

INDUSTRIAL USE SURVEY REPORT

55 Gardens Drive, Willawong

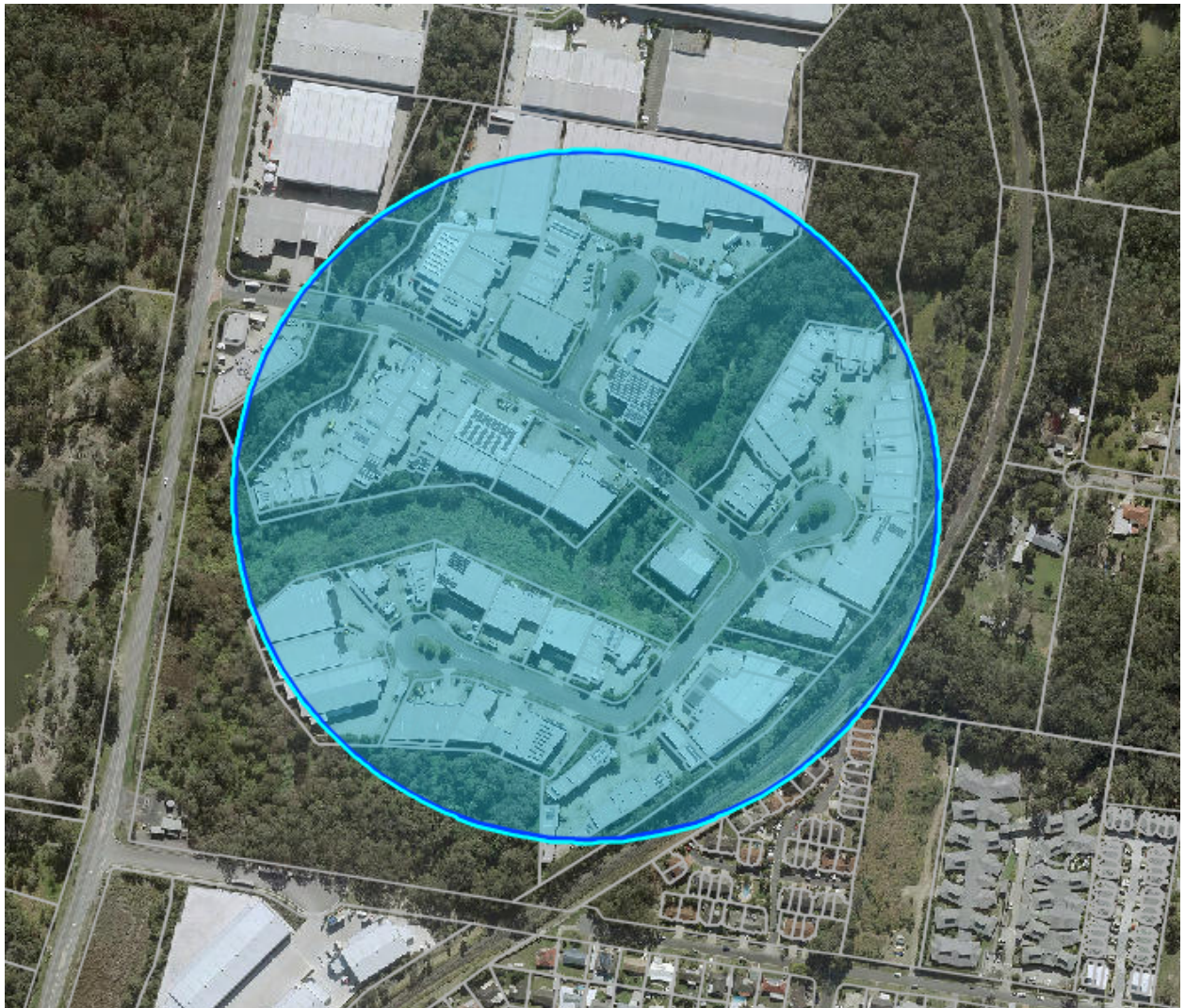


TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
1.1	Industry Code	3
2.0	THE SUBJECT SITE	3
2.1	Low Impact Industry	5
3.0	SITE CHARACTERISTICS.....	8
5.0	SUMMARY AND CONCLUSION.....	10

COPYRIGHT © The Planning Place ABN: 52 088 377 047

This work is copyright, apart from any fair dealings for the purposes of study, research, criticism, or review as permitted under the Copyright Act, no part may be reproduced by any process without written permission.



1.0 INTRODUCTION

A survey of existing industrial uses within the Gardens Drive Willawong industrial precinct was undertaken on Tuesday 1/07/2026. The survey was to review existing industrial activities that may generate odour or air emissions that may adversely impact upon the operations of a proposed indoor sport and recreation facility (badminton courts) sought to be established at 55 Gardens Drive, Willawong. The survey of surrounding industrial uses was required to determine if the use was able to meet the compliance separation distances as prescribed in AO27 of the industry code.

1.1 Industry Code

PO27 of the industry code requires development for indoor sport and recreation to be located to achieve the odour criteria and air quality criteria various tables. This is to ensure the use does not compromise the intended industrial function of the land contained in the industry zone.

<p>PO27 Development for indoor sport and recreation:</p> <ul style="list-style-type: none"> a. is located, designed and constructed to achieve the air quality (planning) criteria in Table 9.3.12.3.B, odour criteria in Table 9.3.12.3.C and health risk criteria in Table 9.3.12.3.D; b. does not compromise the intended industrial function of land in the industry zone, General industry B zone precinct and General industry C zone precinct, and Special industry zone.

In order to meet the above performance outcome PO27, AO27 is deemed an acceptable outcome in ensuring PO27 is met. Development for the indoor sport and recreation is to be located no closer to an industrial use than the distance stated in Table 9.3.12.3.J. the below is an assessment of the surrounding industrial uses located 150metres, 250metres and 1000 metres from the subject site. Table 9.3.12.3.J of City Plan is below.

Table 9.3.12.3.J—Minimum separation distances for indoor sport and recreation

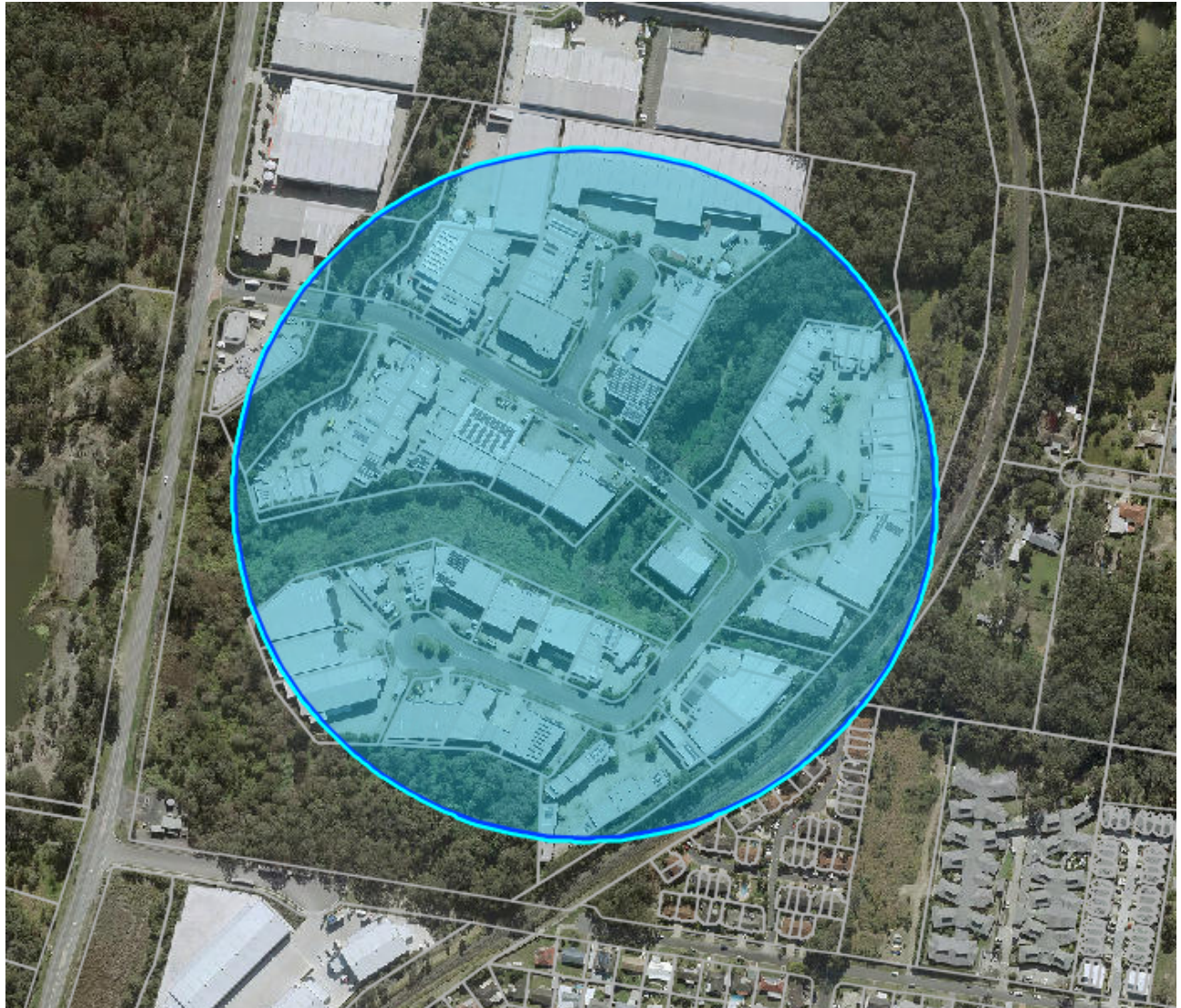
Established use	Minimum separation distance (measured to the property boundary of the development)
Medium impact industry A	150m
Medium impact industry B	250m
High impact industry	500m
Special industry	1,500m

2.0 THE SUBJECT SITE

55 Gardens Drive is a low impact industrial area. It is a small industrial area off Paradise Road consisting of a series of cul de sacs. The low impact area is fragmented by a series of small creeks or is interspersed with the Conservation Zone. The adjoining Conservation zoned land is well vegetated.

Figure 1 below is an aerial photograph of the site with a 250m radius from the site. A survey of all industrial premises off Paradise Road including 7 Gardens Drive was undertaken

Figure 1 - 250m radius from 55 Gardens Dr Willawong



The survey sought to find the following types of industrial uses within 250m from 55 Gardens Drive, Willawong:

Medium impact industry A is defined as including the following uses:

Medium impact industry – A

- a. Abrasive blasting workshop, if using less than 1 tonne of abrasive blasting material per annum
- b. Anodising workshop, if the tank area production capacity is less than 100m²
- c. Glass product manufacturing workshop, if producing less than 100 tonnes of product per annum
- d. Plaster manufacturing, if processing less than 1,000 tonnes of gypsum per annum
- e. Plastic or plastic product manufacturing involving PET, PETE, polypropylene or polystyrene, if not involving polyvinylchloride, where producing less than 1,000 tonnes of product per annum
- f. Powder coating, if using less than 10 tonnes of coating per annum
- g. Contractors depot or storage yard

Medium Impact Industry B is defined as including the following uses:

Medium impact industry – B

- a. Abrasive blasting facility, if using less than 10 tonnes of abrasive material per annum
- b. Anodising or electroplating workshop, if the tank area is less than 400m²
- c. Battery recycling or reprocessing workshop
- d. Boat repairing or maintaining works
- e. Boiler making or engineering works other than metal foundry or casting, if producing less than 10,000 tonnes of metal product per annum
- f. Clay or ceramic product, including bricks, tiles, pipes and pottery goods manufacturing, if producing less than 200 tonnes per annum
- g. Enamelling workshop, if using less than 15,000 litres of enamel per annum
- h. Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or product manufacturing works other than producing fibreglass boats, tanks and swimming pools, if producing less than 5 tonnes per annum
- i. Food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works, if producing less than 200 tonnes per annum
- j. Fuel burning where not a utility installation, with an installed capacity of 0.1 MW or less, if:
 - i. operating more than 100 hours per year;
 - ii. not involving coal combustion
- k. Galvanising works, if using less than 100 tonnes of zinc per annum
- l. Glass fibre manufacturing works, if less than 200 tonnes per annum
- m. Glass or glass product manufacturing works, if producing less than 250 tonnes per annum
- n. Storage, use or handling of dangerous goods/hazardous chemicals in quantities that exceed the threshold quantities in column 3 of Table SC1.1.3.B but are less than or equal to 10% of the threshold quantities listed in Schedule 15 of the *Work Health and Safety Regulation*
- o. Medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer product manufacturing works, if producing less than 250 tonnes per annum
- p. Plastic manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, if less than 10,000 tonnes per annum
- q. Manufacturing substrate for mushroom growing
- r. Metal foundry, if producing:
 - i. less than 10 tonnes of ferrous metal castings per annum; or
 - ii. less than 50 tonnes of non-ferrous metal castings per annum
- s. Plaster manufacturing, if processing less than 5,000 tonnes of gypsum per annum
- t. Printing workshop producing advertising material, magazines, newspapers, packaging or stationery
- u. Powder coating workshop, if using less than 500 tonnes of coating per annum
- v. Reconditioning metal or plastic drums
- w. Sawmilling, wood chipping and kiln drying timber and logs, if producing less than 500 tonnes per annum
- x. Scrap metal yard (if not including a fragmentiser) or dismantling automotive or mechanical equipment including debonding brake and clutch components
- y. Spray painting workshop including spray painting vehicles, heavy machinery, signs, equipment or boats, if using:
 - i. less than 20,000 litres of paint product per annum;
 - ii. spray equipment other than the sole use of aerosol cans or air brush.
- z. Tyre recycling or reprocessing, including retreading workshop
 - aa. Vegetable oil or oilseed processing works, with a design production capacity of less than 1,000 tonnes per annum
 - bb. Wooden product manufacturing, including cabinet making, joinery or making timber frames or roof trusses involving:
 - i. outdoor plant or machinery
 - ii. spraying paint, glue or surface coatings

2.1 Low Impact Industry

The purpose for the low impact industry zone is to provide for the service industry and low impact industry and other uses and activities that support such industrial activities. The low impact industry zone is not intended for heavy impact industry uses. While medium impact industry is a potential use in this zone, no such uses currently exists within 150m or 250m from the site. No Heavy impact industry use is also within 500m or Special Industry within 1000m from the site.

The survey of the industrial area identifies the following business and associated uses occurring :

Address	Business Name	Business Type
7 Gardens Drive		
Unit 1	All Car 4 x 4 Mechanical	Mechanical workshop
Unit 2	Vachi Giftware	warehouse
Unit 3-4	R- Kae	Fabrication and welding
Unit 5	Unnamed – vacant storage	
Unit 6	Skout Office Supplies	Warehouse
Unit 7	Ace Export & Supplies	Warehouse
22 Gardens Drive	Shiny	Warehouse

Unit 1	Great Logistics	Warehouse & freight distribution
23 Gardens Drive		
Unit 1	Niss Banh -Mi	Food & drink outlet
Unit 2	Elegant Settings	Wedding Store
Unit 3	Elegant Settings	store
Unit 4	Viroseal Sealant	Warehouse
Unit 5	Redjak Contractors	Asbestos testing service
Unit 6	Paint & Colour	Paint store
Unit 7	Boss packaging	Warehouse packing supply
30 Gardens Drive		
Unit 1	Microhire	Event Equipment Hire
Unit 2	Apave	Consulting Engineers
Unit 3	JT Coconut Essence	warehouse
Unit 4	PRM Premier Rock Machinery	Mechanical
31 Gardens Drive		
Unit 1- 2	Jacobs Type & Automative	Mechanical workshop
Unit 3	Quality Seamless Flooring	warehouse
Unit 4	Vacant storage	
Unit 5	Fred Autoparts	Warehouse
Unit 6	Vacant - storage	
Unit 7	Working Class Van	Light industry
Unit 8	Sky Marketing- clothing	Warehouse
Unit 9	Conveyor Products	warehouse
Unit 10	Wide Distribution	Warehouse
39 Gardens Drive	CA National Services	Korean Food & Kitchenware Wholesaler
47 Gardens Drive	Renron Australia	Welding
55 Gardens Drive	Active Badminton	Indoor Sport & Recreation
60 Gardens Drive		
Unit 1	Genetic plus	Liquid Nitrogen delivery
Unit 2	CV Engineering - Tool making	Light industry
Unit 3	Bestech – Sensor & teaching equipment	Warehouse
Unit 5	Canvas	Shop
73 Gardens Drive	Stylus Tapes International	Warehouse
74 Gardens Drive	DSE Transport – Dedicated Taxi Trucks	Transport depot
86 Gardens Drive		
Unit 1	Pakall Pty	Packaging Warehouse
Unit 2	Pakall Pty Ltd	Packaging Warehouse
87 Gardens Drive		
Unit 1 - 4	Compressors Australia	Equipment repair and servicing
95 Gardens Drive	Brewers	Warehouse- beer making equipment
96 Gardens Drive		
Unit 1	Top Meats Wholesale Butcher	warehouse
Unit 2	Unique Building Services	Office - Consulting services
Unit 3	Incorporate	office
Unit 4	BSI Innovations	Printing & Signage
Unit 5	Brand Pacific	Warehouse
Unit 6	Aabianz	Construction material wholesaler
Unit 7	NACHI Australia	Bearing Supplier - warehouse
Unit 8	Wildlife	warehouse
Unit 9	All About Auto Electrics	warehouse
Unit 10	Protect Global	warehouse
Unit 11	Talbot Auto Doors	warehouse
Unit 12	Air Management Solutions	warehouse
Unit 13	J & A Upholstery	manufacturing

Unit 14	Oz Solar Needs	warehouse
Unit 15	Vehicle Wraps Building Signage	Mechanical workshop
Unit 16	Ross Scaffolding	Contractors yard
Unit 17	Pallet Control Australia	warehouse
Unit 18	Protecs Global	Training Centre
103 Gardens Drive	Aussie Cabinet Company Pty Ltd	Cabinetry making
104 Gardens Drive	Transparts	Warehouse
110 Gardens Drive	Seat Safe seatbelts	Warehouse Sales. Services
111 Gardens Drive	Mullein Onne Beauty Advax Medical Supplies TFG Properties group	Warehouse – medical supplies
112 Gardens Drive	PAT – Premier Auto Trade JAS Oceania QLD Distribution centre	Automotive Electrical and Air-conditioning
119 Gardens Drive		
Unit 1	Long distance couriers	Transport depot
Unit 2	Aqua-life Products	warehouse
Unit 3	Sign Up Roadsign Installation	Contractors yard
Unit 4	Linemarkers South East Queensland	Contractors yard
Unit 5	Linemarkers South East Queensland	Contractors yard
120 Gardens Drive		
Unit 1	Seat Safe seatbelts	Warehouse
Unit 2-3	ISRI Seats	Warehouse
Unit 3	JK Warehouse	Warehouse
123 Gardens Drive	Mahindra Parts Centre	Warehouse and mechanical workshop
127 Gardens Drive	Airefrig Australia	Warehouse
128 Gardens Drive	Fast Horse Express	Transport Courier
5 Buttonwood Place	Q-Tec Fire Services	Industrial Consultants
6 Buttonwood Place	QLD Rigging Hire	Lifting & Rigging Equipment Hire
14 Buttonwood Place		
Unit 1	Vacant – Storage	
Unit 2	Porters Distributors	Warehouse
Unit 3	Kansai Karate	Indoor sport and recreation
Unit 4	Damion Fauser - Woodworker	Wooden product manufacturer
Unit 5	H & T Automative	Mechanic workshop
Unit 6	Vacant-	
11 Buttonwood Place	Stirlingfildes	Pharmacial distribution - warehouse
17 Buttonwood Place	Nak Total Sealing Solutions	Warehouse
20 Buttonwood Place	Ariat	Warehouse & office
7 Mahogany Court	Unnamed steel fabrication	Light industry
16 Mahogany Court		
Unit 1	D C Auto	Auto mechanical workshop
Unit 2	World Blinds	Warehouse
Unit 3	World Blinds	Warehouse
Unit 4	Active Power Steering	Warehouse
Unit 5 – 8	Sleep Electric	Bed shop & warehouse
Unit 9	Sign writing	Fabricated shop
Unit 10	Gorkha Flooring	Building Product supplier
Unit 11	Gorkha Flooring	Building product supplier
Unit 12	Real Mounts – Ram Mounts	Warehouse Distributor
Unit 13	Real Mounts – Ram Mounts	Warehouse Distributor
Unit 14	Natural Pharmaceuticals Australia	Warehouse
Unit 15 - 17	Advanced Technology Pneumatics	Warehouse
Unit 18	Elite Metal Creations	Metal fabrications

3.0 SITE CHARACTERISTICS

Photos of some of the larger premises and tenant listings are shown in the below photographs. The existing uses established within this immediate low impact industry area is described as primarily warehousing and distribution, with some mechanical workshop and low-impact industry primarily steel fabrication welding, cabinetry and woodworking activities..





5.0 SUMMARY AND CONCLUSION

The attached survey identifies that the immediate industrial area is consistent with a low impact industrial area. It does not currently contain any medium impact uses. Furthermore no such approvals have been recorded on development.i for this industrial area. This low impact industrial area is intended to remain low impact, land on the western side of Paradise Road has been included in the residential zone, and it is not anticipated either Heavy impact Industry or Special Impact Industry will establish in either 500m or 100om from this site.

It is concluded that the establishment of a Indoor Sport and recreation facility at 55 Gardens Drive Willawong is able to appropriately achieve the required setbacks within industry code AO27 and comply with the Table 9.3.12.3.J.

Prepared by:

.....
Ian Adams
Principal Planner