



## Planning Report – Change Application to Modify Condition 6 of Approved DA A002048474 for Reece Multisite, Enoggera QLD

### Property Address

90 PICKERING ST ENOGGERA 4051

### Parcel Details

Lot No and Plan: Lot 6 on RP103965

### Full Property Holding:

Lot 6 on RP103965

Lot 7 on RP103965

**Site Area:** 8342 m2

**Ward:** ENOGGERA

### Proposal:

The development application seeks to change the Condition 6 of Approved DA A002048474 (Hours Of Operation Of The Development - Limit the hours of operation of the use to between 7am and 7pm).

The development seeks the operation of a new external locker for outside of hours (24/7) goods pick up for customers and the operating hours of the existing store to be updated to Monday - Friday 06:00am - 04:30pm, Saturday 07:00am - 04:00pm

**Planning Zone:** LII Low impact industry

**Neighbourhood Plans:** Enoggera district neighbourhood plan – there are no performance outcomes prescribed for this neighbourhood plan.

The proposal will be maintained to service local needs while appropriately managing the interface with surrounding residential areas.

### Overlays:

- Airport environs overlay
- OLS - Horizontal limitation surface boundary
- Procedures for air navigation surfaces (PANS)
- BBS zone - Distance from airport 8-13km
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Critical infrastructure and movement planning area sub-category - Flood overlay
- Overland flow flood planning area sub-category
- Industrial amenity overlay
- Industrial amenity investigation area sub-category - Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport noise corridor overlay



### Key details for Industry Zone

Building height	8.385m (remains unchanged)
Number of storeys	2
Number of tenancies	5
Site coverage	25.59% Site coverage (Existing) 25.64% Site Coverage (Proposed)
Gross floor area (identified on proposed plans)	Existing GFA: 2607m <sup>2</sup> Proposed GFA: 2610.9m <sup>2</sup> (additional 3.9m <sup>2</sup> for the new locker enclosure) Existing impervious area: 7932m <sup>2</sup> Proposed impervious area: 7934m <sup>2</sup>
Landscaping (including deep planting, if applicable)	Existing Landscaping Area 410m <sup>2</sup> (4.91% of site) Proposed Landscaping Area 407.9m <sup>2</sup> (4.88 % of site)
Minimum Flood levels (if applicable)	Not applicable
Hours of operation	Existing Trading Hours 07:00pm - 07:00pm  Proposed Trading Hours Monday - Friday 06:00am - 04:30pm Saturday 07:00am - 12:00pm  Proposed Showroom Hours Monday - Friday 06:00am - 04:30pm Saturday 07:00am - 04:00pm  Proposed Locker Trading Hours - 24/7
Number of car parking spaces	Existing: 36 Existing car parking spaces remain unchanged

### 9.3.12 Industry Code

Table 9.3.12.3.A – Performance Outcomes & Acceptable Outcomes (relevant performance outcomes only)

Performance Outcomes	Acceptable Outcomes	Response
<p>PO2</p> <p>Development complies with the noise (planning) criteria in <a href="#">Table 9.3.12.3.E</a>, low frequency noise criteria in <a href="#">Table 9.3.12.3.F</a> and night-time noise criteria in <a href="#">Table 9.3.12.3.G</a>.</p>	<p>AO2.1</p> <p>Development for a <a href="#">warehouse</a> in the Low impact industry zone or General industry A zone precinct of the Industry zone:</p> <p>a) operates:</p> <p>i) between 7am and 7pm Monday to Saturday excluding public holidays</p>	<p><b>Variation to AO2.1 Required / DA Trigger</b></p> <p>The proposed locker will operate 24/7 on the site, allowing customers to pick up small goods outside of operating hours. This will reduce traffic impact during the stores operating hours &amp; is therefore a variation to the acceptable operating hours is requested.</p>

	<p>c) does not receive deliveries between 7pm and 7am.</p>	<p>The proposed hours for the store are listed below and will require a variation to AO2.1:</p> <p><i>Proposed Trading Hours</i>  <i>Monday - Friday 06:00am - 04:30pm</i>  <i>Saturday 07:00am - 12:00pm</i></p> <p><i>Proposed Showroom Hours</i>  <i>Monday - Friday 06:00am - 04:30pm</i>  <i>Saturday 07:00am - 04:00pm</i></p> <p>The proposed hours for the store are 1 hour earlier than the approved DA &amp; AO2.1, and the reason for seeking this update is to reduce the traffic and customer generation during the morning. The traffic and noise generated from the earlier operating hours will not have any anticipated impact on the amenity of surrounding properties. There are no residential uses within the immediate vicinity of the subject site.</p> <p>The lockers are simply for customer pick up of small goods, so no trucks or deliveries will be undertaken outside of hours.</p>
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**Conclusion**

In summary, the external 24/7 lockers and proposed operating hours will not have any negative impact on the existing streetscape, rail corridor & surrounds.

The proposal seeks to change the Condition 6 of Approved DA A002048474 (Hours Of Operation Of The Development - Limit the hours of operation of the use to between 7am and 7pm) and a variation to the Industry Code AO2.1. We request council support the variation request & change of condition.