

C.J. Feltham Pty. Ltd.
Town Planning and
Project Management

181-191 Mitchell Street
Blackall QLD 4400
Australia
New Farm QLD 4000

p 07 3862 3133
f 07 3862 3132
m 07 3862 3132

Matthew Adams

Town Planning Report
supporting Application for
Material Change of Use for Low
Impact Industry and Hardware
and Trade Supplies

Code Assessment

23 VOILET STREET, BLACKALL

July 2021

Table of Contents

1.0	EXECUTIVE SUMMARY	1
1.1	INTRODUCTION.....	1
1.2	SITE DETAILS	1
1.2.1	<i>Address of Site.....</i>	<i>1</i>
1.2.2	<i>Real Property Description.....</i>	<i>2</i>
1.2.3	<i>Area of Site.....</i>	<i>2</i>
1.2.4	<i>Existing Zone.....</i>	<i>2</i>
1.2.5	<i>Planning Context.....</i>	<i>3</i>
1.3	APPLICATION DETAILS	3
1.3.1	<i>Type of Application.....</i>	<i>3</i>
1.3.2	<i>Description of Proposal.....</i>	<i>3</i>
1.3.3	<i>Applicant.....</i>	<i>4</i>
1.3.4	<i>Contact Person and Details.....</i>	<i>4</i>
2.0	SITE HISTORY.....	5
2.1	EXISTING SITE CHARACTERISTICS	5
2.2	PREVIOUS APPROVALS / REFUSALS / UNAUTHORISED USE OF THE SITE	5
2.3	DETAILS OF PRELODGE MENT ADVICE	5
2.4	COMMUNITY CONSULTATION.....	5
3.0	SITE CHARACTERISTICS.....	6
3.1	TOPOGRAPHY / SLOPE / VIEWS.....	6
3.2	ROAD FRONTAGE	6
3.3	STREET FURNITURE.....	7
3.4	EXISTING SIGNIFICANT VEGETATION	7
3.5	SURROUNDING LAND USE.....	7
3.6	FLOODING	7
4.0	STATE PLANNING INSTRUMENTS.....	8
4.1	MATTERS TO BE CONSIDERED.....	8
4.2	STATE REFERRALS AND REQUIREMENTS.....	8
4.3	CONTAMINATED LAND.....	11

4.4	STATE PLANNING POLICIES.....	11
4.5	STATE DEVELOPMENT ASSESSMENT PROVISIONS	11
5.0	TOWN PLAN AND LOCAL PLANNING POLICIES.....	13
5.1	BLACKALL-TAMBO STRATEGIC PLAN.....	13
5.2	INTENT OF AREA.....	13
5.3	DEVELOPMENT CODES.....	13
5.3.1	<i>Township Zone Code</i>	13
5.3.2	<i>General Development Code</i>	16
6.0	CONCLUSIONS.....	21
6.1	SUMMARY OF COMPLIANCE.....	21
6.2	RECOMMENDATION	21

APPENDIX A: Site Plans

1.0

EXECUTIVE SUMMARY

1.1 INTRODUCTION

C.J.Feltham Pty Ltd has been commissioned by Matthew Adams, to prepare a town planning report to accompany an application for a Material Change of Use for a Low Impact Industry and Hardware and Trade Supplies. The application relates to land within the Industrial Precinct of the Township zone under the *Blackall-Tambo Region Planning Scheme 2020*.

The project is located at 23 Violet Street, Blackall and will involve the construction of two prefabricated industrial sheds as follows

Shed 1 - A 12mX12m (144m²) single storey industrial shed used for storage

Shed 2 – A larger shed with an area of 540m² for welding and manufacturing in connection with the proposed business include the sale of these goods.

The subject site will be used for the manufacturing of large steel farming equipment such as hay feeders, trailers, dog crates etc. Some of the products will be prefabricated with others made to order. Hydraulic supplies will also be sold on site.

The purpose of this report is to carry out an assessment of the proposal against the applicable local and state planning instruments. The report begins with an overview of the site and a description of the proposal. This is followed by a detailed assessment of the relevant assessment benchmarks prescribed in the State and Local planning instruments.

The report concludes with a discussion on the overall compliance with those planning instruments. It is considered that there are sufficient grounds to warrant approval of the application based on the following points;

- The use of the land for a *Low Impact Industry* and *Hardware and Trade Supplies* are consistent with the intent of the area;
- The height and bulk of the buildings are consistent with the Industrial zoning of the land; and
- The project will provide local jobs.

1.2 SITE DETAILS

1.2.1 Address of Site

23 Violet Street, Blackall
(See **Figure 1** below)

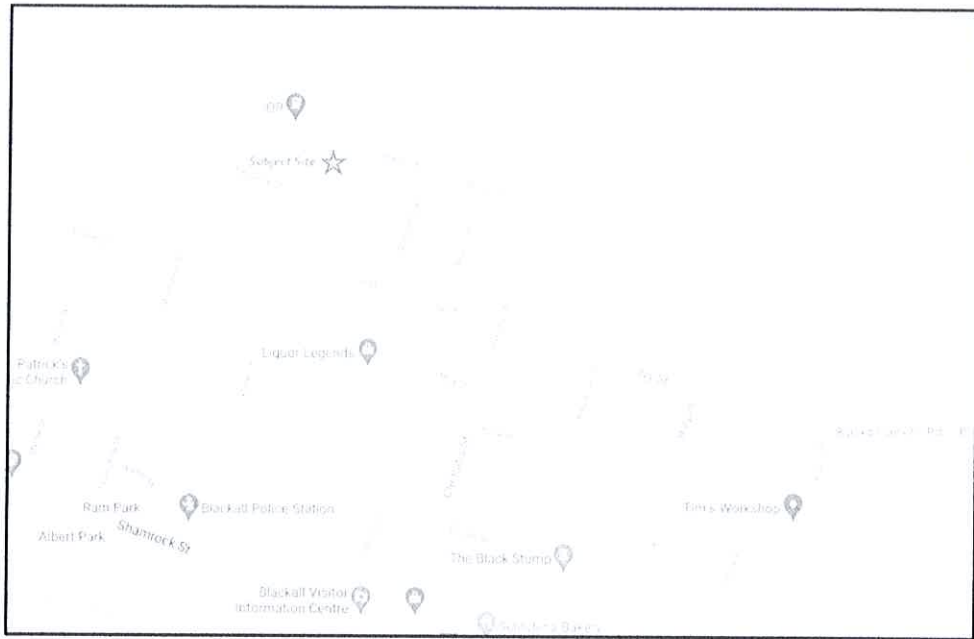


Figure 1: Locality Plan (Gladstone Mapping)

1.2.2 Real Property Description

Lot 28 on SP 210376



1.2.3 Area of Site

4000m²

1.2.4 Existing Zone

Township Zone – Industry Precinct (refer **Figure 3**)



Figure 3: Zoning Plan (Source Blackall Tambo Regional Planning Scheme)

1.2.5 Planning Context

The subject site is not affected by any Local or State Overlays

1.3 APPLICATION DETAILS

1.3.1 Type of Application

Development	Level of Assessment
Material Change of Use for a Low Impact Industry	Code
Material Change of Use for Hardware and Trade Supplies	Code

1.3.2 Description of Proposal

The subject site is vacant and cleared within an industrial area. The proposed use of the site will include a large shed towards the site frontage which will operate as both a trade supply shop selling hydraulic hoses and connections as well as offering custom or pre-fabricated metal supplies connected to the agricultural industry.

The rear shed will be used for storage in connection with the business.

The site will be accessed via two crossovers. One crossover will be for staff and customers and will provide access to parking at the front of the main building.

The other entrance will be for delivery vehicles (predominantly small or medium rigid trucks.) Both crossovers will be constructed in accordance with Council requirements.

Some landscaping has been nominated on site. This includes shade trees for both the parking areas and the building.

1.3.3 Applicant

Matthew Adams
C/- C. J. Feltham Pty Ltd Consulting Town Planners
95 Siemon Street
TOOWONG QLD 4066

1.3.4 Contact Person and Details

Cameron Feltham
Mob 0400 585 937

2.0**SITE HISTORY**

2.1 EXISTING SITE CHARACTERISTICS

The subject site is currently vacant. The site is accessed from Violet Street. It is located in a predominantly industrial area on the northern edge of the Blackall township.

2.2 PREVIOUS APPROVALS / REFUSALS / UNAUTHORISED USE OF THE SITE

There have been no recent applications over the land.

2.3 DETAILS OF PRELODGE MENT ADVICE

There has been no formal pre-lodgement meeting to discuss this proposal

2.4 COMMUNITY CONSULTATION

No statutory advertising is required for the proposed uses. It is not considered that the proposed use will require any community discussion.

3.0

SITE CHARACTERISTICS

3.1 TOPOGRAPHY / SLOPE / VIEWS

The subject site is generally flat. There are no significant views from the site.

3.2 ROAD FRONTAGE

The subject site has a frontage to Violet Street of approximately 46m. There is no kerb and channel along the frontage of the site or formal footpath.

The road reserve is approximately 30m with a road pavement width of approximately 10m.

The volume of traffic in Violet Street is very low. There is ample on street parking if required.



Photo 1: Subject Site



Photo 2: Violet Street looking south from subject site

3.3 STREET FURNITURE

There is currently no overhead power running along the Violet Street frontage. The new driveway location will not affect any street furniture or vegetation.

3.4 EXISTING SIGNIFICANT VEGETATION

There is no significant vegetation on the site.

3.5 SURROUNDING LAND USE

The subject site is located in an area of predominately small scale industrial uses.

3.6 FLOODING

The subject site is not subject to flooding according to Council mapping.

4.0 STATE PLANNING INSTRUMENTS

4.1 MATTERS TO BE CONSIDERED

Section 45 of the *Planning Act 2016* states the matters that Council must take into consideration when deciding an application for Code Assessment to which planning scheme or development control provisions apply.

A code assessment is an assessment that—

(a) must be carried out—

- (i) against the assessment benchmarks in a categorising instrument for the development; and*
- (ii) having regard to any matters prescribed by regulation for this subparagraph; and*

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

Note— See section 277 for the matters the chief executive must have regard to when the chief executive, acting as an assessment manager, carries out a code assessment or impact assessment in relation to a State heritage place.

(6) An assessment carried out against a statutory instrument, or another document applied, adopted or incorporated (with or without changes) in a statutory instrument, must be carried out against the statutory instrument or document as in effect when the application was properly made.

(7) However, if the statutory instrument or other document is amended or replaced before the assessment manager decides the application, the assessment manager may give the weight that the assessment manager considers is appropriate, in the circumstances, to the amendment or replacement.

4.2 STATE REFERRALS AND REQUIREMENTS

The Planning Regulation 2017 (PR 2017) is a categorising instrument that can:

- (A) Prescribe the assessment manager** for a development application;
- (B) Categorise development** as prohibited, assessable or accepted development or development a planning scheme cannot make assessable; specify the category of assessment for assessable development; and set out assessment benchmarks.
- (C) Prescribe referral agencies** for an application.

Each of these matters is addressed in turn below.

- (A) Assessment Manager**

The Assessment Manager prescribed in Schedule 8 of the Regulation is the Local Government – Blackall-Tambo Regional Council as the proposal involves assessable development under the Local Planning Instrument.

(B) Categorising Development

(i) ***Development a local categorising instrument is prohibited from making assessable development***

This application is not for development identified in Schedule 6 of the PR 2017 as development a local categorising instrument is prohibited from making assessable development.

(ii) ***Accepted Development***

This application is not for development identified as accepted development in Schedule 7 of the PR 2017.

(iii) ***Prohibited Development***

The application does not involve prohibited development identified in Schedule 10 of the PR 2017, as demonstrated in **Table 4**.

(iv) ***Assessable Development & Assessment Benchmarks***

The application includes development identified as Assessable Development in Schedule 10, as demonstrated in **Table 4**.

The proposed development is Assessable Development against the Planning Scheme.

(C) Referral Agencies

Certain applications require referral to DSDMIP for various matters (as prescribed under Schedule 10 and demonstrated in **Table 4**).

Note: Grey shading indicates no provisions.

Table 4 - Assessment against Schedule 10 of the Planning Regulation					
PART	MATTER	PROHIBITED DEVELOPMENT	ASSESSABLE DEVELOPMENT & CATEGORY OF ASSESSMENT	REFERRAL AGENCY	ASSESSMENT BENCHMARKS & MATTERS FOR ASSESSMENT
1	Airport Land		N/A	N/A	N/A
2	Brothels	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	DSDMIP (SARA)	SDAP
4	Contaminated Land		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	DSDMIP (SARA)	SDAP
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works		N/A	DSDMIP (SARA)	SDAP
7	Hazardous Chemical Facilities		N/A	DSDMIP (SARA)	State Code 21
8	Heritage Place:		N/A	N/A	N/A

Table 4 - Assessment against Schedule 10 of the Planning Regulation					
PART	MATTER	PROHIBITED DEVELOPMENT	ASSESSABLE DEVELOPMENT & CATEGORY OF ASSESSMENT	REFERRAL AGENCY	ASSESSMENT BENCHMARKS & MATTERS FOR ASSESSMENT
	<ul style="list-style-type: none"> - Local Heritage Place - Queensland Heritage Place 				
9	Infrastructure Related: <ul style="list-style-type: none"> - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels 		(N/A)	Powerlink/ Ergon DSDMIP (SARA)	The purposes of the Electricity Act and the Electrical Safety Act SDAP
10	Koala Habitat Area	N/A			Planning Regulation 2017 Schedule 11
11	Noise Sensitive Place on Noise Attenuation land	N/A			
12	Operational Work for Reconfiguring a Lot		N/A		
13	Ports: <ul style="list-style-type: none"> - Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land 		N/A	N/A	N/A
14	Reconfiguring a Lot under the Land Title Act		N/A	N/A	N/A
15	SEQ Development Area		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: <ul style="list-style-type: none"> - Community Activity - Indoor Recreation 	N/A	N/A	N/A	N/A

PART	MATTER	PROHIBITED DEVELOPMENT	ASSESSABLE DEVELOPMENT & CATEGORY OF ASSESSMENT	REFERRAL AGENCY	ASSESSMENT BENCHMARKS & MATTERS FOR ASSESSMENT
	- Residential Development - Urban Activity				
17	Tidal Works or Work in a Coastal Management District		N/A	N/A	N/A
18	Urban Design			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A
21	Wind Farms		N/A		N/A

In summary, there are no relevant matters relating to this application that require referral to the State

4.3 CONTAMINATED LAND

The subject site is not included on the Contaminated Sites Register. There have been no previous activities on the site which would suggest that it was contaminated.

4.4 STATE PLANNING POLICIES

The State Planning Policy (SPP) defines the Queensland Government's policies about matters of state interest in land use planning and development and came into effect in July 2017.

The SPP includes interim development assessment requirements to ensure that state interests are appropriately considered by local government when assessing development applications where the local government planning scheme has not yet appropriately integrated the state interests in the SPP. In this instance the State Planning policies are addressed within the Council planning Scheme.

4.5 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment. The document contains the items that the Chief Executive will have regard to when assessing a development application as either the Assessment manager or as a Referral Agency. It includes 24 Locational and Use

based State Codes. In summary there is no impact on any Matters of Interest in the SDAP. The relevant air and noise reports have been provided which demonstrate that there are no significant impacts on surrounding properties.

5.0 TOWN PLAN AND LOCAL PLANNING POLICIES

5.1 BLACKALL-TAMBO STRATEGIC PLAN

The subject site is located within the Township zone, specifically within the Industry area which is located on the fringe of the main Blackall township. The strategic intent of the Town living environment pertaining to Industrial Uses is as follows;

Industrial uses are expected to establish on the fringe of Blackall or Tambo, within the land identified for industrial purposes.

The planning scheme acknowledges there are varying physical scale requirements and level of impacts for different industrial uses. The planning scheme includes an Industrial precinct and a Mixed Use precinct in the Township zone, which specifically provide opportunities for industrial development.

In Blackall, lower impact industrial activities and mixed uses will be encouraged to establish generally north of Rose Street, with some additional opportunities for mixed use of land on the fringe of town north-west of Saint Albans Street and south of Orchid Street.

The use of the land for Industrial purposes is consistent with the strategic intent to provide opportunities north of the Township.

5.2 INTENT OF AREA

The subject site is located within the Township zone (Industrial Precinct). The purpose of the Industrial Precinct is as follows;

- (19) *This precinct enables the establishment of a wide range of industrial activities in a manner compatible with the scale and character of the area.*
- (20) *Industrial activities are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.*
- (21) *Industrial activities manage impacts to maintain acceptable levels of safety and amenity for sensitive land uses.*
- (22) *The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road network.*

5.3 DEVELOPMENT CODES

5.3.1 Township Zone Code

The subject site is located within the Township zone. Any application for Material Change of Use is Assessable against the relevant sections of the Code.

Performance outcomes	Acceptable outcomes	Response
For Assessable Development		
PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:	AO1 No acceptable Solution is nominated	R01 Not applicable

<p>(a) it can be serviced with infrastructure (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location.</p>		
<p>PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.</p>	<p>AO2 No acceptable Solution is nominated</p>	<p>R2 Not applicable</p>
<p>PO3 Uses are compatible with, and complementary to, the existing residential uses.</p>	<p>AO3 No acceptable Solution is nominated</p>	<p>R3 Not applicable</p>
<p>PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO4.1 Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct. AO4.2 Non-residential uses do not overlook the living areas of any adjoining residential use.</p>	<p>R4.1 The proposed use is located within an Industrial Precinct R4.2 The proposed use does not overlook or impact upon any residential areas.</p>
<p>PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p>AO5 Dual Occupancy are located on a site with an area of at least: (a) 2000m² where not connected to reticulated sewerage network; or (b) 800m² where connection is available to reticulated sewerage network.</p>	<p>R5 Not applicable</p>
<p>PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p>AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m². AO6.2 The number of dwellings contained in a multiple dwelling and/or</p>	<p>R6.1 Not applicable</p>

	retirement facility is calculated as follows: (a)one bedroom units per 350m ² of site area; and (b)units comprising more than one bedroom per 400m ² of site area.	
PO7 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting): (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protect public health and safety in response to an incident.	No acceptable Solution is nominated	R7 Not applicable
For Assessable Development in the Industrial Precinct		
PO13 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.	No acceptable Solution is nominated	R13 The proposed use is a low impact manufacturing business that does not create significant air, noise or odour emissions
PO14 Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from the Commercial precinct as being the primary location for commercial development.	No acceptable solution is nominated.	R14 The proposed use does have a small commercial component but this is ancillary to the dominant operation of small scale manufacturing. The small sales component will not detract from the commercial precinct of Blackall.

<p>PO15 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.</p>	<p>No acceptable solution is nominated.</p>	<p>R15 Not applicable</p>
<p>PO16 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised.</p>	<p>AO16.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019. AO16.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019.</p>	<p>R16 The use will achieve the EPP regulations. This can be a condition of approval.</p>

5.3.2 General Development Code

The purpose of the General Development Code is *to ensure that development in the local government area is located, designed and managed in a safe and efficient manner.*

The relevant elements of the Design Code are addressed below.

Performance outcomes	Acceptable outcomes	Response
Site Layout		
<p>PO1 The scale of new buildings and facilities suits its site and its surroundings.</p>	<p>AO1 New buildings cover less than the following percentage of site area:</p> <ul style="list-style-type: none"> • Township zone (where not in a precinct) - 50%; • Township zone (Commercial precinct) - 90%; • Township zone (Mixed Use precinct) - 50%; • Township zone (Industrial precinct) - 40%; • Recreation and Open Space zone - 10%; and • Rural zone - no acceptable outcome prescribed 	<p>R1 The proposed site cover is approximately 30% which is consistent with the Planning Scheme requirement.</p>
<p>PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.</p>	<p>AO2.1 Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). AO2.2 Setbacks are to allow for off street parking and vehicle movement, and in the Commercial precinct, off street parking is located at the rear of</p>	<p>R2.1 The setbacks comply with the relevant Building Codes. R2.2 The front boundary setback allows for carparking along the frontage of the building</p>

	buildings to allow for easy vehicle movement and access.	
PO3 Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	AO3.1 Except in the Commercial precinct and the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped. AO3.2 In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	R3.1 A total of 400m2 of landscaping is required on the site this has been nominated along the boundaries. R3.2 Shade trees have been nominated on the site plan
Building Design		
PO4 Building height is similar to the other buildings in town and around the Blackall-Tambo Region.	AO4.1 New buildings are less than the following heights: <ul style="list-style-type: none"> • Township zone (other than in the Industrial precinct) – 2 storeys or 8.5m above ground level; • Township zone (Industrial precinct) – 15m above ground level; • Rural zone – no acceptable outcome provided; and • Recreation and Open Space zone – 8.5m above ground level. 	R4.1 The proposed building is less than 15m in height
PO5 New buildings have a similar look and feel to any surrounding buildings, and look like they belong in the local area.	AO5.1 In the Township zone (other than in the Commercial precinct, Industrial precinct and Mixed Use precinct), new buildings include at least 3 of the following: <ul style="list-style-type: none"> • Verandahs or porches • awnings and shade structures; • Variations in the roof lines • recesses and projections of the external facade; • doors and window openings • a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or • windows or other design features which overlook the street to allow for passive surveillance. AO5.2	R5.1 Not applicable

	Not applicable	
PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.	AO6 No alternative solution nominated	R6 The building is orientated towards the street
Traffic, access, manoeuvring and parking		
PO9 Expected increases in traffic volume are properly managed and mitigated.	AO9.1 Local transport and traffic design standards/local laws are met. AO9.2 Development makes sure that: <ul style="list-style-type: none"> local and residential roads are used only for local traffic; and traffic or freight movement on local and residential roads is avoided. 	R9.1 The proposed ingress and egress from the site has safe sight lines R9.2 The road access is via an industrial area and will not impact on any local residential roads.
PO10 Sufficient parking spaces are provided for the use.	AO10.1 Car parking is provided as per the rates in Table 6.2.2.1. AO10.2 On-street parking is maintained.	R10.1 A total of 10 spaces have been provided on site R10.2 Noted
PO11 Vehicle access and movement is: <ul style="list-style-type: none"> Easy and safe does not create problems for the external road network; and provides safe pedestrian access – this includes access for people with a disability. 	AO11.1 Car parking and manoeuvring areas are designed to comply with: <ul style="list-style-type: none"> AS2890.1 – Parking Facilities; and Austrroads Publication AP-G34-13 – Austrroads Design Vehicles and Turning Path Templates. AO11.2 Avoid conflict with obstacles which may obstruct parking – e.g. manholes, power poles, vegetation, bus stops, gully pits and other obstacles. AO11.3 Vehicle crossovers are to be designed as per Figures 1 or 2 below. AO11.4 The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.	R11.1 The new crossovers on Violet Street will be designed and constructed to meet with Council's standards.
Off Site Impacts		
PO12 Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.	AO12 Industrial and commercial activity adhere to air, light and noise pollution requirements. Editor's note—Reports prepared to justify compliance with AO12.1 should follow best	R12 The site is not located close to any sensitive receiving areas

	<p>practice, such as the guidelines in the Department of Environment and Science's Noise Measurement Manual, National Environment Protection (Ambient Air Quality) Measure (NEPC 1998), AS/NZS 1269 Ser: Occupational Noise Management Set and Australian Standard 1055.2:1997 – Acoustics – Description and measurement of environment noise.</p> <p>AO12.2 New buildings and facilities include measures to reduce the impacts of air, light and noise pollution if situated along busy roads and/or near areas of industrial and/or commercial activity – such as sound dampening in walls, or acoustic barriers.</p>	
<p>PO13 Suitable connections to power and telecommunications are provided.</p>	<p>AO13 Telecommunications and power supplies are designed to meet provider requirements.</p>	<p>R13 Power and telephone is available to the site.</p>
<p>PO14 Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of effluent and other waste water.</p>	<p>AO14 AO14.1 In the Township zone, all new buildings are connected to Blackall-Tambo Regional Council's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> • Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and • Queensland Department of Energy and Water Supply, 2010, Planning • Guidelines for Water Supply and Sewerage. <p>AO14.2 In the Recreation and Open Space zone and Rural zone, a potable water supply is provided.</p> <p>AO14.3 In the Township zone, all new buildings and facilities are connected to a reticulated sewerage network, where available.</p> <p>AO14.4 In the Recreation and Open Space zone and Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>	<p>R14 Water supply is available to the site.</p>
<p>PO15 Stormwater is collected and discharged to ensure no impacts</p>	<p>AO15 Stormwater drainage is provided in accordance with:</p>	<p>R15</p>

on adjoining land, or Council or state infrastructure, while also ensuring environmental values of receiving waters are maintained.	<ul style="list-style-type: none">• Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and• Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.	
---	--	--

6.0

CONCLUSIONS

6.1 SUMMARY OF COMPLIANCE

C.J.Feltham Pty Ltd has been commissioned by Matthew Adams, to prepare a town planning report to accompany an application for a Material Change of Use for a *Low Impact Industry* and *Hardware and Trade Supplies*. The subject site is located on the fringe of the Blackall Township on land designated for Industrial purposes. The land is vacant, cleared and has access to urban services.

It is proposed to erect two buildings on the site. One building will be predominantly used for small scale manufacturing of farming equipment and sales of hydraulic supplies. The second shed will be used as storage in connection with the business.

The proposed application has been assessed against the relevant sections of the Planning Scheme. The proposal generally complies with the relevant acceptable outcomes for the various Codes.

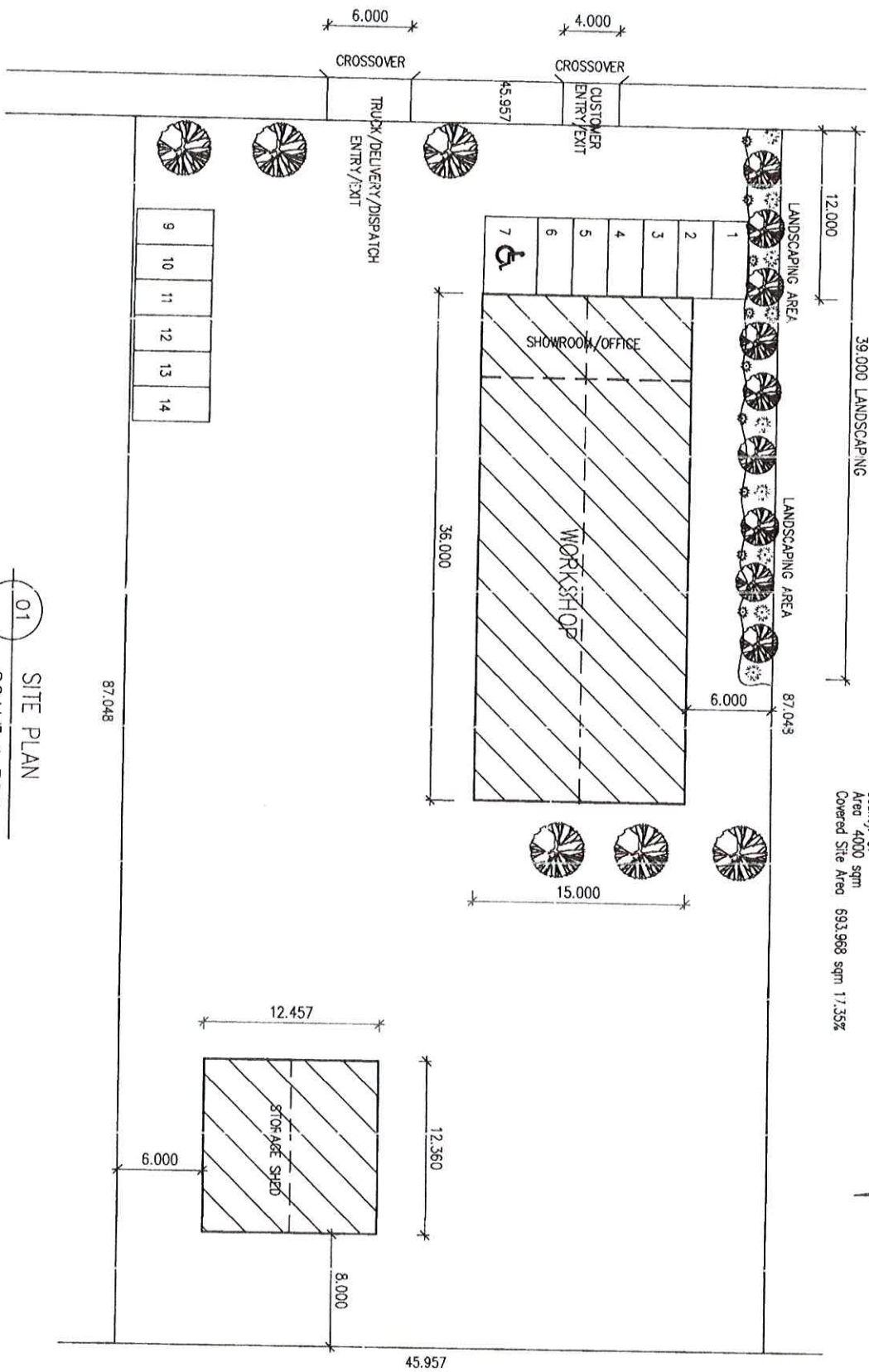
It is considered that there are sufficient grounds to warrant approval of the application based on the following points;

- The use of the land is consistent with the intent of the area;
- There is no significant impact on surrounding uses;
- The height and bulk of the buildings are consistent with the reasonable expectations of the area;
- The project will provide local jobs;
- The construction and operation phase will be appropriately managed to ensure negative impacts to the surrounding environment and community are minimised;

6.2 RECOMMENDATION

After consideration of the proposal with respect to the surrounding land uses, and the relevant aspects within the Planning Scheme, it is our recommendation that Council support the proposed Material Change of Use subject to reasonable and relevant conditions.

23 VIOLET STREET



SITE DETAILS

Lot number: 28
 Registered Plan number: S.P.210376
 Parish: of
 County: of
 Area: 4000 sqm
 Covered Site Area: 693,968 sqm 17.35%



© ALL DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE REPRODUCED WHOLLY OR IN PART WITHOUT CONSENT OF ROBERT EYES

DO NOT SCALE FROM PLANS. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE AT SETOUT.

DRAWN BY Robert Eyes

01 SITE PLAN
 SCALE 1:300

<p>PROJECT No. 8843</p> <p>SHEET No. 1 of 1</p>	<p>TITLE Site Plan</p> <p>DATE 27-7-21</p> <p>SCALE 1:300</p>	<p>PROPOSED DEVELOPMENT PLAN</p> <p>FOR Mr Mathew Adams</p> <p>AT 23 Violet Street,</p> <p>Blackall Qld 4472</p>	<p>Robert Eyes Design & Drafting</p> <p>1 Taupo Place,</p> <p>Parkinson Qld 4115</p> <p>Ph (07) 3272 8862</p> <p>QBCC 74745</p> <p>email admin@redds.com.au</p>
---	---	--	---

