

# Town Planning Report

Material Change of Use – Low impact industry  
(Mechanical workshop)



**Northpoint**  
Planning

43 Samhordern Road, Alice River  
Lot 48 on SP181727

2 April 2026  
NP26.052 | MCU26/0023

**Client:** Ironbark Auto

**Project:** 43 Samhordern Road, Alice River

**Date:** 2 April 2026


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### Document Verification

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## 1.0 Proposed Development

The proposed development seeks approval for a Development Permit for a Material Change of Use – Low impact industry (Mechanical workshop) located at 43 Samhordern Road, Alice River and formally identified as Lot 48 on SP181727.

The proposed development involves the existing landowner seeking to operate a small-scale mechanical workshop for vehicle servicing and repair purposes within an existing shed on the site. Specifically, the proposal involves operation of Ironbark Auto, which is to be solely operated by the landowner, with no external employees. Further the operations will be limited to a portion of the existing shed only, being two existing roller door accessible bays. The remaining enclosed shed and awning area is to be maintained for private storage purposes. The development is anticipated to offer services to a maximum of three (3) client vehicles at any one time on the site, with no servicing of heavy vehicles.

The proposal provides a limited opportunity for the landowner to establish a small resident-operated business from the site using an existing shed, while maintaining the primary residential role of the land. The use is not intended to establish a permanent industrial outcome on the allotment, and it is anticipated that if the business grows beyond this small-scale operation it will relocate to appropriately zoned industrial premises. At that time, the property will revert to its primary rural residential use for residential living, consistent with the character and long-term intent of the locality.

**Table 1: Application Summary**

Application Summary	
<b>Address</b>	43 Samhordern Road, Alice River
<b>Real Property Description</b>	Lot 48 on SP181727
<b>Area of Lot</b>	4,023m <sup>2</sup>
<b>Applicant</b>	Ironbark Auto
<b>Purpose of Proposal</b>	Low impact industry (Mechanical workshop)
<b>GFA</b>	Approx. 56m <sup>2</sup>
<b>Number of Employees</b>	One (1) – resident-operated business with no external employees
<b>Hours of Operation</b>	<ul style="list-style-type: none"> <li>▪ Monday to Friday - 8:00am to 5:00pm with potential to operate limited hours on a Saturday.</li> <li>▪ No operation proposed on Sunday or public holidays.</li> </ul>
<b>Type of Application</b>	Material Change of Use
<b>Category of Assessment</b>	Impact
<b>SARA Mapping</b>	<ul style="list-style-type: none"> <li>▪ Regulated vegetation management map (Category A and B extract)</li> </ul>
<b>Referral Agencies</b>	N/A
<b>Public Notification</b>	Required
<b>Zoning</b>	Rural residential zone
<b>Overlays</b>	<ul style="list-style-type: none"> <li>▪ Bushfire hazard overlay – potential impact buffer area</li> <li>▪ Flood hazard overlay – very low, low and medium flood risk (medium flood hazard)</li> </ul>



## 2.0 Legislative Framework

### 2.1. 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.

### 2.2. North Queensland Regional Plan

The proposed development has been reviewed against the North Queensland Regional Plan (NQRP). It is considered the relevant regional planning matters are appropriately addressed through the planning scheme. Accordingly, no further assessment against the NQRP is required.

### 2.3. State Development and Assessment Provisions

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

### 2.4. 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 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Low impact industry use within the Rural residential zone.

### 2.5. Assessment Benchmarks

Pursuant to Table 5.5.5 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.
- Rural residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Bushfire hazard overlay code.
- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within Section 3.



## 3.0 Planning Assessment

### 3.1. Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposal involves the re-use of part of an existing approved shed on an established rural residential allotment.
- The development remains ancillary to the existing dwelling house and does not detract from the primary residential function of the land.
- The proposal is to be resident-operated only, with no external employees and limited vehicle movements, thereby maintaining a low intensity of activity on the site.
- All proposed activities are to be contained within the existing enclosed shed, with no additional built form, external works or outdoor work areas proposed.
- Once the business no longer operates from the site, the land will revert to its primary rural residential function for residential living, consistent with the intended character of the locality.
- The development maintains the semi-rural character and amenity of the locality and does not involve further clearing or alteration to the existing natural values of the land.
- The proposed development maintains existing servicing and access arrangements of the site, with no additional upgrade considered necessary.
- The proposal supports economic activity within an existing serviced building on the site.

### 3.2. Rural Residential Zone Code

The Rural residential zone code is intended to maintain large-lot residential living in a semi-rural setting, with dwelling houses remaining the primary use of land. While non-residential activities are not the dominant anticipated outcome within the zone, a limited ancillary use may be appropriate where it remains subordinate to the residential function of the premises and does not unreasonably diminish the character or amenity of the surrounding rural residential locality.

In this instance, the proposal is considered to be of a sufficiently limited scale to remain compatible with the purpose and overall outcomes of the zone. The use is to be undertaken by the resident landowner only, with no non-resident employees, from part of an existing approved shed on the site. The workshop component is confined to approximately 56m<sup>2</sup> within two existing bays of the shed, with the balance of the building retained for private storage associated with the residential use. The use therefore remains subordinate to the primary residential use of the land and does not alter the established built form or residential presentation of the allotment.



The proposal is of comparative scale and function to a Home based business use, being *the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises*. A Home based business use is anticipated development within the Rural residential zone code where limited to Gross Floor Area (GFA) of 60m<sup>2</sup> and operated within an existing building. It is noted the proposal is compliant with the Home based business use requirements, given the proposed GFA is limited to 56m<sup>2</sup> of an existing shed building.

The proposed operations remain inherently limited in scope, involving a single resident operator, no external employees, no heavy vehicle servicing, and a maximum of three client vehicles on the site at any one time. All servicing and repair activities are to occur within the existing enclosed shed, with no outdoor work areas, no additional built form and no expansion of the approved workshop area. Accordingly, the use remains contained to the site and of a scale that is capable of being managed so as to protect the established character of the locality and the continued enjoyment of surrounding rural residential properties.

On this basis, it is considered the proposal is generally consistent for the purpose and overall outcomes of the Rural residential zone code.

### 3.3. Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009*.

The proposed development is considered to maintain the purpose and overall outcomes of the Healthy waters code. The proposal involves the establishment of a small-scale Low impact industry use wholly within an existing shed on the site. No external works, site regrading, extensions to built form or changes to the existing drainage pattern are proposed as part of the application. Therefore, the development will not alter stormwater flow paths or intensify stormwater impacts associated with the site or surrounding locality.

Further, the proposal does not involve any external washdown areas, external storage, or outdoor activities that would give rise to unmanaged wastewater or contaminated runoff. All mechanical work is to occur indoors within the enclosed shed, with oils and fluids stored in a bunded manner and waste products disposed of appropriately. These measures will appropriately contain the operation and minimise the risk of any adverse impact on water quality.

The site is improved with an existing dwelling house and shed and will continue to utilise existing servicing and access arrangements. Given the contained nature of the proposed use and the absence of external works, the proposal is not expected to create adverse impacts on the site's stormwater or wastewater management outcomes.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

### 3.4. Landscape Code

The purpose of the Landscape code is to *ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term*.

The proposed development is considered to further the purpose and overall outcomes of the Landscape Code. The proposed use area is setback approximately 13m from the Samhordern Road frontage and involves significant landscaping within this buffer area. Additional dense landscaping is



provided to the full extent of the existing shed to the northern side boundary, buffering the shed from the adjoining residential premises to the north.

The subject site involves an existing dwelling house and significant landscaping throughout the property that is well-maintained and positively contributes to the streetscape. The proposal maintains all existing landscaping within the site, with no change proposed, maintaining the overall high amenity of the property.

The proposed development does not involve the removal or alternation to any street tree.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

### 3.5. Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is to *ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Low impact industry use is:

- One (1) space per 100m<sup>2</sup> of GFA.

Therefore, based on a GFA of approximately 56m<sup>2</sup>, the prescribed parking rate for the proposed development is one (1) dedicated car park.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. In particular, the proposed development provides covered car parking area for multiple vehicles within the existing shed for dedicated use of the proposed development. Additional vehicle standing area is provisioned within the sealed driveway and manoeuvring area to the façade of the shed structure, if required. Therefore, the proposal provides more than the prescribed minimum parking rate for a Low impact industry use.

The proposal retains access, manoeuvring and parking area associated with the existing dwelling on the site, compliant with the nominated parking provisions for a residential dwelling.

Vehicle movements associated with the use are expected to remain low, with typical operation involving one to two customer vehicles accessing the site per day and a maximum of three customer vehicles on site at any one time.

It is noted the proposal maintains the existing access crossover to the Samhordern Road frontage, and internal driveway, no change to existing access arrangements is proposed. All vehicles associated with the development can enter, exit and traverse the site in a forward motion.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

### 3.6. Works Code

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*



The proposed development is considered to maintain the purpose and overall outcomes of the Works code. The proposal involves the establishment of a small-scale Low impact industry use within an existing approved shed on the site. No external works, engineering works or additional built form are proposed as part of the application. Any works associated with the proposal are limited to minor internal fit out of the existing shed to facilitate the operation.

The site is connected to Council's reticulated water network and located outside any serviced wastewater treatment catchment; consistent with the rural residential context of the locality. The proposal maintains existing shared servicing arrangements between the dwelling and shed of which is considered sufficient to support the proposed use. The proposed development is to be operated by the resident of the main dwelling and, in this respect, shared ablution facilities are considered sufficient to service the proposed development.

Given the nature of the development, further assessment against the Works code is not considered necessary.

### 3.7. Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to *ensure that development does not:*

- a) *increase the extent or the severity of bushfire hazard; or*
- b) *increase the risk to life, property, community and the environment.*

The subject lot is mapped within the Bushfire hazard overlay as wholly potential impact buffer area. The proposed development is consistent with the purpose and overall outcomes of the Bushfire hazard overlay code.

In particular, the proposal is limited to the use of part of an existing shed structure for the purpose of small-scale vehicle servicing and repair. The development does not involve any additional built form, extension of the existing structure, external works or further clearing of vegetation on the site. In this respect, the proposal is not considered to increase the extent or severity of bushfire hazard within the site.

Further, the proposal does not introduce a new or intensified sensitive land use within the mapped hazard area. The site already contains an existing dwelling house and shed, and the application is limited to the use of the existing shed only. The proposal therefore does not materially increase the exposure of people or property to bushfire risk beyond the existing lawful use of the land.

Given the nature of the development, further assessment against the Bushfire hazard overlay code is not considered necessary.

### 3.8. Flood Hazard Overlay Code

For completeness, assessment against the Flood hazard overlay code has been included given the site is identified within the recently released updated flood modelling as containing increased flood risk across the site.

The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.*

The subject site is marginally identified as containing of low and medium flood hazard area along the southern property boundary only. However, more recently released updated flood risk mapping from Townsville City Council significantly increases the flood risk identified across the site, with the site wholly contained within area of very low, low and medium flood risk.

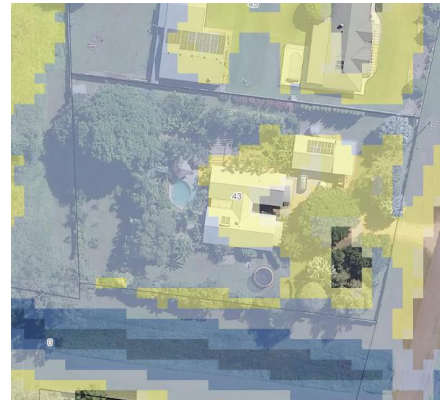


Refer to **Figure 2 & 3** below for existing and updated identified flood hazard across the site.

**Figure 1 – Flood Hazard Overlay**



**Figure 2 – New Flood Risk Mapping**



As demonstrated within the new flood risk mapping, the existing shed for the use of the proposed development is located within very low and low flood risk area. It is noted the existing dwelling, shed and access are located within the lesser risk areas of the site. It is further noted proposed GFA of site is located outside mapped flood depth area, in accordance with the updated flood modelling.

Given the existing and updated flood extent across the site, it is therefore considered the proposed does not material worsen flood risk to people or property. The proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code, and further assessment against the code is not considered necessary.



## 4.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development, the following matters are considered relevant:

- The proposal provides for the establishment of a small-scale service from an existing building on the land, improving service choice within the wider rural residential locality.
- The proposed development increases the variety of services immediately accessible by rural residential residents at a scale sympathetic to the character and amenity of the surrounding locality.
- The development remains ancillary to the existing dwelling house and does not detract from the primary residential function of the land.
- The proposal is confined to approximately 56m<sup>2</sup> within an existing approved shed, with no additional built form, no expansion of the developed footprint of the site and no outdoor work areas proposed.
- The use is to be operated solely by the resident landowner, with no non-resident employees proposed, thereby limiting the scale and intensity of the activity.
- The proposal is of a scale that can be appropriately regulated by conditions of approval, including conditions limiting the operator, hours of operation, number of vehicles on site and the nature of activities undertaken from the premises.
- The development is intended to provide the landowner with an opportunity to establish and grow a small business from the site on a limited basis. Should the business expand beyond this scale, it is anticipated operations would relocate to appropriately zoned industrial premises, at which time the site would revert to its primary rural residential function for residential living.
- Immediate surrounding residents have been consulted on the proposal and the development is considered to be generally supported.
- The proposal generally appears and operates at a home based business, notwithstanding its technical classification as Low impact industry use.
- The proposal maintains the existing ecological value of the proposal, with no further clearing or removal of existing ecological features proposed.



## 5.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Ironbark Auto in association with a Development Application for a Material Change of Use – Low impact industry (Mechanical Workshop) located at 43 Samhordern Road, Alice River and formally described as Lot Lot 48 on SP181727 .

The subject site is located within the Rural residential 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.