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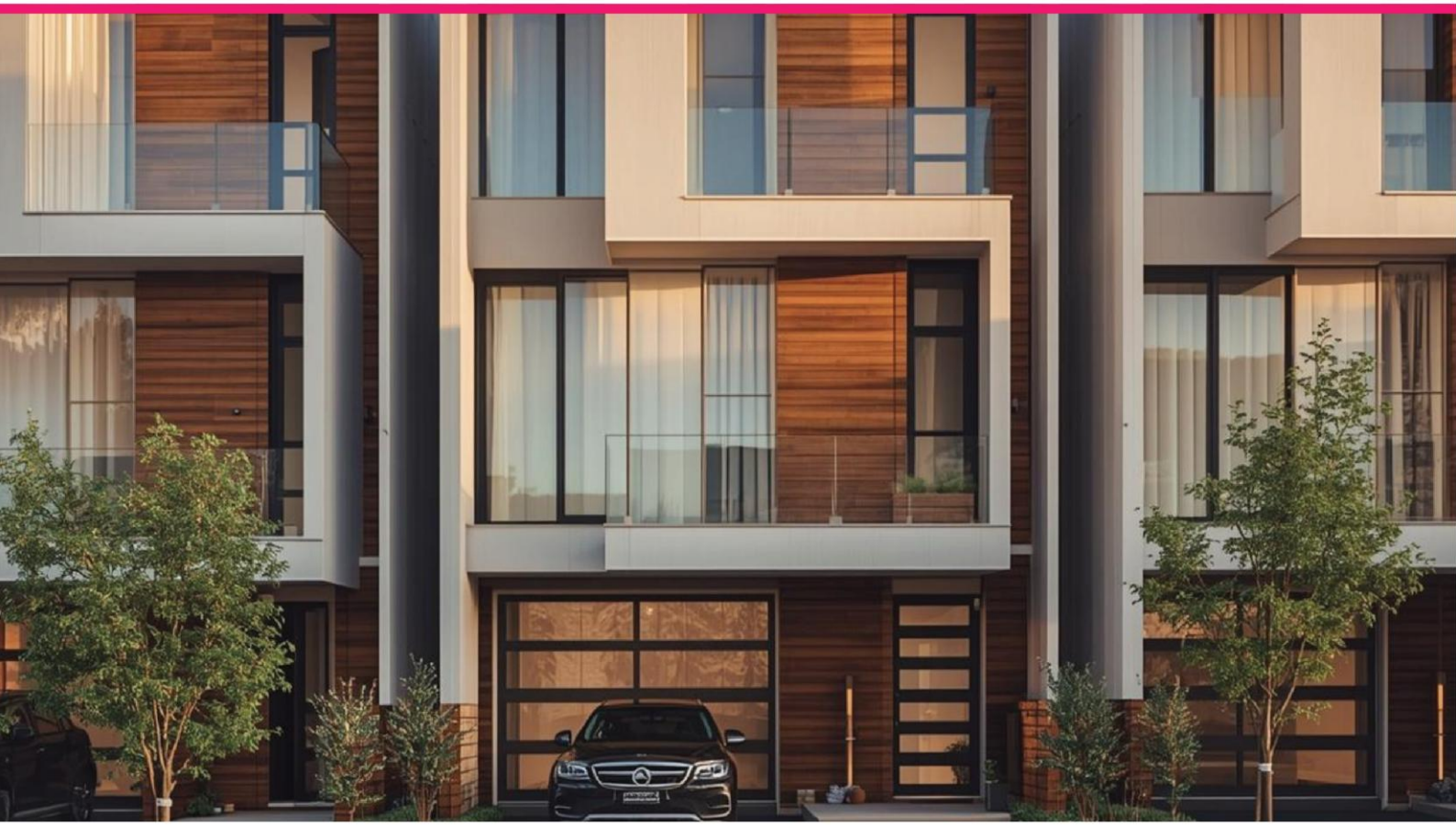

ASSESSMENT REPORT

UNIT 8 50 NORTHLINK PLACE, VIRGINIA 4014

Development Permit - Material Change of Use - Office

plannable
TOWN PLANNING

SMARTER Planning, BETTER Places

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Road hierarchy overlay code 14

Stormwater code 14

Streetscape hierarchy overlay code 14

Transport noise corridor overlay code 14

Transport, access, parking and servicing code 14

Wastewater code 14

Executive Summary

Property Details	
Site Address:	UNIT 8 50 Northlink Place, Virginia 4014
Real Property Description:	8 BUP105661
Ward:	Northgate
Site Area:	120m^2
Small Lot:	No
Landowner:	Mukul & Niri Pandit Family Investment Pty Ltd as trustees for Mukul & Niri Pandit Family Trust

Planning Framework	
Planning Scheme:	Brisbane City Plan 2014
Zone:	Low Impact Industry
Overlays:	Acid Sulfate Soils Critical infrastructure and movement network Industrial Amenity Road Hierarchy Streetscape Hierarchy Transport Noise Corridor
Neighbourhood Plan:	Banyo-Northgate Neighbourhood Plan
Assessment Benchmarks:	Airport environs overlay code Banyo-Northgate neighbourhood plan code Centre or mixed use code Community purposes network overlay code Infrastructure design code Landscape work code Low impact industry zone code Multiple dwelling code Outdoor lighting code Park planning and design code Retirement and residential care facility code Road hierarchy overlay code Stormwater code Streetscape hierarchy overlay code Transport noise corridor overlay code Transport, access, parking and servicing code Wastewater code
Referral Triggers:	NA

Application Details	
Type of Application:	Development Permit - Material Change of Use
Current Use of Site:	Office
Proposed Use:	Office
Site Cover:	No change
Gross Floor Area:	191m^2

Storeys:	2
Description of Development:	Extension to office (including mezzanine level)
Category of Assessment:	Impact Assessable

Applicant Details	
Applicant:	Mukul & Niri Pandit Family Investment Pty Ltd as trustees for Mukul & Niri Pandit Family Trust c/- Plannable Town Planning
Contact Person:	Jada Lyons
Email:	townplanning@plannabletp.com.au

1.0 Introduction

This Brisbane City Plan 2014 Planning Scheme Assessment Report has been prepared by Plannable - Town Planning on behalf of Mukul & Niri Pandit Family Investment Pty Ltd as trustees for Mukul & Niri Pandit Family Trust, the owners of the property described above. This report supports the application for a Development Permit - Material Change of Use for an Office use.

In support of the application, the following documents are submitted for consideration by the Assessment Manager:

- DA Form 1
- Proposed Plans
- Landowners Consent
- Body Corporate Consent
- Assessment Report including Appendix A – Code Assessment

2.0 The Proposal

This application is for a Development Permit - Material Change of Use for an Office use. The subject site is Unit 8, 50 Northlink Place, Virginia 4014 (Lot 8 BUP105661). The site is located in the Low Impact Industry zone and has a total area of 1,405m^2, with the tenancy having a total area of 191m^2.

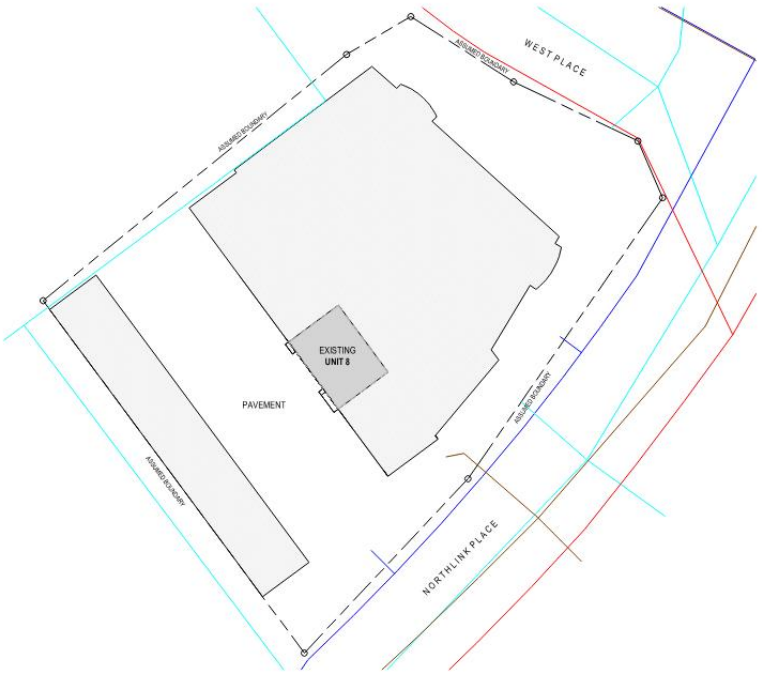
The application seeks a Material Change of Use for an Office within an existing tenancy located in the Low Impact Industry Zone. The tenancy is currently occupied and operating as an office, with the use having been established on the site for a considerable period of time. A review of publicly available Council records has not identified any historical development approval that authorises the existing office use within the tenancy. As such, the application has been lodged to lawfully establish the Office use on the site.

The subject tenancy forms part of a broader industrial complex that currently accommodates a range of commercial and industrial activities. A review of the complex indicates that a number of similar office-based businesses operate within the site, including a legal practice and an engineering consultancy. No publicly available approvals have been identified for these uses.

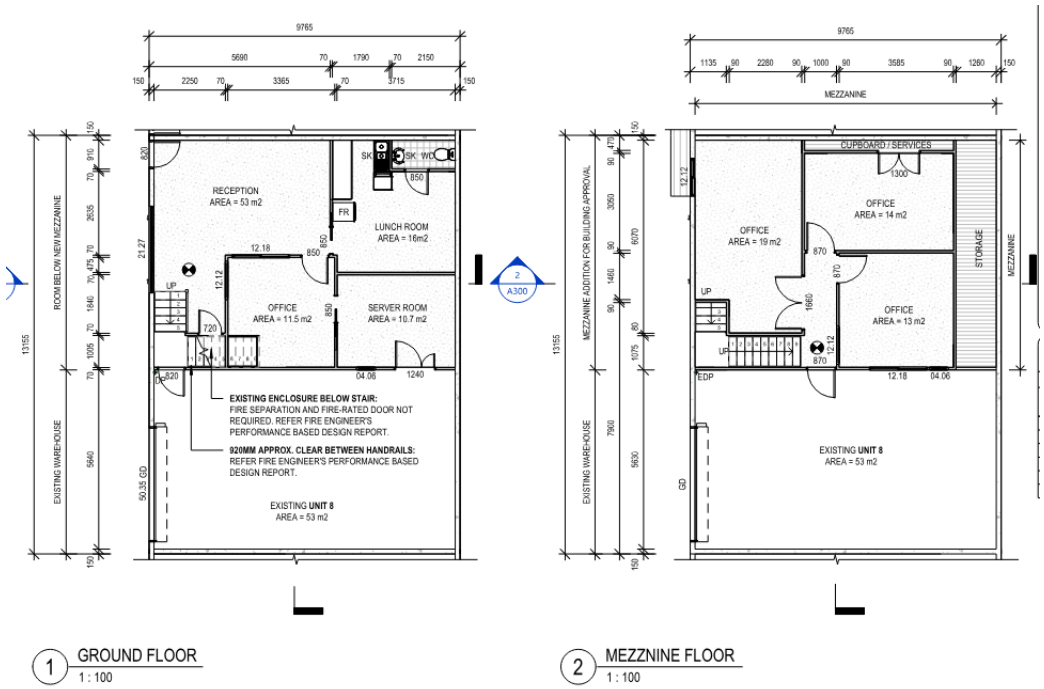
The proposed Office will operate between 6:00am and 8:00pm and will be occupied solely by employees. The nature of the business does not necessitate customer, client or visitor attendance at the premises, with all activities undertaken by staff internally. As a result, the use is expected to generate a low level of traffic and activity and remain compatible with the surrounding industrial environment.

The proposal also includes an expansion of the existing tenancy through the construction of an internal mezzanine level. The mezzanine will provide additional office and storage space and is wholly contained within the existing building envelope. The works will not result in any increase to site cover, changes to the external appearance of the building, or impacts on the availability of existing on-site car parking spaces.

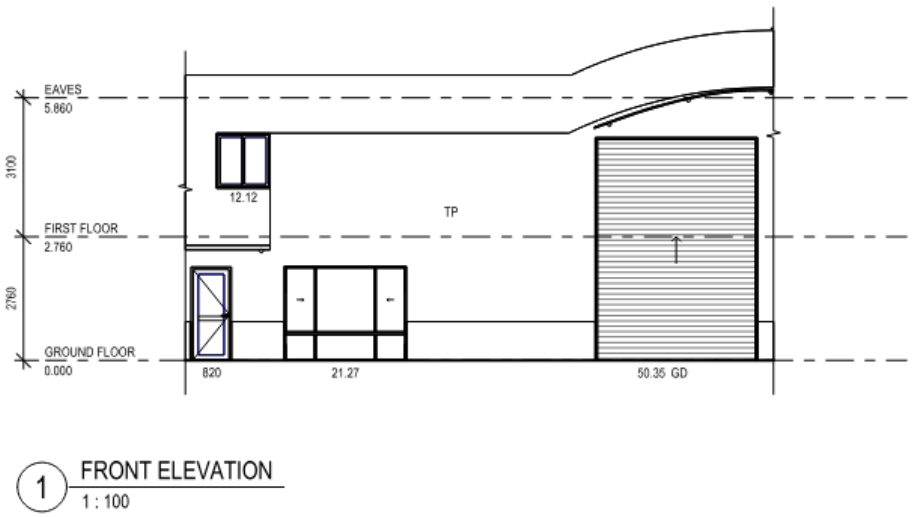
Given the established nature of the use, the limited scope of the proposed works, and the absence of any changes to the site's overall development footprint, the proposal represents a low-intensity office activity that is consistent with the function and intent of the Low Impact Industry Zone, as well as the existing character of the surrounding precinct.



Site Plan



Proposed Ground and Mezzanine Floor Plans



1 FRONT ELEVATION
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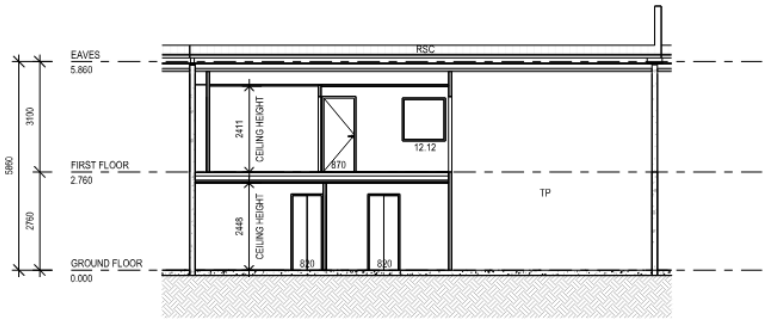
Front Elevation Plan



1 SECTION A
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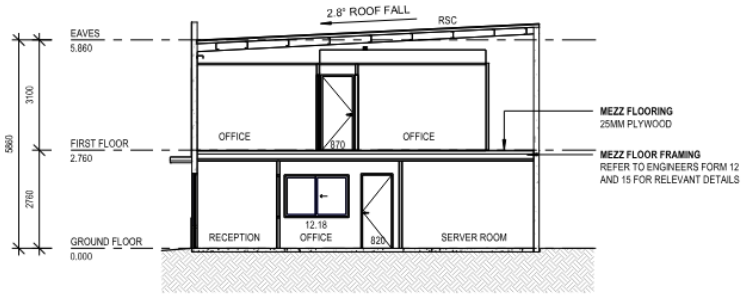

2 SECTION B
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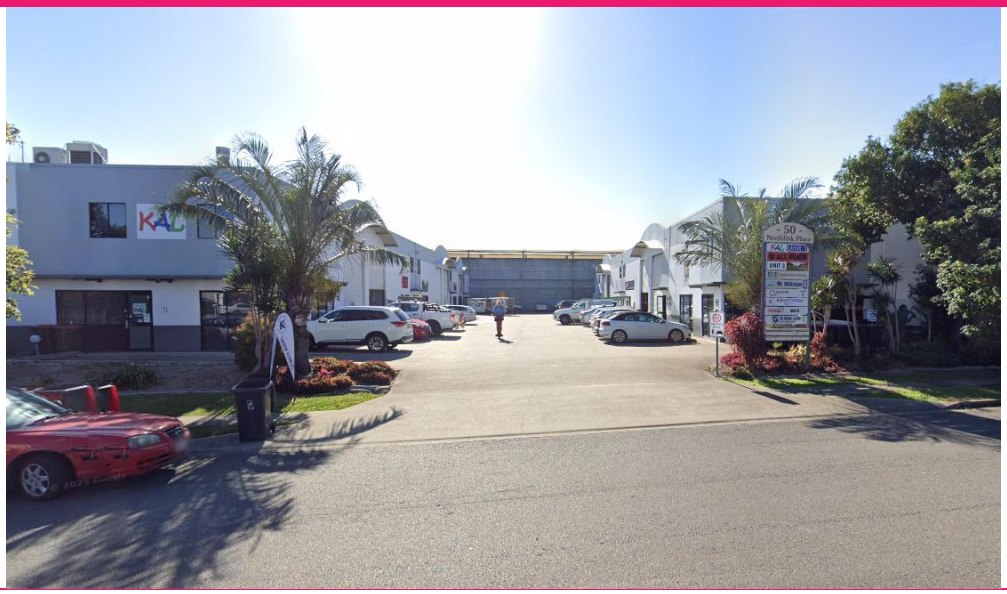
Proposed Section Plans

Subject Site - Aerial Photograph



Subject Site – Street View



3.0 Town Planning Assessment Framework

3.1 State Legislation

3.1.1 Planning Act 2016

The Planning Act 2016 identifies that a development approval is required for development categorised as assessable development by a categorising instrument under the Act (Chapter 3, Part 1, section 43 - 44).

The development application is subject to impact assessment, and therefore the assessment benchmarks, and the matters that the assessment manager must have regard to, are those identified in section 45(5) of the Planning Act 2016 and sections 30 and 31 of the Planning Regulation 2017.

In accordance with the Planning Act 2016, an application must be assessed against the following assessment benchmarks:

- State Planning Policy;
- Regional Plan;
- Planning Scheme;
- Temporary Local Planning Instrument;
- Planning Scheme Policy.

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the Planning Act 2016.

3.1.2 State Planning Policy (SPP)

The State Planning Policy provides a comprehensive set of State interest statements and assessment benchmarks in order to guide land use planning for both Local and State Government.

The State Planning Policy includes sixteen state interests that are arranged under five broad themes:

- Liveable Communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure

An assessment of the proposed development has been carried out and it has been determined that the proposed development does not require further assessment against the State Planning Policy.

3.1.3 South East Queensland Regional Plan 2023 (ShapingSEQ 2023 Update)

The South East Queensland Regional Plan 2023 (ShapingSEQ) provides the statutory framework for managing growth and development across the region. The plan provides a long-term vision for

the region and seeks to guide sustainable population growth, economic development and infrastructure delivery while protecting environmental values, natural resources and areas of rural production.

Under the Planning Act 2016, the Assessment Manager must consider the Regional Plan where it is not adequately reflected in the relevant planning scheme. The Brisbane City Plan 2014 Planning Scheme is considered to adequately reflect the intent of the Regional Plan within the Strategic Framework of the Planning Scheme.

The subject site is located within the Urban Footprint, which accommodates the majority of the region's urban growth. Land within the Urban Footprint supports a range of urban uses including residential development, employment areas, infrastructure, community facilities and urban open space.

Directing development to the Urban Footprint supports the consolidation of urban areas and promotes the efficient provision and use of infrastructure and services. The proposed development is consistent with the regional settlement pattern established by the Regional Plan.

Accordingly, the proposal is not considered to conflict with the intent of the Regional Plan.

3.1.4 State Development Assessment Provisions (SDAP)

State Interest Mapping has been reviewed in accordance with the relevant requirements of the Planning Act 2016. This review has confirmed that the proposed development does not require referral to any referral, advice or concurrence agencies.

3.2 Local Government Legislation

3.2.1 Brisbane City Plan 2014 Planning Scheme Provisions

The development application requires impact assessment under the Brisbane City Plan 2014. The table below details how the category of assessment and assessment benchmarks have been determined. A summary of the assessment is provided together with references to additional supporting information provided with this development application.

Brisbane City Plan 2014 Planning Scheme	Category of Assessment	Assessment Benchmarks	Assessment/Notes
5.4 Prescribed Level of Assessment	NA	NA	No prescribed category of assessment is applicable.
5.5 MCU	Impact	The planning scheme Centre and mixed use code	The proposed use is not a listed use under the Low impact industry zone table of assessment and as such requires Impact assessment. The Office use is listed as a centre activity and as such the Centre and mixed use code has been addressed.

			The assessment benchmarks have been addressed in detail in Appendix A.
5.6 ROL	NA	NA	No ROL is proposed.
5.7 BW	NA	NA	No BW is proposed.
5.8 OPW	NA	NA	No OPW is proposed.
5.9 Neighbourhood Plan	The site is located within the boundaries of the follow neighbourhood plan area;		
Banyo-Northgate Neighbourhood Plan	No Change	Banyo-Northgate Neighbourhood Plan Code	Assessment against the Banyo-Northgate Neighbourhood Plan Neighbourhood Plan is required. The proposed development generally complies with all the overall purposed and outcomes of the Banyo-Northgate Neighbourhood Plan Neighbourhood Plan Code. The assessment benchmarks have been addressed in detail in Appendix A.
5.10 Overlays	The site is affected by the following overlays:		
Airport Environs	No Change	Airport Environs Overlay Code	The proposed use requires assessment against the overlay code as per Table 5.10.2. The assessment benchmarks have been addressed in detail in Appendix A.
Acid Sulfate Soils	NA	NA	The proposed use is not listed in Table 5.10.15 (Table of Assessment) as requiring assessment against the overlay code.
Community purposes network	No Change	Community Purposes Networks Overlay Code	The proposed use requires assessment against the overlay code as per Table 5.10.7A. The assessment benchmarks have been addressed in detail in Appendix A.
Critical infrastructure and movement network	NA	NA	The proposed use is not listed in Table 5.10.8 (Table of Assessment) as requiring assessment against the overlay code.
Industrial Amenity	NA	NA	The proposed use is not listed in Table 5.10.13 (Table of Assessment) as requiring assessment against the overlay code.

Road Hierarchy	No Change	Road Hierarchy Overlay Code	The proposed use requires assessment against the overlay code as per Table 5.10.18. The assessment benchmarks have been addressed in detail in Appendix A.
Streetscape Hierarchy	No Change	Streetscape Hierarchy Overlay Code	The proposed use requires assessment against the overlay code as per Table 5.10.20. The assessment benchmarks have been addressed in detail in Appendix A.
Transport Noise Corridor	No Change	Transport Noise Corridor Overlay Code	The proposed use is not listed in Table 5.10.23 (Table of Assessment) as requiring assessment against the overlay code.
5.3.5 Prescribed Secondary Codes	The identified use code requires assessment against the following prescribed secondary codes:		
Filling and Excavation Code	No Change	Filling and Excavation Code	The assessment benchmarks have been addressed in detail in Appendix A.
Infrastructure Design Code	No Change	Infrastructure Design Code	The assessment benchmarks have been addressed in detail in Appendix A.
Landscape Work Code	No Change	Landscape Work Code	The assessment benchmarks have been addressed in detail in Appendix A.
Multiple Dwelling Code	No Change	Multiple Dwelling Code	The assessment benchmarks have been addressed in detail in Appendix A.
Outdoor Lighting Code	No Change	Outdoor Lighting Code	The assessment benchmarks have been addressed in detail in Appendix A.
Park Planning and Design Code	No Change	Park Planning and Design Code	The assessment benchmarks have been addressed in detail in Appendix A.
Retirement and Residential Care Facility Code	No Change	Retirement and Residential Care Facility Code	The assessment benchmarks have been addressed in detail in Appendix A.
Stormwater Code	No Change	Stormwater Code	The assessment benchmarks have been addressed in detail in Appendix A.
Transport, Access, Parking and Servicing Code	No Change	Transport, Access, Parking and Servicing Code	The assessment benchmarks have been addressed in detail in Appendix A.
Wastewater Code	No Change	Wastewater Code	The assessment benchmarks have been addressed in detail in Appendix A.

4.0 Conclusion and Recommendations

The proposal seeks Development Permit - Material Change of Use for an Office.

In support of the application, this Brisbane City Plan 2014 Assessment Report and the associated information has demonstrated that the proposed development complies with all relevant assessment benchmarks (codes) of the Brisbane City Plan 2014 Planning Scheme, including the:

- Airport environs overlay code
- Banyo-Northgate neighbourhood plan code
- Centre or mixed use code
- Community purposes network overlay code
- Infrastructure design code
- Landscape work code
- Low impact industry zone code
- Multiple dwelling code
- Outdoor lighting code
- Park planning and design code
- Retirement and residential care facility code
- Road hierarchy overlay code
- Stormwater code
- Streetscape hierarchy overlay code
- Transport noise corridor overlay code
- Transport, access, parking and servicing code
- Wastewater code

As the proposal complies with the assessment benchmarks, applicable under the Brisbane City Plan 2014 Planning Scheme, it is considered appropriate that this application be approved subject to reasonable and relevant conditions for the Development Permit.

We look forward to receiving Council's decision in relation to this application at your earliest convenience.

Should you have any questions, please do not hesitate to contact this office.

Thank you in advance for your assessment of this application.

Yours Sincerely,



Jada Lyons

Appendix A – Code Assessment

Airport environs overlay code

Banyo-Northgate neighbourhood plan code

Centre or mixed use code

Community purposes network overlay code

Infrastructure design code

Landscape work code

Low impact industry zone code

Multiple dwelling code

Outdoor lighting code

Park planning and design code

Retirement and residential care facility code

Road hierarchy overlay code

Stormwater code

Streetscape hierarchy overlay code

Transport noise corridor overlay code

Transport, access, parking and servicing code

Wastewater code