

PLANNING REPORT

Material Change of Use – Low Impact Industry 43 Samhordern Road, Alice River QLD

This report supports a Development Application for a Material Change of Use to establish a small-scale Low Impact Industry use comprising vehicle servicing and mechanical repair from an existing approved shed at 43 Samhordern Road, Alice River.

The proposal has been discussed with Townsville City Council through the pre-lodgement process. This application has been prepared having regard to the advice provided during those discussions and the relevant provisions of the Townsville City Plan.

No external building works are proposed as part of this application.

The site is located at 43 Samhordern Road, Alice River and is situated within the Rural Residential zone under the Townsville City Plan.

The property contains:

- An existing dwelling house
- An existing approved shed constructed under previous building approval
- Established rural residential uses surrounding the site
- Existing access via Samhordern Road

The locality is characterised by larger residential allotments with outbuildings, sheds and rural activities typical of the Alice River area.

The proposal seeks approval for a small-scale mechanical workshop classified as Low Impact Industry under the planning scheme.

Key characteristics of the proposed use include:

- Sole operator business
- No employees proposed
- Mechanical servicing and repair only
- No panel beating, spray painting, engine rebuilding or heavy industrial activities
- No heavy vehicles associated with the use
- All work undertaken within the existing enclosed shed

Typical operation will involve one to two customer vehicles per day, with a maximum of three customer vehicles associated with the business on site at any one time.

Residential vehicles associated with the dwelling are excluded from this number.

The intent is to operate at a scale that remains compatible with the surrounding rural residential character.

No workshop fit out has been installed at the time of application.

Subject to development approval, minor internal fit-out of the existing shed may include:

- Installation of a vehicle hoist
- Workbench and tool storage
- Bunded storage for oils and fluids

No external works or building extensions are proposed.

All equipment and materials will be contained within the shed.

Standard hours of operation are proposed between:

8:00am to 5:00pm Monday to Friday

Routine Saturday operation is not proposed; however, occasional limited Saturday work may occur where required to complete a job already in progress and return a customer vehicle in a timely manner.

No work will occur on Sundays or public holidays.

These hours are considered appropriate for maintaining residential amenity in the Rural Residential zone.

Vehicle movements associated with the proposal are expected to be low.

Typical operation will involve:

- One to two customer vehicles per day
- Maximum three customer vehicles on site at any one time
- All customer vehicles accommodated on-site

Existing residential vehicles associated with the dwelling will remain unchanged and are not associated with the business use.

Access to the site will utilise the existing approved driveway from Samhordern Road. No upgrades to access arrangements are proposed.

The proposal has been designed to minimise off-site impacts.

Mitigation measures include:

- All mechanical work undertaken within the enclosed shed
- Roller doors kept closed during noisier activities where practical
- No outdoor mechanical work proposed
- No panel beating, spray painting or similar higher-impact activities
- Low overall intensity of operation

The proposed use is considered compatible with the surrounding rural residential setting, where machinery, sheds and rural activities are common.

The use is not expected to involve environmentally relevant activities.

Measures proposed include:

- Bunded storage for oils and fluids
- Appropriate waste oil disposal via licensed contractors
- No bulk hazardous chemical storage
- No external storage of materials

These measures will ensure environmental risks are appropriately managed.

The proposed use is appropriately classified as Low Impact Industry under the Townsville City Plan.

While located within the Rural Residential zone, the proposal:

- Is small in scale
- Operates from an existing lawful structure
- Generates limited traffic
- Minimises noise and amenity impacts
- Maintains compatibility with surrounding residential uses

Potential impacts can be effectively managed through standard development conditions.

The proposal represents a modest, well-contained Low Impact Industry use operating at a scale appropriate to the Rural Residential context.

The use will:

- Remain low intensity
- Operate within an existing approved shed
- Minimise off-site impacts
- Maintain residential amenity

Accordingly, the proposal is considered suitable for approval subject to reasonable and standard conditions.

