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# Unit 2, 21 Ullswater Street, Virginia

Material Change of Use – Warehouse (Extensions to a Mezzanine)





## DOCUMENT CONTROL

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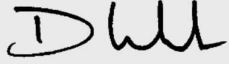
Stamp Family Super Pty Ltd

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## REVISION HISTORY

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# 1. INTRODUCTION

PSA Consulting has been engaged by the Stamp Family Super Pty Ltd to prepare this Development Assessment Report to accompany a Development Application seeking a Development Permit for a Material Change of Use for extensions to a Warehouse (mezzanine) at Unit 2, 21 Ullswater Street, Virginia.

The subject unit has an area of 1217m<sup>2</sup> and currently accommodates a dwelling house that is to be retained as part of this application. **Table 1** provides a summary of the development application.

**Table 1: Development Summary**

<b>ADDRESS:</b>	Unit 2, 21 Ullswater Street, Virginia
<b>REAL PROPERTY DESCRIPTION:</b>	Lot 2 on SP330302
<b>APPLICANT:</b>	Stamp Family Super Pty Ltd C/- PSA Consulting
<b>SITE AREA:</b>	235m <sup>2</sup>
<b>LOCAL AUTHORITY:</b>	Brisbane City Council
<b>PROPOSED DEVELOPMENT:</b>	Material Change of Use – Extensions to a Warehouse (mezzanine)
<b>ZONING:</b>	Industry investigation Zone
<b>PRECINCT:</b>	N/A
<b>NEIGHBOURHOOD PLAN:</b>	Sandgate Road Neighbourhood Plan
<b>NEIGHBOURHOOD PLAN PRECINCT:</b>	N/A
<b>PLANNING SCHEME OVERLAYS:</b>	Airport environs overlay Bushfire overlay Community purposes network Critical infrastructure and movement network overlay Flood overlay Potential and actual acid sulfate soils Road hierarchy overlay Streetscape hierarchy overlay
<b>LEVEL OF ASSESSMENT:</b>	Code Assessable
<b>REFERRAL:</b>	N/A

The proposed Material Change of Use has been assessed against the applicable assessment benchmarks of the *Brisbane City Plan 2014* and is considered to meet the applicable criteria. As outlined within this report, the proposed development will not generate any significant or unacceptable impacts on the surrounding area. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.



## 2. THE SITE

### 2.1 SITE LOCATION

The subject site is located at Unit 2, 21 Ullswater Street, Virginia is described as Lot 2 on SP330302 and has an area of 235m<sup>2</sup>. The subject unit is part of an industrial complex containing 13 units. Virginia is a suburb approximately 216 kilometres north of Brisbane, located within the Brisbane City Local Government Area. It is bordered by the suburbs of Banya, Geebung, Boondall, Wavell Heights and Northgate.

The subject lot is shown in **Figure 1**. The site currently contains industrial warehouses and is surrounded by land within the Industry investigation zone and Environmental management zone.



**Figure 1: Subject Site (Queensland Globe, 2026)**

### 2.2 TOPOGRAPHY AND STORMWATER

The subject site has a sloping topography which slopes from the western (front) boundary at a height of 4.5m AHD down to 2m AHD at the eastern (rear) boundary. Unit 2 has a finished ground floor level of 5.6m AHD. The existing lot discharges stormwater with the natural fall of the topography to the kerb and channel of Ullswater Street.

### 2.3 URBAN SERVICES

The site has access to the full range of urban services and infrastructure including reticulated sewer, reticulated water, electricity, and telecommunications services.

### 2.4 EXISTING APPROVALS

The existing warehouse development received Brisbane City Council development approval (A004902092) on the 31 October 2018. This development approval has been subject to a minor change approval (A006316653) which was approved on the 28 March 2023.



### 3. PROPOSED DEVELOPMENT

This report has been prepared in support of a development application to Brisbane City council seeking development approval for a Material Change of Use for extensions to a Warehouse (mezzanine level extensions) at Unit 2, 21 Ullswater Street, Virginia.

The subject unit consists of a two storey industrial warehouse with an existing gross floor area of 226m<sup>2</sup> including 176m<sup>2</sup> on the ground level (Office, shed and amenities) and 50m<sup>2</sup> for the mezzanine level (Office).

The proposed development involves the addition of 74m<sup>2</sup> of gross floor area (GFA) on the mezzanine level which consists of new storage areas and a kitchen area. The additional floor area will be used for warehouse purposes (storage and kitchenette) consistent with the current use of the property.

The only building works to be undertaken as part of this development will occur internally within the unit with no changes to the external appearance of the building proposed as part of this application. No other changes are proposed or required to the other units or common property areas located on 21 Ullswater Street. As a result there will be no impacts external to the subject unit created as part of this proposal.

The proposed additional 74m<sup>2</sup> of GFA, much of which is for storage purposes is not anticipated to result in additional peak car parking demand and the existing car parking arrangements adjacent to the subject unit and within the complex will not change as part of this application. As the site is fully developed there will be no changes to the driveway and manoeuvring areas onsite.

Based on the assessment provisions of the Industry investigation zone under the *Brisbane City Plan 2014* the addition of the GFA may be achieved through an Impact Assessable development application.

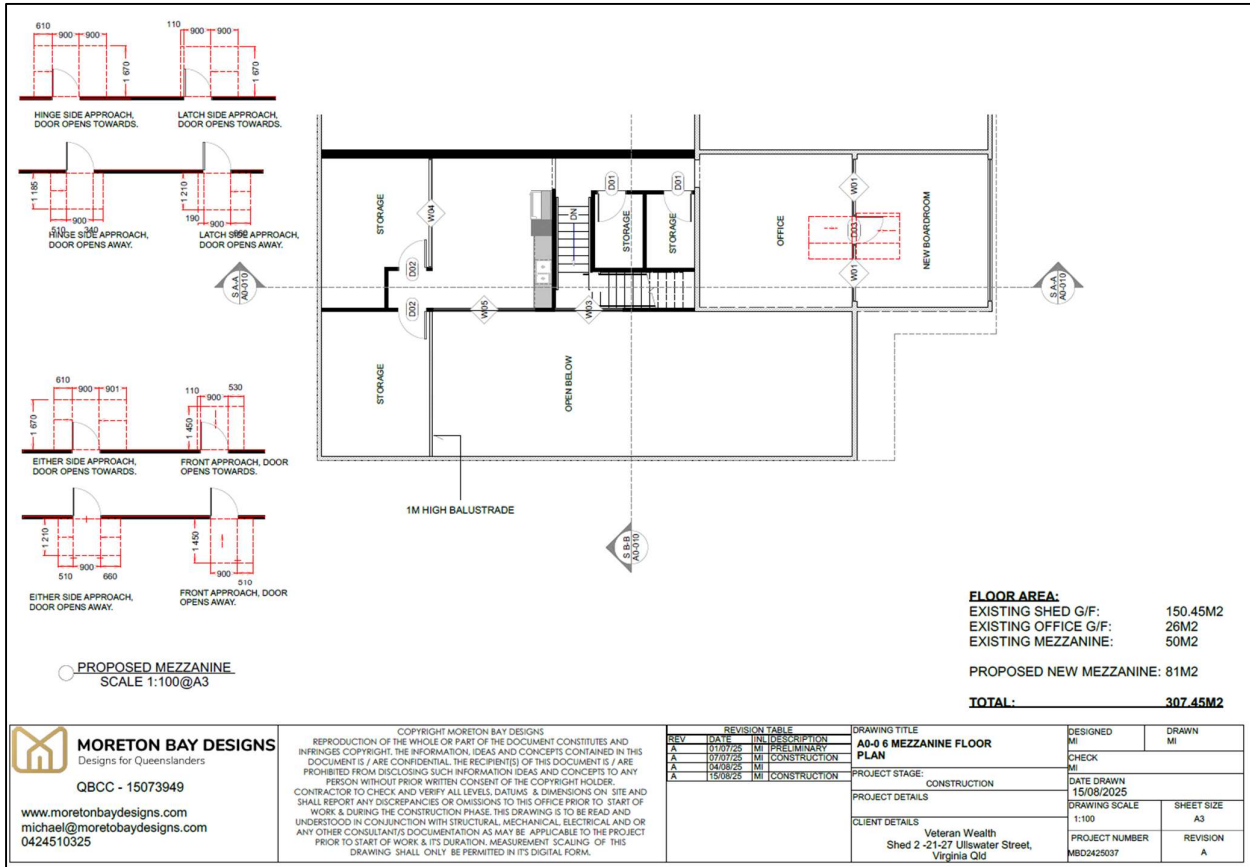


Figure 2: Upper Level Plan, Moreton Bay Designs (2026)

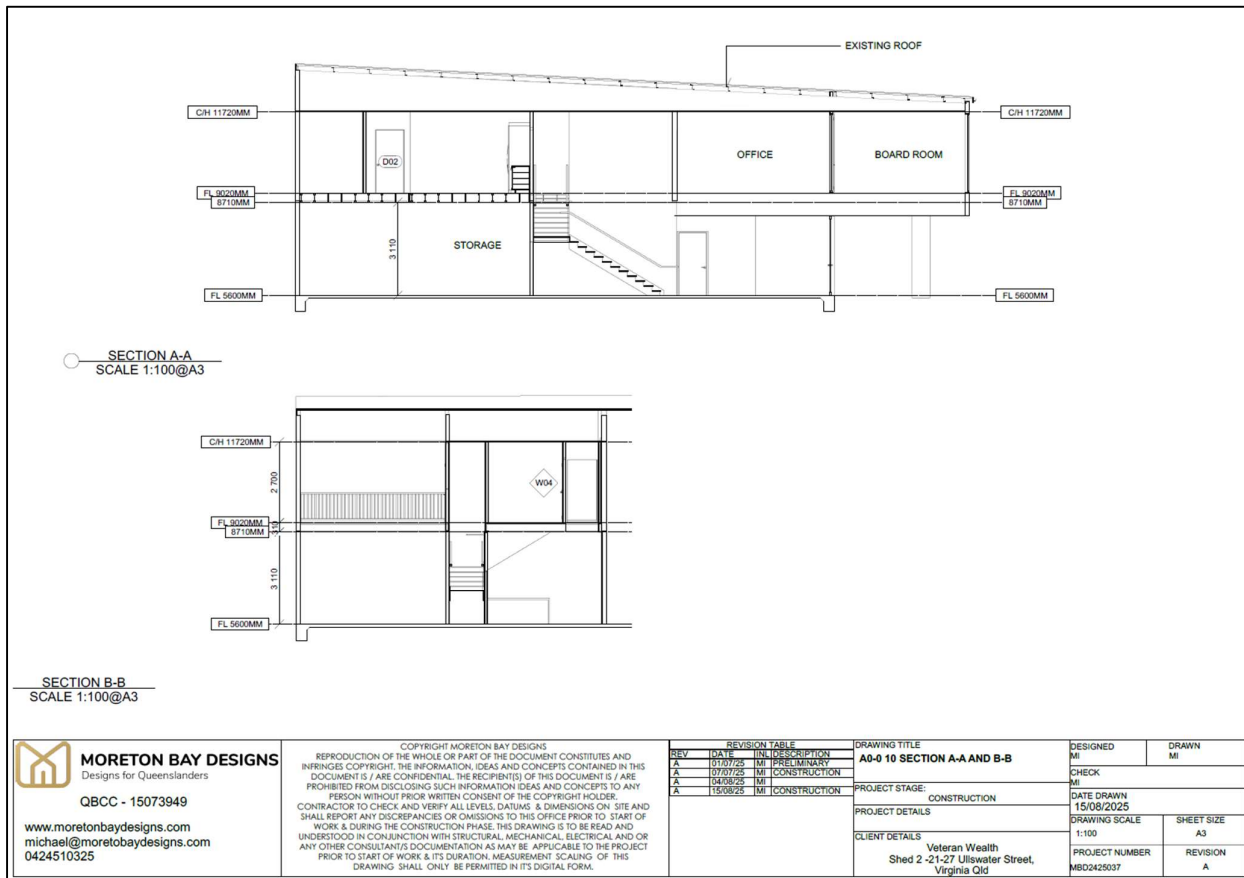


Figure 3: Proposed Sections, Moreton Bay Designs (2026)



## 4. PLANNING ASSESSMENT

This Development Application seeks approval for a Development Permit for a Material Change of Use for extensions to a Warehouse (mezzanine extensions) in accordance with the *Brisbane City Plan 2014*. The proposed development is Assessable Development subject to Impact Assessment. The relevant statutory planning provisions for the project are addressed in the following sections.

### 4.1 BRISBANE CITY PLAN 2014

As shown in **Figure 4**, the proposed development is located within the Industry Investigation Zone. The purpose of the Industry Investigation Zone is to:

*“identify and protect land that may be suitable for industry activities, subject to further planning and investigation”*



**Figure 4: City Plan 2014 - Zoning Map (BCC Mapping, 2026)**

In accordance with Table 5.5.18 of City Plan, Material Change of Use within the Industry Investigation Zone is Assessable Development subject to Impact Assessment. The relevant assessment benchmarks are:

- **Industry Investigation Zone Code**
- **Sandgate Road Neighbourhood Plan Code**
- **Industry Code**
- **Overlays including:**
  - Airport Environs Overlay Code
  - Bushfire Overlay Code
  - Community Purposes Network Overlay Code



- Critical Infrastructure and Movement Network Overlay Code
- Flood Overlay Code
- Potential and Actual Acid Sulfate Soils Overlay Code
- Road Hierarchy Overlay Code
- Streetscape Hierarchy Overlay Code
- **Other Development Codes applicable include:**
  - Filling and Excavation Code
  - Infrastructure Design Code
  - Landscape Work Code
  - Stormwater Code
  - Transport, Access, Parking and Servicing Code

The development complies with Acceptable Outcomes and Performance Outcomes for the Industry Investigation Zone.

The application has been assessed against the relevant assessment benchmarks in **Table 2**.

**Table 2: Brisbane City Plan 2014 Codes**

CODES	APPLICANT'S RESPONSE
<b>PRIMARY CODES</b>	
Industry Investigation Code	The Overall Outcomes for Industry Investigation Code are complied with as the proposed Material Change of Use results in additional GFA to a mezzanine level of a unit within an existing warehouse complex and no change of use is proposed.
Industry Code	An assessment of the proposal against the relevant provisions of the Industry Code is provided in Appendix 3.
<b>NEIGHBOURHOOD PLAN</b>	
Sandgate Road Neighbourhood Plan Code	An assessment of the proposal against the relevant provisions of the Sandgate Road Neighbourhood Plan Code is provided in Appendix 3.
<b>OVERLAY CODES</b>	
Airport Environs Overlay	The proposed development involves a Material Change of Use with no changes to the building height and no intrusion into protected airspace. No assessment against the code is required.
Bushfire Overlay Code	An assessment of the proposal against the relevant provisions of the Bushfire Overlay Code is provided in Appendix 3.
Community Purposes Network Overlay Code	An assessment of the proposal against the relevant provisions of the Community Purposes Network Overlay Code is provided in Appendix 3.
Critical Infrastructure and Movement Network Overlay Code	An assessment against the relevant provisions of the Critical Infrastructure and Movement Network Overlay Code is not required as part of this application.
Flood Overlay Code	An assessment against the Flood Overlay Code is not required as part of this application as the proposed works complies with all acceptable outcomes in section B of the Flood overlay code as is Accepted development, subject to compliance with identified requirements.
Potential and Actual Acid Sulfate Soils Overlay Code	An assessment against the Potential and Actual Acid Sulfate Soils Overlay Code is not required as part of this application as no excavation is proposed.



CODES	APPLICANT'S RESPONSE
Road Hierarchy Overlay Code	An assessment of the proposal against the relevant provisions of the Road Hierarchy Overlay Code is provided in Appendix 3.
Streetscape Hierarchy Overlay Code	An assessment of the proposal against the relevant provisions of the Streetscape Hierarchy Overlay Code is provided in Appendix 3.
<b>SECONDARY CODES</b>	
Filling and Excavation Code	An assessment of the proposal against the relevant provisions of the Stormwater Code is provided in Appendix 3.
Infrastructure Design Code	An assessment of the proposal against the relevant provisions of the Stormwater Code is provided in Appendix 3.
Landscape Work Code	The proposed development does not involve the removal of any existing vegetation or involve new landscaping. An assessment of the proposal against the relevant provisions of the Landscape Work Code is provided in Appendix 3.
Stormwater Code	An assessment of the proposal against the relevant provisions of the Stormwater Code is provided in Appendix 3.
Transport, Access, Parking and Servicing Code	An assessment of the proposal against the relevant provisions of the Transport, Access, Parking and Servicing Code is provided in Appendix 3.

## 4.2 STATE DEVELOPMENT APPLICATION PROVISIONS (SDAP)

The Development Application does not require referral to the State Assessment Referral Agency (SARA).



## 5. CONCLUSION

PSA Consulting has been engaged by Sparkling Palette Pty Ltd to prepare this Town Planning Report accompanying a Development Application to Brisbane City Council seeking a Development Approval for a Material Change of Use for extensions to a Warehouse (mezzanine) at Unit 2, 21 Ullswater Street, Virginia.

The proposed warehouse extension will result in additional floor area within an existing unit while not adversely impacting on the functionality of the overall site. The development will not result in changes to the built form and appearance of the existing development and there will be no changes to uses currently occurred within the subject unit.

The proposed development has been assessed against the planning scheme as a whole, all relevant State and Local Government planning codes and as outlined within this report, is considered to comply with all relevant criteria. Accordingly, it is recommended that Brisbane City Council approve the proposed development, subject to reasonable and relevant conditions.



## APPENDIX 1 OWNERS CONSENTS

AP01



## APPENDIX 2 DEVELOPMENT PLANS

AP02



**APPENDIX 3    CODE ASSESSMENT**

AP03



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