

13 August 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Jenny Bernard
Planning Services North

Dear Sir/Madam,

RE: **RESPONSE TO INFORMATION REQUEST FOR OFFICE AND LOW IMPACT
INDUSTRY ON LAND AT 10 PRITCHARD ROAD, VIRGINIA Q 4014 (COUNCIL
FILE REFERENCE A006996353)**

Further to Council's information request dated 15 May 2026 regarding the proposed material change of use at the abovementioned site, we hereby provide the following detailed representations:

Item 1: Proposed Land Uses

In reference to the request to demonstrate how the development achieves compliance with the overall outcomes of the *Industry Zone Code*, it is important to note at the outset that Section 1.5 of the *Brisbane City Plan 2014* clearly states that:

Where there is inconsistency between provisions in the planning scheme, the following rules apply:

- a. *the strategic framework **prevails over all other components**, to the extent of the inconsistency for impact assessment.....*

It is acknowledged that land in the *General Industry C precinct* of the *Industry Zone Code* should support a range of high impact industry uses and compatible medium impact industry uses. However under the strategic framework and the overriding strategic outcomes for the Northern Industrial Area, development *'is primarily focused on manufacturing, transport and wholesale trade but is increasingly focused on low impact industry and business services given its central location in Brisbane's northern suburbs, proximity to the Australia TradeCoast and accessibility by public transport'*.

The strategic outcome acknowledges the use of land in the area for wholesale trade and transport which are both normally defined as a Warehouse for which given the inconsistency the strategic outcomes will prevail. Under L9(b), development in the Northern Industrial Area is increasingly focused on Local impact industry (as well as business services) hence there is an emphasis on industrial activities including low impact industry with such an outcome overriding 8(a) of the *Industry Zone Code*. Based on this criteria, the application is amended to remove reference to warehouse with an amended DA Form 1 attached to reflect this requirement.

Based on the above, reference is also made to the previous email correspondence sent to Council on 12 May 2026 with a copy included in Attachment 'A'. This correspondence included a detailed land use survey of the immediate locality which highlighted the prevailing mix of non-conforming commercial / retail uses as well as low impact industrial uses with the latter aligning with the strategic outcomes for the Northern Industrial Area.

In reference to the proposed Office use and as previously detailed in the original application report, the use comprises a legal practice specialising in industrial property and commercial law, providing advisory and transactional services to local businesses, including leasing, property transactions, business structuring and commercial matters. The use is limited to the existing commercial building which was lawfully established as a shop (i.e. Class 6 building) with a copy of the original building certificate included in Attachment 'B'. The replacement of the retail use with the proposed office specialising in industrial property and commercial law will in fact align the use of the land with the current strategic outcomes by replacing the retail use with a business service that supports local industries.

Item 2: Flooding

An updated Flood Wise Property Report has been provided by Council showing the 1% AEP event being 6.5m AHD. The email correspondence from Council's Flood Information Officer also includes the 1% AEP plus climate change which is 7.5m AHD (refer to Attachment 'C'). As shown on the proposal plans submitted with the development application, the finished floor level of the existing commercial building as well as the proposed industrial tenancy is set at 7.5m AHD. As a result, both buildings are in excess of 1m above the current 1% AEP compared to the previous flood assessment which showed the buildings will be inundated up to 8.5m AHD.

Consequently, the proposed development now complies with the acceptable outcomes of the *Flood overlay code* with the original Site Based Stormwater Management Report prepared by Alto Consulting Engineers demonstrating compliance with the corresponding performance outcome of the code. Given the revised flood report shows a significant reduction in the extent of flooding across the site, no further RPEQ assessment is required in this instance with any further requirements to be conditioned accordingly.

Item 3: Refuse

As shown on drawing no. SK04 Revision A in the original Traffic Assessment prepared by Q Traffic Consultants, a Refuse Collection Vehicle (RCV) sweepth path analysis has been provided demonstrating full onsite manoeuvring for both an RCV and HRV. The existing refuse bin storage area, which exceeds 17.82m², is located towards the north-east corner of the site and is screened by the existing mature landscaping. The accompanying site plan has been amended to show the area allocated for refuse bin storage where the installation of roofing and screening can be provided and as such, can be conditioned accordingly.

We have responded in full to Council's information request and therefore request Council to proceed with its assessment. We intend to commence public notification in the next 20 business days.

If you have any further questions regarding the abovementioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD



Ben Battist
DIRECTOR

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ATTACHMENT 'A' – Previous Email Correspondence

Thursday, August 13, 2026 at 8:46:41 PM Australian Eastern Standard Time

Subject: Land Use Summary for 10 Pritchard Road, Virginia
Date: Tuesday, 12 May 2026 at 1:57:14 pm Australian Eastern Standard Time
From: Ben Battist
To: Christine Gray
CC: jenny.bernard@brisbane.qld.gov.au
Attachments: Land Use Analysis - Immediate Locality.pdf, image001.png, image002.png

Hi Christine

Further to our previous discussions, we have undertaken a land use analysis of the surrounding industrial areas noting that a number of retail showrooms (Harvey Norman) and Display Sales Activities (Sixt Car and truck rentals) are located further west on Pritchard Road containing significantly larger land holdings that could support intensive industrial activities. Such land uses continue to the north along Robinson Road East with the aerial image below showing a number of non-industrial land uses with a limited number of business services in the form of commercial banking located along this corridor. Again, there is precedence of retail showrooms and indoor sport / recreation facilities which have no nexus with industry and should be located within the Specialised Centre Zone along Sandgate Road.



As noted in the application report, Strategic outcome 5.2 explicitly states:

The Northern industrial area:

(a) is located on Brisbane's north-eastern railway line and adjacent to the Gateway Motorway;

(b) is primarily focused on manufacturing, transport and wholesale trade but is increasingly focused on low impact industry and business services given its central location in Brisbane's northern suburbs, proximity to the Australia TradeCoast and accessibility by public transport;

(c) is served by Geebung as its primary service centre.

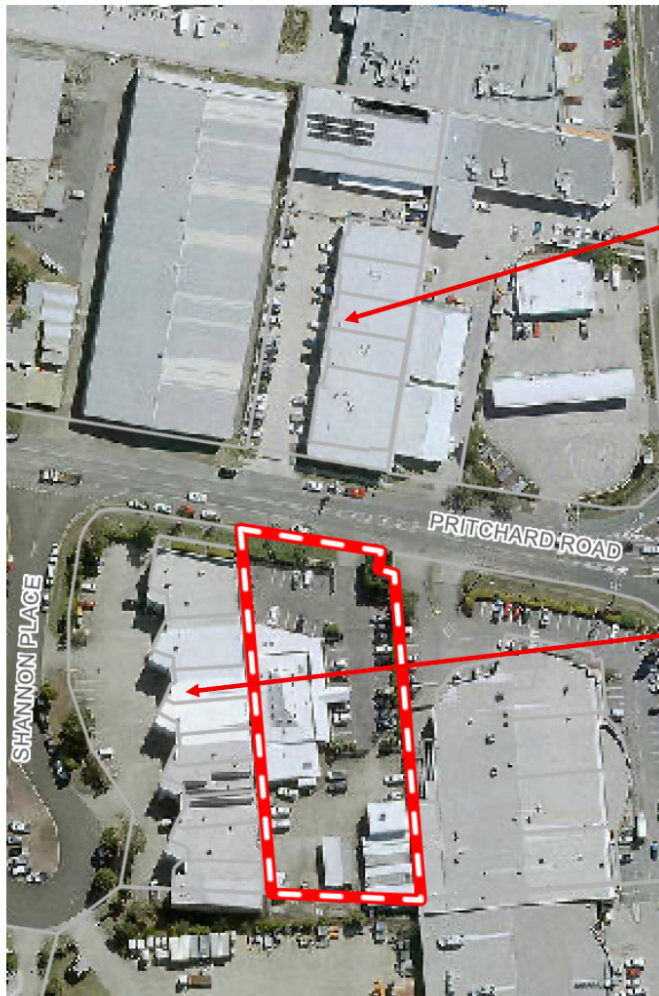
The key criteria in this instance acknowledges the inclusion of business services in the northern industrial area which includes commercial leasing and conveyancing with other similar uses located in the precinct. Along with commercial leasing and conveyancing, business banking and property related business services (including Building Certification Group) are also located in the precinct with a number located further north-west from the subject site where more intensive industry is currently located or has the potential to be located.

As we have demonstrated in the report, the lawful use of the site was a Garden Centre which was approved under the 1987 Town Plan. Whilst this use has ceased, all works associated with this approval have remain unchanged including the 600sqm commercial building which was originally utilised for retail sales / displays and offices associated with the garden centre. The historical use of this site for non-industrial activities aligns with the strategic outcomes which is also attributed to the proximity of the site to Sandgate Road where higher order retail uses prevail including shops, display showrooms and indoor sport / recreation uses. In the case of the subject site, the existing commercial building is utilised by a law firm which provide commercial conveyancing and lease agreements for local businesses / industries. Such a use does have a nexus with the northern industrial area compared with the large number of unlawful / non-conforming uses which are prevalent throughout the precinct and do in fact jeopardise opportunities for medium/high impact and special industries to establish in the area. This is exemplified in the attached land use summary of a newly developed commercial complex at 9 Pritchard Road and an established complex at 8 Pritchard Road where multiple tenancies are currently used unlawfully including offices, shops and indoor sport and recreation.

Any assertion by Council that the reuse of the existing commercial building (for the purpose of a business service which does provide commercial services to local industries) jeopardises future industrial uses from being established in the locality cannot be relied upon given the prevalence of unlawful development through the Northern Industrial Precinct. Again it is important remind Council that the strategic outcome acknowledges the role of business services (i.e. Offices) in the northern industrial area.

Should you have any questions regarding the above or wish to meet to discuss the application in more detail, we more than happy to attend.

Regards



9 Pritchard Road

- Bureau of Meteorology (Offices)
- 18005 Loans (Offices – personal lending)
- Qld Bicycle Co (Office/Shop)
- Cavalier Coffee Roasters and Café – low impact industry with indoor dining / café)
- Qld Leisure Sales / Qld Vehicle Sales (Offices / Display Sales)

8 Pritchard Road

- Farm Angels (Office)
- The Collectors Vault (Shop)
- The Bar (Indoor Sport and Recreation)
- Civil Safety (Education Establishment)
- Reilly Dance Academy (Indoor sport and Recreation)
- Baseline (Office and Research Development).

ATTACHMENT 'B' – Building Certification for Existing Class 6 Building

**BRISBANE
CERTIFICATION
GROUP**

250116

88 Commercial Road
Newstead QLD 4006
Phone : 1300 130 168
Fax : 07 3872 2406
E-Mail : Web.Enquiry@briscert.com.au

A.B.N 88 096 810 178

Certificate of Classification

Standard Building Regulation Section 98 & 99

Certificate Number:	004116	Council Reference: B 2432/92 Bids 250116
Building Certifier Reference Number:	06/00035271	
Development Application Number (s):	N/A	
Project Name:		
Property Description Details:	10 Pritchard Road Virginia QLD 4014	
Plan Details:	Lot Number (s) 43	Plan Type RP Plan 809251
Additional Notes (If Applicable):		
Owner Details:	Shedz Pty Ltd C/- Greg Harris Design Attn David PO Box 618 Clayfield QLD 4011	
Applicant Details:	Greg Harris Design PO Box 618 Clayfield QLD 4011	
Classification:	This building or part thereof, described herein, is classified as follows in accordance with Part A3 of the Building Code of Australia.	
Building/Part :	Shop	
Class :	6	
Restrictions on the Use or Occupation of the Building:	Approved Under Building Application Number : 06/00035271 Not Applicable	
Rights of Appeal:	If the applicant is dissatisfied with this decision "Under The Integrated Planning Act 1997", the applicant and the referral agency have a right of appeal against this decision to the Planning And Environment Court (Section 4.1.27), or a Building And Development Tribunal.(Section 4.2.9, 4.2.10) An appeal must be lodged within 20 business days after the decision is given to the applicant.	

Building Certifier
Rodney Retell

Accreditation Number
A632805

ATTACHMENT 'C' – Updated Property Flood Level

Hi Ben,

Thanks for your patience while we investigated your request.

Council's Flood Management team has extracted the below design flood levels for 10 Pritchard Road, Virginia from the new *draft Nundah Creek Flood Study (BCC, 2026)*.

This new study is based on Council's best available information and will be released in the coming months.

10 Pritchard Road, Virginia

1% AEP- Scenario 1 = 6.5 mAHD

1% AEP- Scenario 1 + Climate Change = 7.5 mAHD

1% AEP- Scenario 2 + Climate Change = 7.5 mAHD

I hope the above information is of assistance to you. If you have any development related questions, these would be best directed back to you Council development contact.

Kind Regards,

Rob

Flood Information Officer | **BRISBANE CITY COUNCIL**

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GPO Box 1434 | Brisbane QLD 4001

BCC Contact Centre: 07 3403 8888

General Flood Enquiries: floodpropertyreport@brisbane.qld.gov.au

Flood Data Requests: flooddatarequests@brisbane.qld.gov.au
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