

Response to RFI

APPLICATION FOR MATERIAL CHANGE OF USE –
LOW IMPACT INDUSTRY – IMPACT ASSESSABLE,
LOT 161 & 162 SP228941 AND LOCATED AT 208 -
N210 MOUNT LYSHON ROAD, MOSMAN PARK,
CHARTERS TOWERS

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Ref: MCU:208 Mt Leyshon

18 May 2023

Chief Executive Officer
Charters Towers Regional Council
PO Box 189
Charters Towers Qld 4820

Attention: Planning and Development

Dear Sir/Madam

RE: APPLICATION FOR MATERIAL CHANGE OF USE FOR LOWIMPACT INDUSTRY LOCATED AT 208 – 210 MOUNT LEYSHON ROAD AND PROPERLY DESCRIBED LOTS 161 & 162 ON SP228941

1: Introduction

Attached is the full and final response to the Request for Further Information issued by Council on 28 June 2023. The response represents what is considered to be satisfactory outcomes for each of the items within the RFI.

2: Operational Details

1) The hours of operation:

Response – The use proposes to operate Monday to Saturday between the hours of 7.00am to 5.00pm. No work will be carried out on Sunday's or Public holidays.

2) Where parking/ storage of heavy vehicles will be located when not being repaired/ waiting to be collected.

Response – The use proposes to service a maximum of two (2) heavy vehicles a day. Should there be an overlap, drop off and collection parking will be on the proposed dust proof access driveway shown on the proposal plans.

3) How (and at what time) heavy vehicles will be collected by business'/ owners to make room for other vehicles.

Response – Heavy vehicles will arrive and/or be collected from the site within the business hours described above. Further, as indicated above, heavy vehicles not being serviced will be stored on the dust proof driveway shown on the proposal plans.

4) What machinery and tools will be used at any given time to understand amenity impacts.

Response – The use will involve the use of an air compressor that will be housed in a screened enclosure within the shed to reduce noise impacts. Further to this, dense landscaping will be provided adjacent to the location of the air compressor to assist in noise reduction. Other tools and machinery use will be a bench drill and grinder and hammers. Noise associated with this will be consistent with general mechanical operations.

5) *If there are any additional deliveries, visitors or vehicle trips during the day.*

Response – Deliveries of parts will occur once a day and will be either be by the operator collecting them himself or a delivery service. Either way, this is only expected to generate two (2) vehicle movements a day, i.e. entry and exit. Additional movements will involve the arrival and departure of employees and the arrival and departure of heavy vehicles being serviced. Accordingly, the use is not expected to generate more 10 to 12 vehicle movements throughout the day. Visitors to the site are not envisaged.

3: Rural Residential Zone

6) *Demonstrates compliance with the Rural Residential Zone Code.*

Response – A recent inspection of the general locality did not suggest it promoted a Rural residential environment. Several large industrial size sheds were noted with various form of a plant and equipment within. In particular, a substantial size shed was noted on Depot Road to the south of the subject land which would appear contained equipment that would be used on land on which it is situated.

Accordingly, while it is acknowledged the proposed use is not fully compliant with the Rural Residential zone code, it is considered it is an acceptable use given the existing Rural residential environment in which it is located. Further, it is the owner's intention to construct a dwelling on site in the near future. This will allow him to be close to the workshop to mobilise quickly in instances where he is called out to attend to breakdowns outside of business hours.

Furthermore, in relation to (2)(b) below, representations have been made to local real estate agencies who have indicated the availability of industrial land within the City is very low. It was found that of the two (2) appropriately zoned industry lots available, neither were suitable for the use.

(2)(b) provides sufficient reason why the proposed use is not better located in the nearby Industry Zone to the north and west; and

Finally in relation to (2)(d) below, it is considered this refers to activities more likely to be associated with the Centre zone as a search of the Charters Towers Regional Plan has indicated references relating to "centre activities" appear to be more strategically aligned with uses typically undertaken within that zone.

(2)(d) non-residential uses are limited to meet the day-to-day needs of the residential catchment where not in proximity to land suitably zoned for centre activities.

4: Amenity

- 9) *further written justification accompany the above in response to Performance Outcomes 14 and 15 (PO14 and PO15) of the Development Works Code.
This may include details of the shed construction (i.e. noise reduction materials), tools and machinery used and their potential emissions, what day to day management and operational standards will be in place to limit and restrict emissions, and so forth.*

Response – The shed will be of steel sheet construction. It is not proposed that any insulation be installed. As indicated above, the use will involve the use of an air compressor that will be housed in a screened enclosure within the shed to reduce noise impacts. Further to this, dense landscaping will be provided adjacent to the location of the air compressor to assist in noise reduction. Other tools and machinery use will be a bench drill and grinder and hammers. Noise associated with this will be consistent with general mechanical operations.

In terms of air emissions, it is not envisaged anything other than exhaust from the vehicles being serviced will be generated. All work on vehicles will be undertaken within the shed and therefore it is expected emission be contained within to the greater extent.

If you have any queries please do not hesitate to contact me on 0428136814.

Regards

Jeff Smith