



Dedicated to a better Brisbane

15 May 2026

Tailored Project Group Pty Ltd
C/- I-Plan Town Planning Pty Ltd
PO Box 242
ANNERLEY QLD 4103

ATTENTION: Ben Battist
Application Reference: A006996353
Address of Site: 10 PRITCHARD RD VIRGINIA QLD 4014

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. Council acknowledges the site is located within the Industry (General Industry C) zone and the Northern Industrial Area identified within the *Brisbane City Plan 2014, Part 3 Strategic framework – 3.7 Theme 5: Brisbane's CityShape 3.7.3 Element 5.2 – Brisbane's Major Industry Areas*.

The overall outcomes for the General industry C zone precinct as per the Industry code, state "development provides for a range of high impact industry uses and compatible medium impact industry uses" (8.a) and "development for a warehouse is not located in the Major Industry Area" (8.b.iii). The [Specific outcomes and land use strategies](#) of the Northern industrial areas are:

SO9 *Development supports the viability and efficient functioning of the Northern industrial area.*

L9 *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.*

Proposed land uses

- 1) Submit further information to demonstrate how the development proposal for Office, Warehouse and Low impact industry uses responds to the Strategic framework of Brisbane City Plan 2014 and the Overall Outcomes of the Industry zone code, specifically addressing:
 - a. Theme 1: *Brisbane's globally competitive economy*, including Element 1.2 (*Brisbane's industrial economy*) and Element 1.3 (*Brisbane's population-serving economy*), having regard to the role, function and intended outcomes for development within the Industry (General Industry C) zone.
 - b. Theme 5: *Brisbane's CityShape*, specifically Element 5.2 (*Brisbane's Major Industry Areas*) and Element 5.9 (*Brisbane's Strategic Inner City Industrial Areas*), including how the proposed mix and intensity of uses supports the long-term function, productivity and strategic purpose of these identified industrial areas.

- c. Industry zone code – 8. General industry C zone precinct overall outcomes, including:
 - i. 8.a. *Development provides for a range of high impact industry uses and compatible medium impact industry uses; and*
 - ii. 8.b.iii. *Development for a warehouse is not located in the Major Industry Area.*

Flood overlay code

- 1) The site is impacted by the creek/waterway flood overlay mapping, and while the provided planning report prepared by iplan Town Planning Pty Ltd includes a section regarding the site flooding, the Flood overlay code has not been adequately addressed.

It is noted the existing floor level is 7.50m AHD and the detail survey plan provided indicates the kerb levels in Pritchard Road are approximately 6.00m AHD and 6.50m AHD in Sandgate Road at the intersection with Pritchard Road.

According to Flood Wise Property Report flooding to 8.50m AHD in the 1% AEP event is seen (i.e. a 2-2.5m flood depth). It is recommended to contact floodpropertyreport@brisbane.qld.gov.au to obtain confirmation of this flood level, prior to providing an RPEQ assessment of the Flood overlay code. Any performance outcomes proposed are to be suitably justified by the RPEQ for assessment.

- a. Provide an RPEQ assessment of the relevant sections of the Flood overlay code, including demonstrating flooding planning levels.

Refuse

- 2) The provided swept path plans do not specify the RCV type for refuse servicing, and a suitable refuse storage area has not been demonstrated on the plans. In accordance with PO17/AO17.2 of the Industry code and PO8/AO8.1, AO8.2 of the Infrastructure design, and the Transport, access, parking and servicing code, provide amended plans and supporting documents which address the following requirements:
 - a. Demonstrate on amended RPEQ swept path analysis that vehicle specification has been included for the refuse collection vehicle (RCV) Front Lift vehicle as per BSD-3009.
 - b. Clearly demonstrate the size (dimensions and area) of the refuse storage area ('REFUSE AREA'), with a minimum internal size of 17.82m² (3,300mm x 5400mm).
 - c. Clearly demonstrate the refuse storage area being housed either within a building or a roofed and screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

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

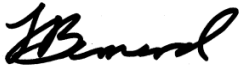
Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

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 A006996353.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenny Bernard', written in a cursive style.

Jenny Bernard
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Phone: 0731780855
Email: Jenny.Bernard@brisbane.qld.gov.au
Development Services
Brisbane City Council