



Raine&Horne. Commercial

MORANBAH
0 (166) Goonyella Road

40000 sqm

4 HA INDUSTRIAL LAND SITE

Contact Col Wilson for more Information

NOW SELLING IN MORANBAH

Lot 2 M97361, 166 Goonyella Road

- 4 Hectare industrial allotment Zoning Industrial (low to medium impact)
- Potential to split into two 2ha sites
- Parcel zoned Industry in the State Government Moranbah PDA (Priority Development Area) Development Scheme
- Suitable for a wide range of industries
- Potential for the site to cater for higher impact industrial uses
- Minutes to Moranbah CBD, accommodation and professional services/hotel/restaurants

Property ID	L28447538
Property Type	Industrial/Warehouse
Building / Floor Area	40000
Land Area	4.0 hectares

AGENT

Col Wilson

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The typical guiding thresholds for Medium Impact Industry adopted by Isaac Regional Council (IRC) are:

- Metal foundry producing less than 10 tonnes of metal castings per annum;
- Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum;
- Abrasive blasting facility using less than 10 tonnes of abrasive material per annum;
- Enamelling workshop using less than 15,000 litres of enamel per annum;
- Galvanising works using less than 100 tonnes of zinc per annum;
- Anodising or electroplating workshop where tank area is less than 400 square metres;
- Powder coating workshop using less than 500 tonnes of coating per annum;
- Spray painting workshop (including spray painting vehicles, plant, or equipment) using less than 20,000 litres of paint per annum; and
- Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components.

IRC has advised it has initiated a process to rescind the PDA, over the next six (6) months. Upon the rescission of the PDA, the subject site will be zoned Industry under the Council Planning Scheme, with a Medium Impact Industry use reverting to Code Assessment.

The subject site benefits from having an existing MCU approval for Service Industry – Industrial Shed. This approval requires works to provide compliant B-Double access to the site from Goonyella Road. Council is currently considering entering into an Infrastructure Agreement (IA) to facilitate these works, as illustrated by a concept design.

More information is available from Exclusive Agent:

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