BCC DS
RECEIVED
11/11/2026
APPLICATION REF
A007148828

TOWN PLANNING ASSESSMENT

Re: Proposed Material Change of Use

For: Transport Depot

At: 9 - 15 Marine Rd Pinkenba 4008

KEN DREW TOWN PLANNING Pty Ltd
M: 0438 600 200
E: ken@kendrew.com.au
Date: 11/11/26

1 Applicant details

Applicant: Claudine Hart
Address: c/- Ken Drew Town Planning P/L

2 Site details

Address: 9 - 15 Marine Rd Pinkenba 4008
RPD: L 5- 7 RP 34770
Area: 6069 m2
Zone: Industry Investigation
Neighbourhood Plan: Pinkenba- Eagle Farm Neighbourhood Plan
- Precinct: Myrtletown precinct NPP-006
- Sub-precinct: N/A
Relevant overlays:
- Coastal hazard overlay
- Industrial amenity overlay (industrial amenity investigation area sub-category)
- Streetscape hierarchy

3 Attachments

Architectural drawings: 24.114 – DA- 00 to DA-009, all Rev 1
DA Forms 1 & 2
Code assessments

4 Proposal details

General:

The proposal is for the use of the site as a Transport Depot. Proposed improvements to the site include a large shed at the rear of the site for ancillary storage and administration, as well as landscaping and a SW treatment device.

Data:

Proposed GFA: Ground floor 540m2 + mezzanine 108m2 = 648m2
No of staff: 3
Visitors: 1
Hours of operation: 7am – 7pm Mon- Sat
Onsite parking: 10 spaces
Landscaping: 257m2 (4.4% Site Area)
Site Cover: 10%

5 Assessment benchmarks

Neighbourhood Plan code: Addressed
Industry code: Addressed
Industrial amenity overlay Code: Addressed
Streetscape hierarchy overlay code: Addressed
Coastal hazard overlay Code: N/A, site will be filled to min 3.1m AHD

6 Level of assessment

The application is impact assessable.

7 Town planning issues

The proposed use is inconsistent with the overall outcomes for this precinct as it is neither a high impact industry use nor a special industry use.

The proposal is considered to be an appropriate use for the site as it does not involve extensive buildings on the site, and therefore does not alienate the site from these consistent long-term uses, which is a key component of the performance outcome relating to inconsistent uses in this precinct.

The proposed use is no less appropriate than the very many inconsistent uses that have been approved by Council in this precinct during the life of the Neighbourhood Plan.

If approved, the proposed development will provide the appropriate infrastructure onsite and on the site frontage and well as contributing to wider infrastructure by way of infrastructure charges.

8 Conclusion

The proposal is recommended for approval subject to the normal development conditions for this type of use.



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The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

9 MARINE RD PINKENBA 4008

Parcel Details

Lot No and Plan: Lot 5 on RP34770

Full Property Holding:
Lot 5 on RP34770

Title Area *: 2,023 m^2

Ward: HAMILTON

PDF Maps GRID Reference: Map 14

* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



Zones

Name	Description
II Industry investigation	The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for industry activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone. Refer to Part 6 in the City Plan 2014 and the Factsheets.

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Name	Description
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Overlays

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Erosion prone area - coastal erosion sub-category	Area mapped showing erosion prone area at risk due to storm impact and long term trends of sediment loss and channel migration by the Department of Environment and Heritage Protection in the Coastal hazard overlay.
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Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.
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INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
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Other Plans

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Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

The property holding report shows the zone/s, neighbourhood plan/s, overlays and related information that apply to all lots associated with the property holding.

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11 MARINE RD PINKENBA 4008
15 MARINE RD PINKENBA 4008

Parcel Details

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Lot 7 on RP34770
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PDF Maps GRID Reference: Map 14
* refer NOTES below
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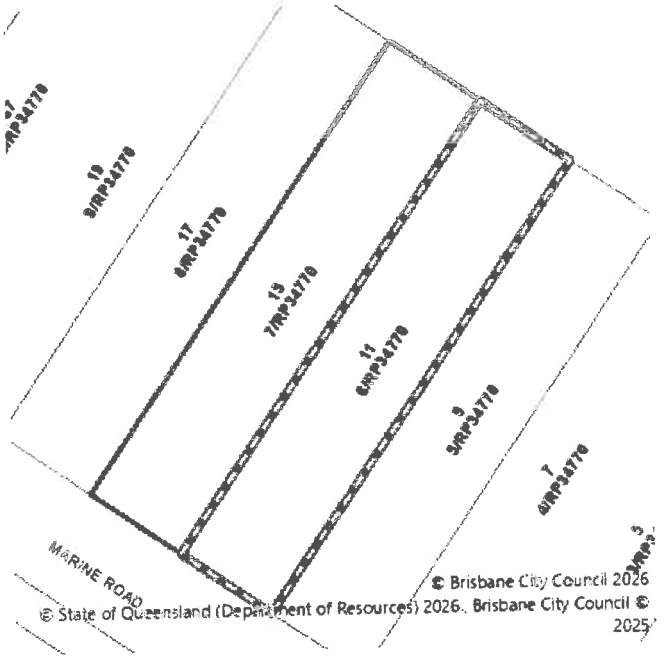

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LGA boundary

Property boundaries holding

Property Holding





9 Marine Road Pinkenba QLD 4008 Copy

- - - 2,023 - Update data

Property Type
Commercial

Property Notes

Edit

Click Edit to add a private note for this property

Last Sold on 13 Dec 2018 for $623,333

Normal Sale

Settlement Date 5 Feb 2019 Sold By-

Land UseGeneral Industry Issue DateApr 19

Property History

Depreciation Calculator

All Sale Listing Rental DA

Present Day

Sold for $623,333

13 Dec 2018

7 years, 4 months and 24 days ago
Sold by information is not available
Owned by Elvira Fitzgerald
View sale history

Household Information

Owner Information Marketing Contacts

Name

Address

Claudine Marie Hart
82 Nairn Rd Morayfield Qld 4506