



**City Planning and Economic Development Services
Development Services**

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Dedicated to a better Brisbane

2 September 2026

Volt Edge Pty Ltd
C/- Victorian Smart Planning Permit Application Services
664/585 Little Collins Street
MELBOURNE VIC 3000

ATTENTION: Ben McKenna

Application Reference: A007059058

Address of Site: U 1-3 739 NUDGE ROAD NORTHGATE QLD 4013

Dear Ben

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Traffic Impact Assessment

1. The Planning Assessment Report prepared by Victorian Smart Planning includes commentary on traffic impacts; however, this advice has not been prepared or certified by a Registered Professional Engineer of Queensland (RPEQ). Section 2.1 of the Transport, access, parking and servicing planning scheme policy identifies an Educational establishment as a land use that may significantly affect the external road network. On this basis, a Traffic Impact Assessment may be required to support the proposal.
 - a. Provide advice prepared by a RPEQ, in letter format, addressing the proposal's anticipated trip generation, scale of development and potential impacts on the external road network. The advice must demonstrate compliance with PO1 of the Transport, access, parking and servicing (TAPS) code and confirm whether a Traffic Impact Assessment is required.

Servicing

2. The application material does not provide sufficient detail about the proposed servicing arrangements for the site as required by PO1/AO1 and PO19/AO19.2, AO19.2 of the TAPS code. In accordance with Table 1 of the Transport, access, parking and servicing planning scheme policy, the proposal is required to accommodate occasional servicing by a coach and regular servicing by a refuse collection vehicle. Clarify the proposed servicing arrangements for the site.
 - a. Provide RPEQ-certified justification for any proposed departure from the service vehicle provisions for a coach and refuse collection vehicle under the Transport, access, parking and servicing planning scheme policy. Access to the southern roller door serving Unit 1 should remain unobstructed to allow service vehicle access, with vehicles able to manoeuvre within the internal aisle intersection and enter and exit the site in a forward direction. The removal of the loading area does not reduce the number of on-site parking spaces. Reversing to or from Nudgee Road, being an arterial road, is not supported.

- b. Provide RPEQ prepared swept path plans demonstrating the service entry/exit and onsite manoeuvring, demonstrating forward in/forward out noting the major road access.

Carparking layout

3. A PWD parking space, with an adjoining shared area, is required to be provided in accordance with Section 7.9 of the Transport, access, parking and servicing planning scheme policy.
 - a. Provide amended plans demonstrating a compliant PWD parking space in accordance with AS2890.6 and AO15 of the TAPS code. The plans must include dimensions for both the PWD space and shared area and show the required bollard within the shared area.

Flood overlay

4. The site is affected by the Flood overlay code, including creek/waterway FPA4 and FPA5. The application material does not identify that the code is triggered, and the code has not been addressed by a Registered Professional Engineer of Queensland (RPEQ). The proposed plans also do not show relevant level details or identify the applicable flood immunity levels.
 - a. Provide an assessment prepared by an RPEQ addressing the Flood overlay code and demonstrating that the relevant flood immunity requirements are achieved.

Refuse

5. It is proposed to retain the existing refuse arrangements; however, the existing refuse storage area is not shown on the proposed plans. In accordance with PO4/AO4 of the Specialised centre code and PO8/AO8.1 and AO8.2 of the Infrastructure design code, provide amended plans that demonstrate one of the following:
 - a. A refuse storage area located either within the building or within a roofed and screened enclosure, with a minimum internal area of 3 metres by 1 metre. The amended plans must show the dimensions of the refuse storage area.
 - OR
 - b. If the existing refuse storage area is to be retained, show the existing arrangement on the amended plans and confirm that it is located either within the building or within a roofed and screened enclosure. The amended plans must show the dimensions of the refuse storage area.

Noise – Community Facility

6. To enable assessment against PO1 and AO1.2 of the Specialised centre code, provide further details about delivery vehicle operations associated with the facility.
 - a. Provide the proposed delivery and collection times for the facility and confirm whether any delivery or servicing vehicles will operate outside 7:00am to 6:00pm, Monday to Saturday, or on public holidays.

Existing Lawful Use

7. Submit details of the existing lawful uses on the site by completing Prescribed Form B, found on Council's website. If claiming a credit for a land use under section 16(4)(b)(iii)(D) of the BICR 2015, where the use may lawfully occur without a Material Change of Use approval and/or Building Work approval (for example, as exempt or self-assessable development), provide the following evidence:
 - ☐ The zoning at the time the use may occur
 - ☐ The relevant sections of Council's Planning Scheme which allowed the use to become lawful at the time the use commenced.

Proposed Use and Impervious area

8. Proposal plans including floor plans should have clear uncompromised scaling and or points for calibrations. Insufficient information has been shown on the proposed plans to allow the proposed impervious area to be determined

- a. Provide notations on the plans to state GFA and impervious areas measurements.
- b. Submit accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked.
- c. Annotate the existing impervious area on the site in the form of survey plans and /or appropriately scaled and marked aerial photographs.

Code response

9. It is acknowledged that the assessment report provides a brief description of the code responses of the applicable codes, however a detailed code response is required to be submitted to support the application.
 - a. Submit detailed code responses for the Specialist centre code.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A007059058.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council