of industrial development including transport depots, storage sheds, a crane hire business and steel fabrication.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Medium Impact Industry in accordance with the plans shown in **Attachment 1**. The proposed medium impact industry use will involve the manufacturing and assembly of steel trusses, wall and floor frames. Homefab, the company undertaking the development, is currently established on the site immediately adjoining the subject land to the north. If approval is granted, Homefab intends on relocating the business to this site.

The development will involve the re-use of existing structures on Lot 12 (currently an abrasive sand blasting business), the construction of a large awning over the north-eastern loading/unloading area and the construction of an ancillary office. A break down of the development building footprint is as follows:

- Office - 197.28m²
- Workshop - 668.27m²
- Steel Fabrication - 305.25m²
- Store 1 - 95.78m²
- Store 2 - 63.93m²
- Staff - 30.36m²
- Covered drive - 647.94m²

Total - 2008.81m²

The developments particulars are as follows:

- The combined site area is 6,495m². The project will incur 2,008.81m² (31% site cover);
- Staff amenities and office space to facilitate ancillary administrative activities and consultations with clients;
- Parking for 15 vehicles (inclusive of 1 x PWD space) and a minimum of 1 HRV space;
- 450m² (6.9%) landscaping to soften the built form and contribute to street appeal;
- Dedicated refuse area behind staff room
- Sufficient space to accommodate safe and effective on-site manoeuvring and loading/unloading of Heavy Rigid Vehicles wholly on-site;
- 3 x crossovers - 2 x crossovers to Chewko Road and 1 x crossover to Slade Street, to allow for adequate on-site circulation of vehicles, and to ensure all vehicles can enter and exit the site in a forward motion; and
- Connection to all infrastructure services.

Approximately half of both lots 14 and 16 will remain vacant and unused. This land may be used in the future as part of any business expansion.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- ‘Areas of Ecological Significance’ does not identify the site as containing any areas of ecological significance.

PLANNING SCHEME DESIGNATIONS

- | | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Framework: | <ul style="list-style-type: none"> • Land Use Categories <ul style="list-style-type: none"> ▪ Industry Area |
| Zone: | Industry zone |
| Precinct: | Trades and Services Precinct |
| Overlays: | <ul style="list-style-type: none"> ▪ Airport Environs Overlay ▪ Extractive Resources Overlay ▪ Transport Infrastructure Overlay |

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry</p>

	<ul style="list-style-type: none"> • <i>generates an elevated demand on the local infrastructure network</i> • <i>onsite controls are required for emissions and dangerous goods risks</i> • <i>the use is primarily undertaken indoors</i> • <i>evening or night activities are undertaken indoors and not outdoors.</i> 		
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RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3.12 Element—Industry areas

3.3.12.1 Specific outcomes

- (6) *The location of industry activities avoids or is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions, and hazardous materials.*

Comment

The application proposes an industrial use within an established Industry zoned area. The use will be relocated from its present site, the adjoining property to the north, where it has operated for approximately 30 years. One of the three lots proposed to be developed currently accommodates a large-scale sandblasting business.

The location of the proposed development alone will protect the health, wellbeing and amenity of the community. The development complies.

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

- (1) *The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.*

Comment

The proposed development will be established within an existing industrial estate and is appropriately separated from nearby sensitive land uses. The use will be relocated from its present site, the adjoining property to the north, where it has operated for approximately 30 years. One of the three lots proposed to be developed currently accommodates a large-scale sandblasting business.

The location of the proposed development alone will protect the health, wellbeing and amenity of the community. The development complies.

3.7 Economic development

3.7.1 Strategic outcomes

- (3) *Mareeba Shire is increasingly provided with retail and business opportunities and improved government services to enhance self-sufficiency. These opportunities and services are consolidated through the clustering and co-location of commercial uses in activity centres and are particularly focussed within Mareeba. Kuranda, as a village activity centre, maintains its level of self-reliance through servicing its local catchment with a range of services and employment opportunities.*
- (5) *Industry areas provide for a range of industrial development, expansion, supporting infrastructure and employment opportunities consistent with their intended function in the shire. Industry areas are protected from incompatible development and sensitive land uses. The Mareeba Airport expands and caters for a hub of specialist aviation services.*

Comment

The development is proposed to accommodate the relocation of a long-established steel truss, wall and floor frame manufacturing company (Homefab). The development will ensure the company remains local which will help to strengthen Mareeba as the Shires main activity centre. The proposed development will also provide more operational space for the manufacturing business as well as additional space and opportunity for the business to expand in future.

The development complies with Strategic Outcomes 3 and 5.

3.7.8 Element—Industry

3.7.8.1 Specific outcomes

- (2) *Industry areas are located within activity centres to accommodate for trades and industrial development that provide employment and services to the catchments of these activity centres.*
- (3) *Industry areas are designated and protected from other land uses which could impair or prejudice their development for industrial purposes.*
- (4) *A high level of infrastructure, services and amenity in existing industry areas is provided to support business investment and expansion of industry areas.*
- (5) *The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts associated with hazardous materials, noise, pollution and odour.*

Comment

The application proposes an industrial use within an existing industrial estate. The use will be relocated from its present site, the adjoining property to the north where it has operated for approximately 30 years.

The relocation of the use to the subject site will continue to maintain an appropriate separation distance to sensitive land uses.

The proposed development complies with Strategic Outcomes 2 - 5.

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.5 Industry zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.5 Extractive resources overlay code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Industry zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Mareeba local plan code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Extractive resources overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Industrial activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 <p>Despite this non-compliance, it is considered that the proposed development can comply with higher order Performance Outcomes PO1.</p> <p>Refer to Planning Discussion section of the report.</p>
Landscaping code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1 <p>Despite this non-compliance, it is considered that the proposed development can comply with the higher order Performance Outcome PO1.</p> <p>Refer to Planning Discussion section of the report.</p>
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(f) Adopted Infrastructure Charges Notice

The following infrastructure charge methodology for the development was derived from Council's Adopted Infrastructure Charges Resolution (No. 1) 2017.

The Adopted Infrastructure Charges Resolution (No. 1) of 2017 nominates the following maximum charge for Industry (other than High impact industry):

- \$30.55 per m² of GFA (gross floor area) (CPI increase applied)

The proposed medium impact industry will include a GFA of approximately 1,330m² (excluding open sided awnings, amenities and vehicle manoeuvring areas. Based on a rate of \$30.55 per m² the development will attract an infrastructure charge of \$40,638.00.

When determining a final charge rate, any credits applicable to the subject land must be considered. Credits applicable are as follows:

- Lot 12 - contains abrasive sand blasting business with GFA of approx. 1,100m² x \$30.55 = credit of \$33,605.00.
- Lot 14 - vacant industry zoned allotment - deemed credit of \$18,340.00.
- Lot 16 - vacant industry zoned allotment - deemed credit of \$18,340.00.

Total Credits: \$70,285.00

The credits applicable to the subject land exceed the infrastructure charges generated by the proposed development. Infrastructure charges are therefore not applicable in this instance.

REFERRALS

This application did not trigger a referral under Schedule 10 of the *Planning Regulation 2017*.

Internal Consultation

Technical Services - Development Engineering.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 10 January 2019 to 1 February 2019. The applicant submitted the notice of compliance on 7 February 2019 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

The development's compliance with the Performance Outcomes of the Industrial Activities Code, Accommodation Activities Code and Landscaping Code are summarised as follows:

9.3.5 Industrial Activities Code

PO1

Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:

- (a) noise;*
- (b) odour;*
- (c) light; and*
- (d) emissions.*

AO1

Development is separated from sensitive uses as follows:

- (a) medium impact industry–250 metres; or*
- (b) high impact industry–500 metres; or*
- (c) special industry– 1.5 kilometres.*

Comment

The application proposes Medium Impact Industry. The subject land is approximately 100 metres from the nearest Low Density Residential zoned land.

Notwithstanding a separation distance less than 250 metres, the subject land is centrally located within an established industrial area.

Part of the subject land (58 Chewko Road) is presently used for abrasive sand blasting and the use proposed by this application is already carried out on land adjoining to the north-west (11-13 Wallace Street). Both existing uses have operated from their current locations for in excess of 10 years without adverse impact on the Low Density Residential areas.

The relocation of the proposed use from 11-13 Wallace Drive to the subject land will satisfy PO1.

9.4.2 Landscaping Code

PO1

Development, other than in the Rural zone, includes landscaping that:

- (a) contributes to the landscape character of the Shire;*
- (b) compliments the character of the immediate surrounds;*
- (c) provides an appropriate balance between built and natural elements; and*
- (d) provides a source of visual interest.*

AO1

Development, other than in the Rural zone, provides:

- (a) a minimum of 10% of the site as landscaping;*
- (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;*
- (c) for the integration of retained significant vegetation into landscaping areas;*
- (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.*

Comment

The proposed development provides for approximately 6.9% of the site to be landscaped.

A minimum two (2) metre wide landscaping strip will be provided along the Chewko Road frontage, excluding the entry and exit locations.

An additional landscaping strip will be established along the north-eastern edge of the main carparking area.

Despite not achieving 10% of the site area, the landscaping proposed will satisfy the Performance Outcome and will be considerably more than most established industrial developments in the vicinity.

