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APPLICATION REF
A007059058



739 NUDGE ROAD NORTHGATE

ASSESSMENT REPORT

1.	APPLICATION DETAILS	2
2.	EXECUTIVE SUMMARY	3
3.	SITE DESCRIPTION	7
	Site details	7
	Site Context	9
	Transport	11
	Surrounding Development	12
	Background	12
4.	DEVELOPMENT PROPOSAL	13
	Proposal Summary	13
	Proposal Detail	15
	Development Intent	17
	Operational Details	17
	Traffic, Access, Parking and Servicing	17
	Intensity of Use	23
	Sensitive Uses	24
5.	PLANNING CONSIDERATIONS	25
	Planning Framework	25
	Application Requirements	26
6.	ASSESSMENT SUMMARY	28
	STATE PLANNING PROVISIONS	28
	REGIONAL PLAN	28
	LOCAL PLANNING PROVISIONS	28
	Educational Establishment use	29
	Office use	30
	Development of the Precinct	30
7.	CONCLUSION	31

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1. APPLICATION DETAILS

SITE	739 Nudgee Road Northgate
COUNCIL	Brisbane City Council
PREPARED FOR	Volt Edge Pty Ltd
PROPOSAL	Material Change of Use - Educational Establishment and Office
PLANNING CONTROLS	<p>The site is located in the Specialised centre - Large Formal Retail Precinct zone, in City Plan 2014 (City Plan).</p> <p>Educational Establishment and Office are not identified within the Table of assessment for the zone (Table 5.5.26) and is therefore Impact assessable.</p> <p>The proposed development requires a development application for a Material Change of Use.</p>
PREPARED BY	Victorian Smart Planning (VSPPAS) Ben McKenna 664/585 Little Collins Street, Melbourne 0431 903 202
DATE	June 30 th 2026
SUPPORTING DOCUMENTS	DA Form 1 Site plan Floor plan Assessment Report (this document) Code Assessment Photos (Examples) Copy of titles (x4) Consent of the Owner Floodwise Report

2. EXECUTIVE SUMMARY



Victorian Smart Planning – Permit Application Services (VSPPAS) has prepared this report on behalf of Volt Edge Pty Ltd (the Applicant), tenants of the subject site – of 739 Nudgee Road Northgate.

The purpose of this report is to provide a planning assessment of a development proposal for vocational training and national head office for Volt Edge Pty Ltd.

Volt Edge Pty Ltd is a Registered Training Organisation, RTO # 32137 providing adult vocational training in industrial electrical safety.

The application is retrospective and impact assessable. It seeks approval of a Development Permit for a Material Change of Use for Education facility and office in an existing warehouse. There is no proposed development.

The site is included within the in a Large Format Retail Zone and the Banyo – Northgate Neighbourhood Plan and is consistent with the intent of planning within the area.

This assessment confirms the proposal is acceptable in the zone and will not have a detrimental impact on amenity.

In accordance with Schedule 1 Definitions of the City Plan, the proposal is aligned with Educational Establishment, meaning the use of premises for training and instruction to impart knowledge and develop skills, and Office, meaning providing an administrative, financial, management or secretarial service or function.

The site is located in the Specialised Centre Zone – Large Formal Retail Precinct, in City Plan 2014 (City Plan). It contains a three former industrial store buildings and car park, constructed in 1985.

Educational Establishment and Office are not identified within the Table of assessment for the zone (Table 5.5.26) and per s44 of the Planning Act, 2016, the proposed development is considered Impact assessable development for which development approval is required.

This development application is retrospective and seeks the following:

Development Permit for Material Change of Use for an Educational Establishment and Office.

This development application, per s53 of the Planning Act 2016, will be subject to impact assessment and therefore require public notification.

As an impact assessable development application, it includes a response to:

- all identified codes
- the whole of City Plan

This application demonstrates that there are no impacts from the proposed development, or that they are appropriately addressed.

Table 1 – Table 3 below provide a summary of the site, planning framework, application requirements and applicant details.

Table 1: Site description and planning considerations

Site Details	Proposed development
Site Address	739 Nudgee Road Northgate includes: 1/739 NUDGEE RD NORTHGATE 4013 2/739 NUDGEE RD NORTHGATE 4013 3/739 NUDGEE RD NORTHGATE 4013
Real Property Description	Lot 0, 1,2 & 3 on BUP9638
Total Site Area	Unit 1/739 Nudgee Road Northgate: <ul style="list-style-type: none"> • Gound floor area: 348 m² • Mezzanine floor area: 115m² Unit 2/739 Nudgee Road Northgate: <ul style="list-style-type: none"> • Gound floor area: 468 m² • Mezzanine floor area: 105m² Unit 3/739 Nudgee Road Northgate: <ul style="list-style-type: none"> • Gound floor area: 192 m² • Mezzanine floor area: 119m² Total existing building area: <ul style="list-style-type: none"> • Gound floor area: 1008m² • Mezzanine floor area: 339m² Total site area: 2,081 m ²
Landowner	Mckewin Property Trust
Planning Scheme	<i>Brisbane City Plan 2014 (v35)</i>
Zoning	SC4 Specialised centre (Large Format Retail)
Neighbourhood Plan	Banyo-Northgate Neighbourhood Plan (No precinct)
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay <ul style="list-style-type: none"> ○ OLS – Horizontal limitation surface boundary ○ Procedures for air navigation surfaces (PANS) ○ BBS zone – Distance from airport 3 – 8km ○ LI – Within 6km – Max intensity of light sources 3 deg above horizon • Bicycle network overlay

	<ul style="list-style-type: none"> ○ Nudgee Road: Secondary cycle route • Community purposes network overlay • Critical Infrastructure and Movement Network Overlay <ul style="list-style-type: none"> ○ Critical infrastructure and movement planning area • Flood overlay • Potential and Actual Acid Sulfate Soils Overlay <ul style="list-style-type: none"> ○ Potential and actual acid sulfate soils ○ Land above 5m AHD and below 20m AHD • Road Hierarchy Overlay <ul style="list-style-type: none"> ○ Nudgee Road: Primary freight access ○ Nudgee Road: Arterial road ○ Toombul Road: Arterial road • Streetscape Hierarchy Overlay <ul style="list-style-type: none"> ○ Nudgee Road: Subtropical boulevard - out of centre verge width 3.75m/4.25m ○ Toombul Road: Subtropical boulevard - out of centre verge width 3.75m/4.25m ○ Corner land dedication • Transport Air Quality Corridor Overlay
Local Government Infrastructure Plan	<ul style="list-style-type: none"> • Priority Infrastructure Area • Service Catchments Stormwater network <ul style="list-style-type: none"> ○ Stormwater service catchments
Other Plans	<ul style="list-style-type: none"> • None

Table 2: Application summary

Key detail	Proposed development
Aspect of Development	Development Permit for Material Change of Use for an Educational Establishment and Office (Retrospective).
Category of Assessment	Impact assessment
Trigger	Unlisted use in the Specialised Centre Zone (Large Formal Retail). Educational Establishment and Office are not identified within the Table of assessment for the zone (Table 5.5.26)
Public Notification	Applicable
Assessment Manager	Brisbane City Council
Referral Trigger	Based on Schedule 10, Part 15, Division 2, Subdivision 1, Section 22(2)(a) of the Planning Regulation 2017, the MCU for Educational Establishment or office are not assessable in the SEQ development area and therefore will not trigger referral.

	Not applicable
Referral Agency	State Assessment and Referral Agency (SARA) under Schedule 10, Part 15, Division 2, Subdivision 3, Table 1 of the Planning Regulation 2017. Not applicable.

Table 3: Applicant details

Contact	Details
Applicant	Volt Edge Pty Ltd C/- Victorian Smart Planning
Contact Details	Victorian Smart Planning Ben McKenna Suite 664/585 Little Collins St, Melbourne VIC 3000, P: 0431 903 202 E: ben@planning-permit.com.au

3. SITE DESCRIPTION

Site details

[Table 4](#) provides a summary of the relevant site details. Refer to **Figure 1** for a site aerial.

Table 4: Site description and planning considerations

Key details	Subject site
Site Address	739 Nudgee Road Northgate includes: 1/739 NUDGEE RD NORTHGATE 4013 2/739 NUDGEE RD NORTHGATE 4013 3/739 NUDGEE RD NORTHGATE 4013
Real Property Description	Lot 0, 1,2 & 3 on BUP9638
Total Site Area	<p>Unit 1/739 Nudgee Road Northgate:</p> <ul style="list-style-type: none"> • Gound floor area: 348 m² • Mezzanine floor area: 115m² <p>Unit 2/739 Nudgee Road Northgate:</p> <ul style="list-style-type: none"> • Gound floor area: 468 m² • Mezzanine floor area: 105m² <p>Unit 3/739 Nudgee Road Northgate:</p> <ul style="list-style-type: none"> • Gound floor area: 192 m² • Mezzanine floor area: 119m² <p>Total existing building area:</p> <ul style="list-style-type: none"> • Gound floor area: 1008m² • Mezzanine floor area: 339m² <p>Total building gross floor area: 1,347m²</p> <p>Total site area: 2,081 m²</p>
Easements	The site is burdened by a sewer easement in the eastern corner, outside of the building envelope.
Proposed Use	Educational Establishment and Office (Retrospective)
Former Use	Industrial store/General Industry/Warehouses
Existing Development	Three warehouses and 21 car spaces, built in 1985 No change is proposed.

Access	Access to the site is currently provided via an existing double crossover to Nudgee Road, allowing ingress and egress. Nudgee Road allows access in a southwest direction only. No change is proposed.
Servicing	The site is connected to all essential infrastructure, including electricity, water, sewer, stormwater and telecommunications. No change is proposed.
Topography	The subject site is flat with a topography of approximately 4m AHD. No change is proposed.
Landscaping/Vegetation	The site has an existing hedge around the car park and one canopy tree in the eastern side boundary set back. No change is proposed.
Contaminated land	The site is not listed on the Environmental Management Register or Contaminated Land Register. No change is proposed.

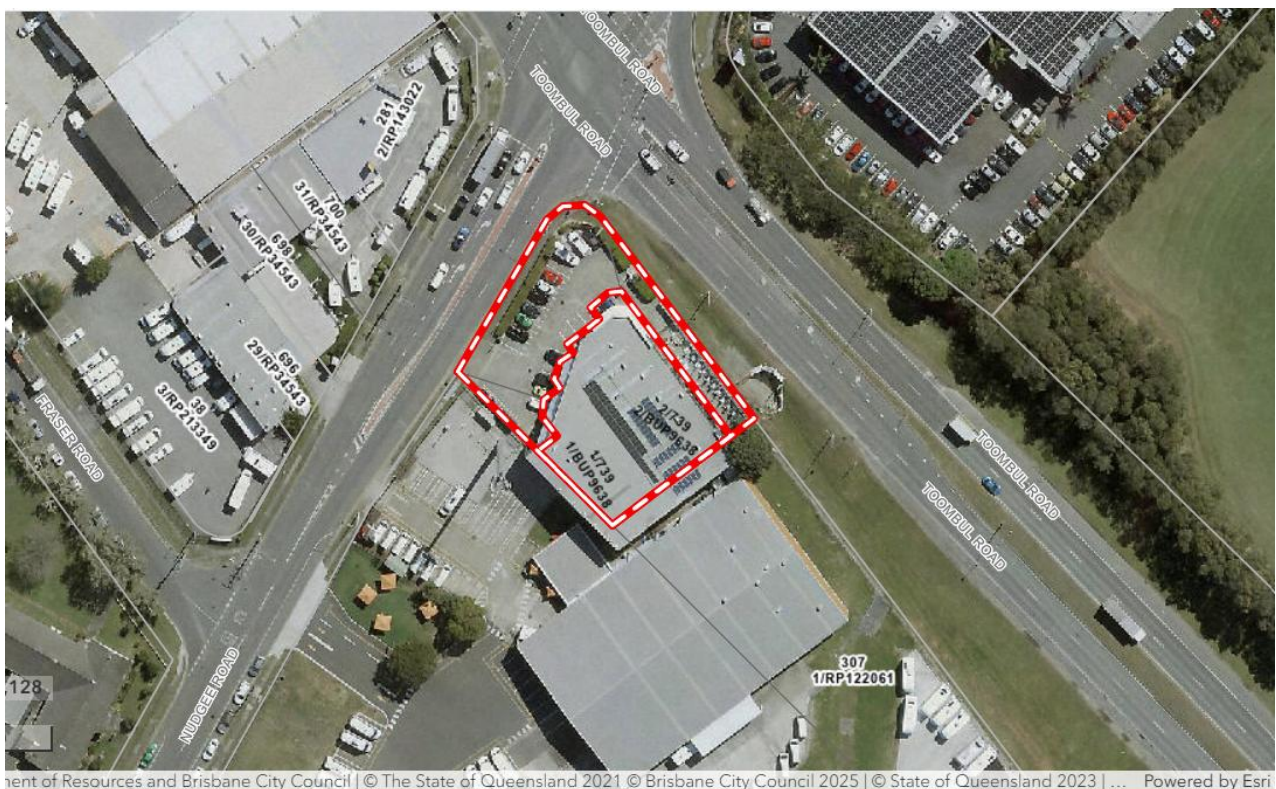


Figure 1: Site aerial Source: Brisbane City Council City Plan 2014

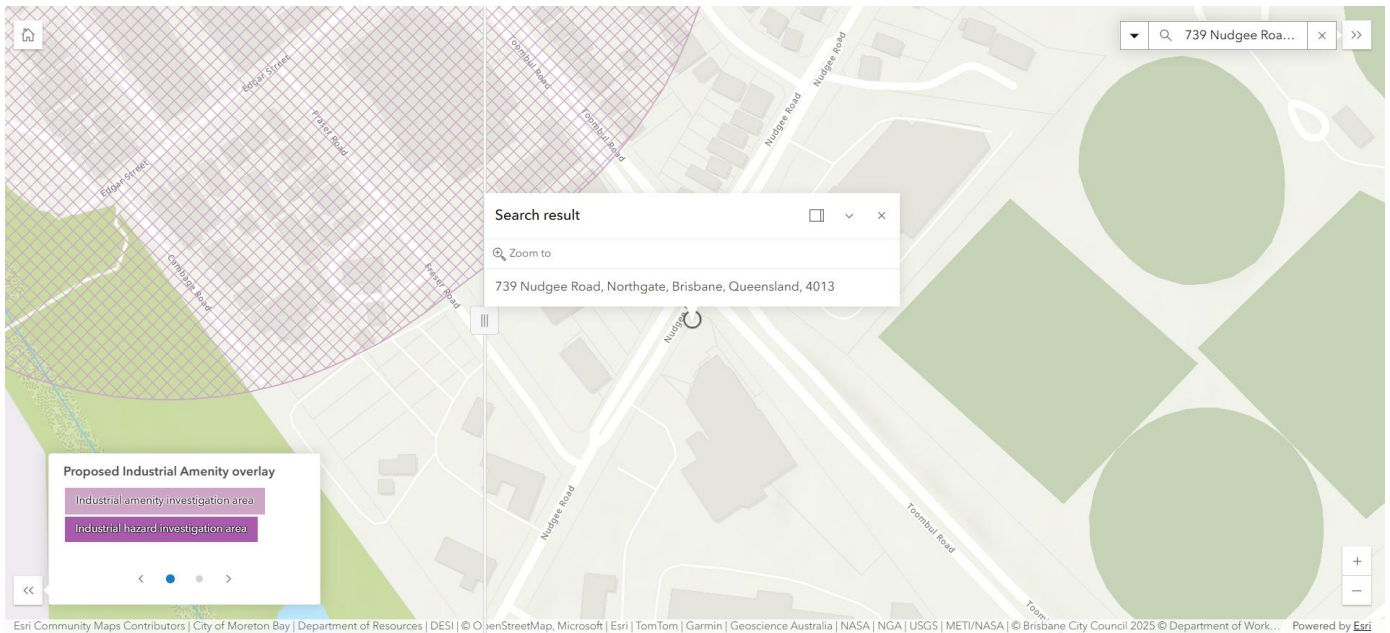


Figure 1.1: Brisbane City Council Industrial amenity overlay. Source: Brisbane City Council

Site Context

The site is located within the suburb of Northgate, within the Brisbane City Council Local Government Area (LGA) and is approximately 8km north from the Brisbane Central Business District (CBD). The subject site sits just south-east of the broader Industrial Amenity Investigation Area. The site is to the west of the Australia Trade Coast (ATC) that includes the Brisbane Airport and Brisbane Port.

The site is located at a nexus of fragmented zones with a myriad of land uses. For instance, used car sales in a LDR Low density residential zone (Brisbane Auto Retailers) opposite the subject site; and RV sales and servicing in the IN1 General industry A zone (Apollo) also opposite the subject site.

Per the Pre-lodgement advice from Brisbane City Council (March 2026):

The proposal does not involve changes to the built form, car parking and is not adjacent to sensitive uses. There is no recent planning history with records indicating General Industry was approved in 1986. The premises occupies the northern tip of the zone which extends southwards.



Figure 1.2: Brisbane City Council Zoning. Source: Brisbane City Council

The site is located on the northern tip of the SC4 Specialised centre (Large Format Retail Precinct). The precinct is otherwise, or formerly categorized as Factory, Warehouse & Industrial Property.

This zone/precinct contains only two other lots, both in the same ownership:

- Lot on Plan Lot 20 on RP208744, 733 Nudgee Rd, Northgate QLD 4013, has an area of 42,957 m²
- Lot on Plan Lot 1 on RP122061, 307 TOOMBUL RD NORTHGATE 4013, has an area of 3,258 m²

These two lots, which make up the remainder of the precinct are occupied by Manufacturer, Sale and Rental of Campervans, Motorhomes and Caravans. By area, the primary use of the SC4 Specialised centre (Large Format Retail Precinct) is by Apollo Manufacturing. This is not a Large Format Retail use.

The lots that make up 739 Nudgee Road Northgate are significantly smaller subdivisions that make up the remaining precinct. At 2,081 m² the subject site takes up approximately 4% of the total precinct area, and the only part of the precinct not occupied by the same Manufacturer, Sale and Rental of Campervans, Motorhomes and Caravans.

SC4 Specialised centre (Large Format Retail Precinct) is flanked by the following zones:

- LII Low impact industry (light pink) zone to the east
- LDR Low density residential to the north (pink)

- IN1 General industry A to the west (purple)
- CF5 Community facilities (Education purposes) to the south-west (yellow)
- SC4 Specialised centre (Large Format Retail to the south) (grey)
- SR2 Sport and recreation (District) (light green) zone to the east and south

Neighbouring land uses within the immediate vicinity are detailed as follows:

- **North** – Atlas Car & Truck Rental & RaD Car Hire in Residential Zone (LDR)
- **South** – Maui Motorhome Rental and Apollo Manufacturing in Specialised centre (Large Format Retail) zone (SC4)
- **East** – Metagenics ANZ Manufacturing in Low impact industry zone (LI)
- **West** – Apollo RV Sales & Servicing in Industry Zone (INI I)

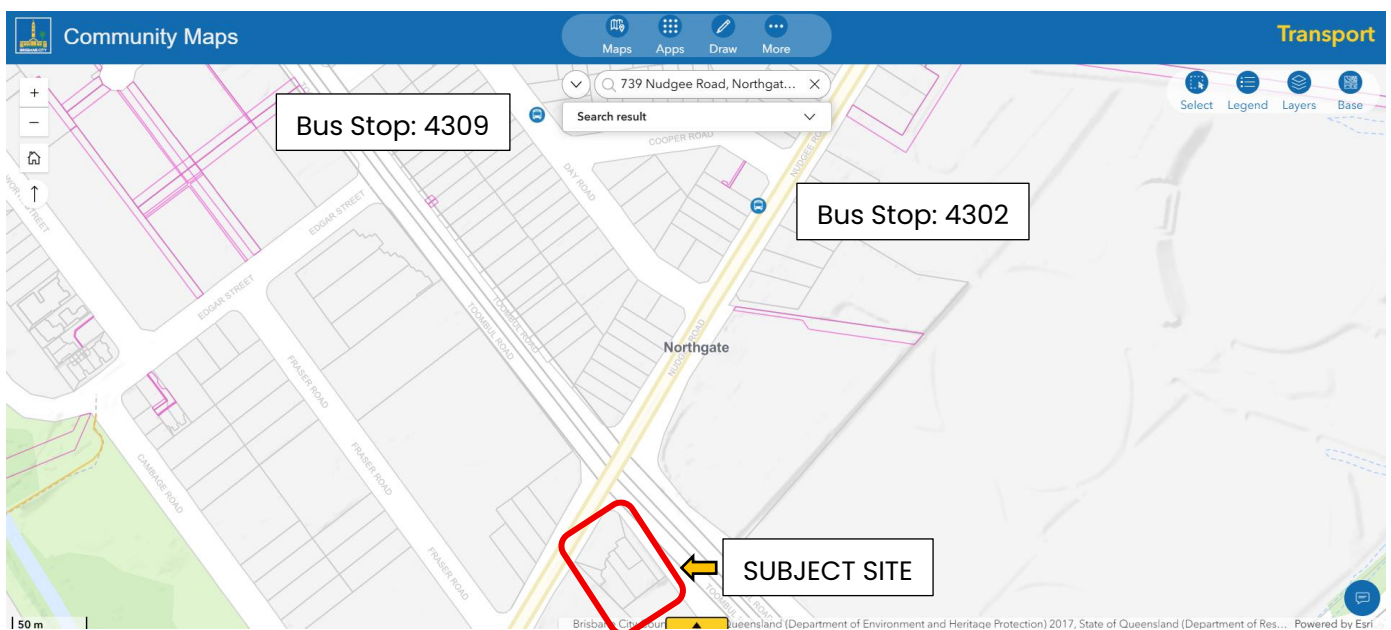


Figure 1.3: Bus connections. Source: Brisbane City Council Community Maps (Transport)

Transport

The site is well serviced by private, public and active transport. The primary freight routes of Southern Crossway and the Gateway Motorway are situated approximately 1.5km to the southeast and can be accessed via Toombul Road.

The Northgate Train Station is situated approximately 1.1 kilometres to the northwest and is serviced by the Redcliffe Peninsula Line and Ipswich/Springfield Line that provide access to the Brisbane CBD.

There are two nearby bus stops:

- Bus Stop: 4309, Bus 307 to Toombul Interchange, 350 metres to the north
- Bus Stop: 4302, Bus 307 to Toombul Interchange, 250 metres to the north east.

The site has immediate access to bikeways including Jim Soorley Bikeway, Boondall Wetlands Bikeway, Nudgee Beach Extension and Kedron Brook Bikeway.

A secondary cycle route is available on Northgate Road which connects to the broader north Brisbane bike network, is situated approximately 1.1 kilometres to the northwest.

Surrounding Development

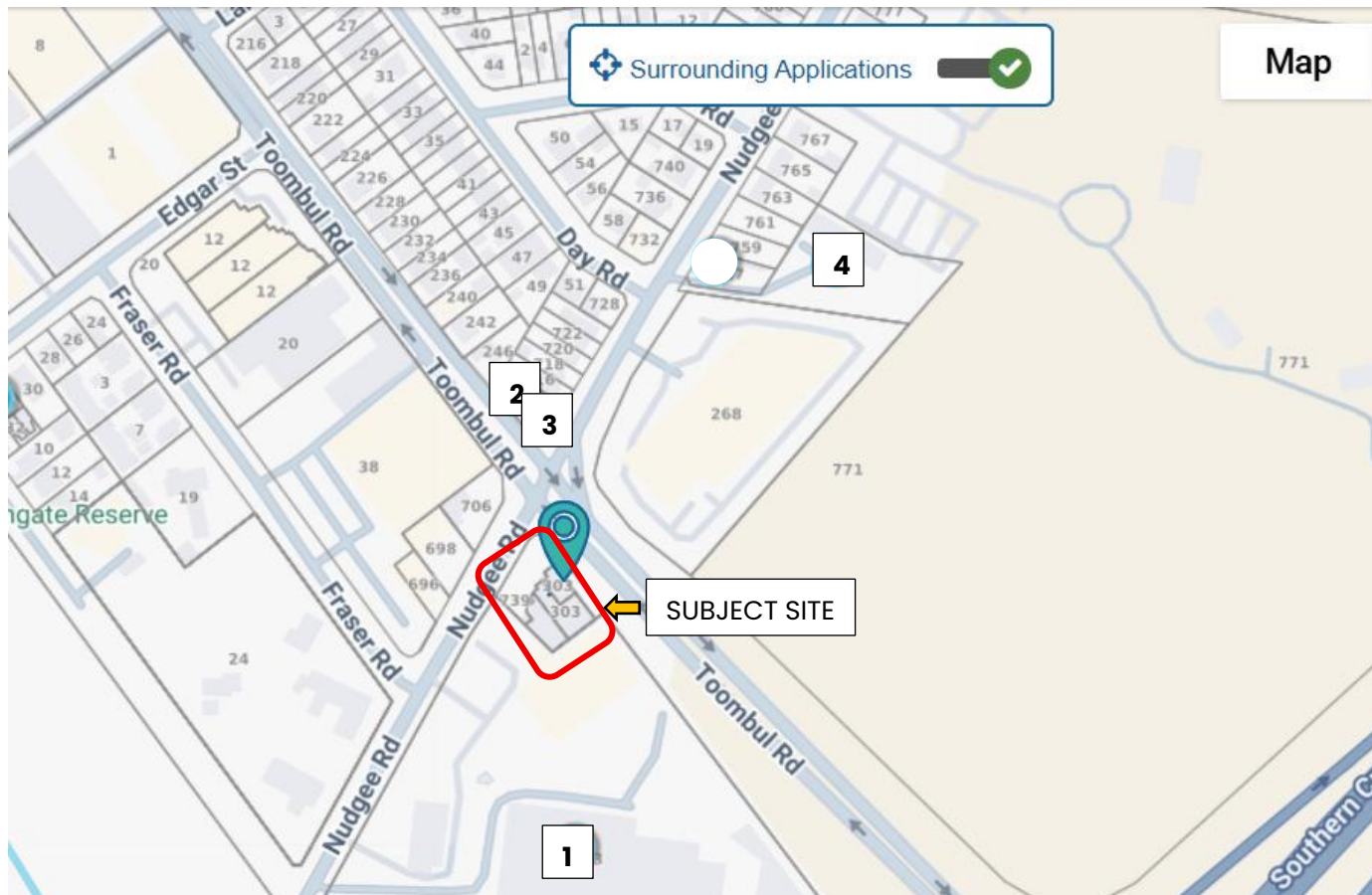


Figure 2: Brisbane City Council Application Search. Source: Brisbane City Council

Table 5 below provides a summary of Development Permits issued for development within the surrounding area and should be read in conjunction with **Figure 2**.

Table 5: Surrounding development

Diagram 2 Ref	Council Ref	Address	Status	Description
1.	A004287414	733 NUDGE RD NORTHGATE QLD 4013	Determined	On 8 th April 2016, Brisbane City Council issued a Development Permit for a Material Change of Use for Telecommunications Facility.
2.	A003632336	712 NUDGE RD NORTHGATE QLD 4013	Determined	On 27 th September 2013, Brisbane City Council issued a Development Permit for a Material Change of Use for Display and Sale Activities.

3.	A006724029	712 NUDGEER RD NORTHGATE QLD 4013	Determined	On 26 th March, Brisbane City Council issued a Development Permit for a Material Change of Use for Display and Sale Activities
4.	A006345723	755 NUDGEER RD NORTHGATE QLD 4013	Determined	On 6 th October 2023, Brisbane City Council issued a Development Permit to Carry Out Building Work and for a Material Change of Use Short Term Accommodation



Figure 2.1: Site context Source Google Maps.

Background

Based on Brisbane City Council's online Development.i system, there are no historic approvals for the subject site since 1 January 2004.

The lot and adjacent lots were constructed for industrial land use, prior to the zoning as Large Format Retail. The three buildings were constructed as an Industrial Store in 1985.

4. DEVELOPMENT PROPOSAL

Proposal Summary

The applicant, Volt Edge Pty Ltd, is seeking retrospective approval for use as an Educational Establishment and Office at 739 Nudgee Road Northgate.

The proposal is retrospective as the use as an employment training centre for industrial safety training began in 2021, when Volt Edge Pty Ltd leased an existing warehouse.

This occupancy initially included a small office for administration of the Educational Establishment use of the site.

The business expanded and now has dedicated training facilities Australia wide including Brisbane, Mackay, Melbourne, Sydney, Newcastle, Darwin, Perth and Adelaide.

The office consequently now includes administrative and management tasks associated with the business nationwide, effectively as a national head office. The Educational Establishment use continues as the main use of the site by area.

There has been no development of the site internally or externally with the exception of business identification signage.



Figure 4: Subject site occupied by Volt Edge Pty Ltd (TRAINING) since 2021. Source Google Maps

Volt Edge Pty Ltd has operated as an employment training centre for industrial safety training and associated office without an impact on neighbouring uses since 2021.

They occupy an existing warehouse and car park. They require a space of this size to provide an environment required for the education and specialist training they provide.

The existing warehouse is used primarily (about 85%) for training rooms, training areas, workshop, storage of educational materials, and for an office (around 15%)

Volt Edge Pty Ltd provides courses that are developed to meet and exceed the standards of the Australian Skills Quality Authority (ASQA), and also Australian International Standards.

Volt Edge Pty Ltd is bound by National Vocational Education and Training Regulator Act 2011.



Figure 4.1: Above small classrooms at the subject site



Figure 4.2: Above large areas required for practical training at the subject site

The head office on the site manages 8 training centres in QLD, NSW, Victoria and Western Australia.

They have dedicated training facilities Australia wide including Brisbane, Mackay, Melbourne, Sydney, Newcastle, Darwin, Perth and Adelaide.

Courses are for a range of people including but not limited to Electricians, Tradesmen, Switching Officers, Coordinators, or Operators.

Volt Edge Pty Ltd specialises in industrial safety training. The core business is on EEHA and HV, but has quite a large scope that includes everything from Instrumentation, grid connect, to split-air conditioning, to supervisor training.

EEHA Training (Electrical Equipment in Hazardous Areas) covers the principles of hazardous area installation, maintenance, inspections, and breakdowns of explosion-protection equipment with a high emphasis of practical inspections.

HV (High Voltage) Training covers the operation of Local L.V. Switchgear and High Voltage Switching.

Beyond signage, there is no proposed development.

Proposal Detail

Development Summary

The key development details are summarised below in **Table 6** and should be read in conjunction with the proposal plans in **Appendix B**.

Table 6: Development summary

Key detail	Proposed development
Site area	Total site area: 2,081 m ²
Gross floor area	Existing building gross floor area: 1,347 m ²
Net leasable floor area	Total of Units 1, 2 & 3: 1,319 m ²
Floor area by use	Educational Establishment use: 1,120 m ² (85%) Office use: 199 m ² (15%)
Proposed development	None (signage).
Landscaping	The site has an existing hedge around the car park and one canopy tree in the eastern side boundary set back. No change is proposed.
Access	Access to the site is currently provided via an existing double crossover to Nudgee Road, allowing ingress and egress. Nudgee Road allows access in a southwest direction only.

	No change is proposed.
Car parking	21 existing car spaces. No change proposed.
Existing bicycle spaces	6 existing bicycle spaces. No change proposed.

Development Intent

The intent of the proposal is to provide industrial safety training that responds to a growing need for vocational training. The use of part of the site as a National Head office has occurred in response to the business expanding nationally. The education offered requires a warehouse space in order to provide specialist training.

The existing buildings on this former industrial site lend themselves better to the proposed use as industrial training, than classrooms and lecture theatre associated with the education precinct.

The nature of this tertiary training requires substantial space and large areas where students can access equipment in an industrial setting.

This was one of the primary motivations for this business to establish outside of the Education Precinct. It is a specialised form of training and not of mainstream focus. Also, it is not of a scale to necessarily warrant being located in the Education Precinct with a maximum of 68 students. Further, and this is discussed later, this site is not appropriate for Large Format Retail due to its inability to meet the car parking requirements.

The former industrial/warehouse purpose for which these buildings were constructed, with its mezzanines and ceiling, is not a scale or format necessarily sought by large format operators, many of whom are global operations that build purposed specific development.

Operational Details

Table 7: Operational Summary

USE	EDUCATIONAL ESTABLISHMENT	OFFICE
Floor area	1,120m ²	199m ²
Staff	Maximum at one time - 5	Maximum at one time - 5
Students	Average occupancy - 40 students Maximum at one time - 68 students	0
Car spaces required	12	6
Car spaces provided	15	6
Bicycle spaces provided	5	1
Hours of operation	7am-5pm Monday to Friday	7am to 5pm Monday to Friday
Emissions	No noise, light or air emissions produced.	No noise, light or air emissions produced.
Waste Management	1 x 330 litre bin emptied weekly via private collection.	1 x 330 litre bin emptied weekly via private collection.
Impact on neighbouring uses	There are no emissions. Noise is at the level of an office.	There are no emissions. Noise is at the level of an office.

Traffic, Access, Parking and Servicing

Car Parking Requirements - On site parking

There are 21 existing car parking spaces on site. No change is proposed. The number of parking spaces required is per Table 8.

Table 8: On site Parking allocation

Large Format Retail requirement	Existing Car spaces	Educational Establishment required	Existing Car spaces for Educational Establishment use	Office required	Existing Car spaces for Office use
3 Carparks per 100m ² of Large Format Retail space @ 1,347m ²		1 x Carpark per 10 students (70 students) = 7 carparks 1 x Carpark per trainer (5 trainers) = 5 carparks		3 Carparks per 100m ² of admin space @ 199m ²	
Total = 40	Total = 21	Total = 12	Total = 15	Total = 6	Total = 6

Total car park requirement for the proposed Educational/Office use: 18 car spaces

Since more than 4-20 spaces are required, an accessible space may be required.

Existing car spaces provided: 21

The number of existing car spaces exceeds the number required for the proposed Educational/Office use.

Car spaces required for Large Format Retail

Large Format Retail (LFR) developments require 3 car spaces per 100 m² of Gross Floor Area (GFA), for land is in the Large Format Retail zone precinct of the Specialised Centre.

The existing building gross floor area is 1,347m² with 21 car spaces provided. If the use was Large Format Retail per the zoning, 40 car spaces would be required.

Further, The Large Format Retail Association (LFRA) recommends sufficient infrastructure for larger delivery and constant commercial vehicle use in addition to a ratio of at least 3 spaces per 100 m².

Neither the 40 car spaces or infrastructure for larger delivery and constant commercial vehicle use are available on the site which was originally designed of industrial use.

The building constructed for an industrial use would have required 1 car space per 100 m² GFA, or 14 car spaces; or as a warehouse use, 1 car space per 200 m² GFA, or 7 car spaces. The 21 car spaces provided would be sufficient for either of the uses for which the building was originally designed and built.

The number of existing car parking spaces on site is insufficient for the current zoning as Specialise centre Code – Large Format Retail. The as-built site would not be able to support Large Format Retail use in terms of available car parking.

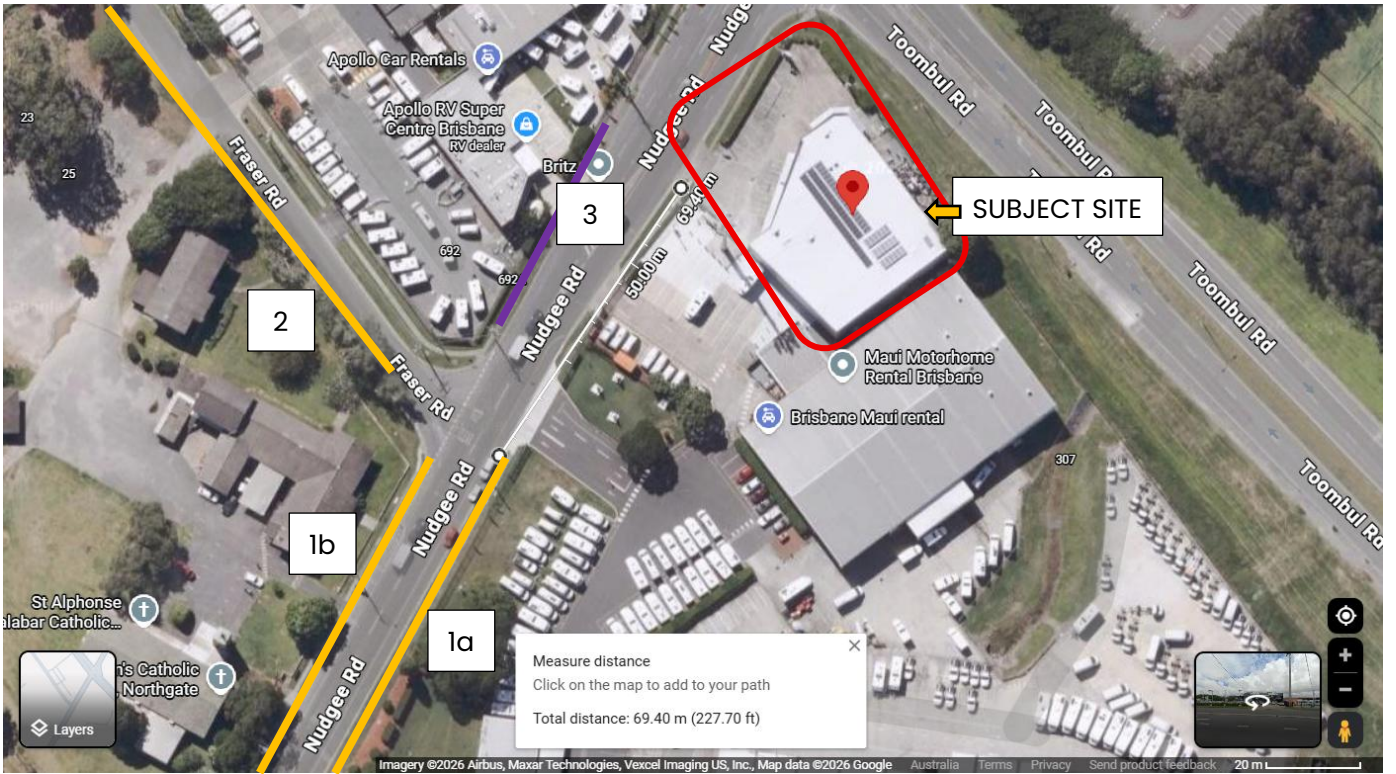


Figure 4.3 On street parking: Unrestricted (orange) and restricted 4pm–6pm (purple). Source: Google Maps



Figure 4.4 Unrestricted Parking on Nudgee Road, 70 metres south-west of site. Source: Google Maps.



Figure 4.5 Unrestricted Parking on Fraser Road, 70 metres west of site. Source: Google Maps.



Figure 4.6 Restricted Parking between 4pm–6pm on Nudgee Road, adjacent site. Source: Google Maps.

Street Parking (Off site)

The table below outlines the availability of on street parking within 200 metres of the site. There are approximately 72 available spaces of which 65 are unrestricted during proposed operating hours.

Table 9: On street parking availability

The table below corresponds with parking area marked in Figure 4.1 above.

Figure 4.	Type	Location	Distance	Number of car spaces
1. a) & b)	Unrestricted (orange)	Nudgee Road	70 metres south-west	a) 17 spaces south side b) 24 spaces north side
2.	Unrestricted (orange)	Fraser Road	70 metres west	24 spaces west side
3.	Restricted 4pm–6pm (purple)	Nudgee Road	adjacent	7 spaces northside

Summary of Parking Requirements

The proposed use requires 18 car spaces on site. The site has 21 existing car spaces and meets the requirement.

A Parking Assessment should not be required as the parking requirement is met.

There is a significant amount of street car parking available adjacent the site.

Further, the proposed use has been in operation for 5 years without complaint or issue with car parking on or off site.

Times of Arrival and Departure

The hours of operation for the proposed Educational/Office use are 7am–5pm Monday to Friday.

The proposed Educational/Office use sees cars entering the site 6.40am–7am and finishing at 5pm for students and staff for both the Educational and Office use.

Neighbouring uses:

- Maui Motorhome Rental: Monday–Sunday, 9:00am – 3:30pm
- Apollo Manufacturing Monday to Friday: 8:30am – 5:30 pm, Saturday: 9:00 am – 1:00 pm
- Apollo RV Super Centre (Sales & Showroom) Monday to Friday: 8:30am–4:00 pm, Saturday: 8:30 am – 2:30 pm

Impact on Traffic

It is anticipated that the proposed development will generate approximately 21 Vehicle trips Per Hour (VPH) at peak, which will occur twice a day. A more detailed breakdown of the individual uses is shown below between the hours of 6.30am–7am and 5pm–5.30pm:

- Educational Establishment: 16 vph
- Office: 5 vph
- Total: 21 vph

This will not be a significant impact to the existing traffic on Nudgee Road.

These are long term parking spaces so there is little to no vehicular movement throughout the day. The proposed uses open earlier than neighbouring uses, meaning there is no crossover with morning peak hour traffic.

The three neighbouring uses in the precinct finish earlier or later, and again no crossover in terms of vehicular traffic for evening peak hour traffic movements.

A Large Format Retail use would increase both the frequency of visits to the site compared to the proposed education and office use.

Large Format Retail use requires more cars on site at one time, than the proposed Educational/Office use.

Large Format Retail use requires more site visits, than the proposed Educational/Office use.

Large Format Retail use requires shorter site visit duration, than the proposed Educational/Office use.

Large Format Retail use requires larger commercial vehicle access to the site than the proposed Educational/Office use, which requires none.

Large Format Retail use would see a greater impact of traffic exiting and entering via Nudgee Road than the proposed Educational/Office use.

Summary of Impact on Traffic

The number of cars accessing the site is not significant in relation to existing traffic on Nudgee Road.

There is no conflict with neighbouring uses in terms of times of entering and exiting the site via Nudgee Road.

The proposed use has been in operation for 5 years without complaint or issue with cars entering or exiting the site.

The number of cars entering and exiting the site per pay is significantly less than a Large Format Retail use in terms of number of visits, visit duration, visit frequency, and size of vehicle and has a significantly less impact on Toombul Road.

A Traffic Impact Study should therefore not be required.

Crossover and accessway

Access to the site is proposed via the existing Type B2 7m wide crossover to Nudgee Road. This double crossover allows ingress and egress in a forward direction.

Adjacent the site, Nudgee Road is a double lane that allows traffic to travel one way, in a southwest direction only.

No change to the crossover or accessway is proposed.

The car spaces and accessway are as built, therefore a Parking Design assessment should not be required.

Loading

There is adequate space on site to manage loading and unloading using existing car spaces. There are few deliveries. Any general deliveries via vehicles are parked onsite double stacked and managed by office staff. The loading area can be used for student drop off and pick up.

Services

No development is proposed and there are no proposed changes to existing civil services including sewage, water, stormwater or electricity.

Waste Management

The business operates with two council rubbish bins - 2 x 330 litre bins adequate for its daily education and office requirements. There is a weekly private collection by JJ Richards. JJ Richards do an after hours pickup once per week in line with State and Brisbane City Council guidelines.

The proposed use has been in operation for 5 years and the existing waste management arrangements are sufficient to ensure waste is disposed of appropriately.

Therefore, a Waste Management Plan should not be required.

Landscaping

The site has an existing hedge around the car park and one canopy tree in the eastern side boundary set back. There is no proposed development and no change to landscaping is proposed.

Therefore, a Landscape Plan should not be required.

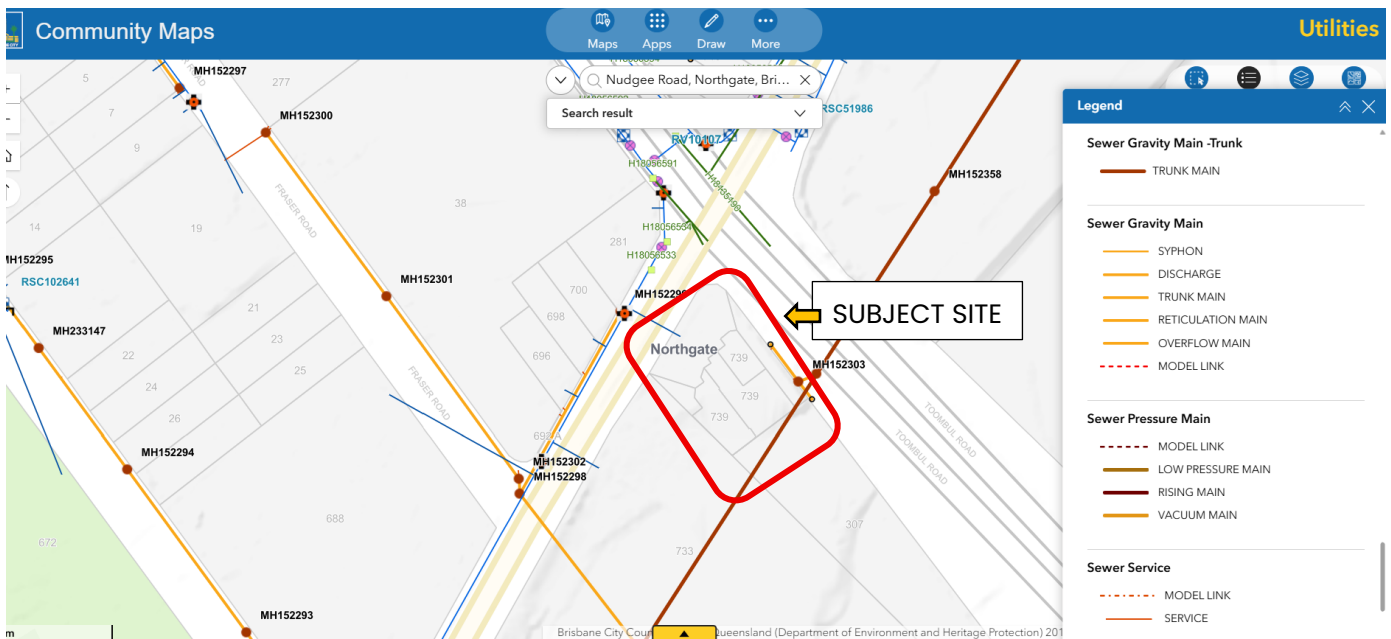


Diagram 4.7 Sewer easement and connections to stormwater and reticulated water. Source: Brisbane City Council Community Maps (Utilities)

Maintenance

Volt Edge Pty Ltd, through the terms of their lease, have maintained the approved development including landscaping, parking, driveways and other external spaces to be in good order and generally in accordance with the approved drawings.

Intensity of Use

The intensity of the proposed use of the site is less than the preferred uses in the Large Format Retail Zone.

The car parking requirement for a Large Format Retail use of the site based on floor area is 40 car spaces. There are only 21 existing car spaces.

Given the site is already developed, it is not in its current form appropriate for the zone and represents the legacy of having been built for an industrial/warehouse purpose.

The proposed use of the site has less visitors based on the respective nature of the uses. Retail has a higher turnover of shorter visits.

The educational and office use has less of an impact on traffic than visits last all day and times do not conflict with neighbouring uses.

The proposed use of the site has less visits based on the respective nature of the uses.

The proposed use generates little waste, less than a similarly sized retail outlet.

The proposed is not an intensification of use but can be accommodated as there are no impacts on the surrounding properties.

The proposed use and associated vehicle access, parking and manoeuvring areas use existing infrastructure and will not reduce streetscape character and amenity.

As no development is proposed, there is no long standing impact of the proposed use of the existing building and infrastructure.

Sensitive Uses

There is a residential zone approximately 75 metres to the north, across the intersection of Toombul Road and Nudgee Road. Neither the Educational use and the office use generate noise at conversation level only. It does not generate any other type of emission. The proposed uses will not impact the adjacent residential zone.

Reverse Amenity

Educational Establishment is also a sensitive use. While City Plan enforces separation and buffer distances between sensitive uses like schools and industrial or high-impact zones, the site has operated successfully in close proximity to both the adjacent Nudgee Road to the east, the Low Impact manufacturing zone to the east (Metagenics ANZ and Endura Sports Nutrition) and the manufacturing taking place within the Specialised Centre Zone Large Format Retail, to the south (Apollo manufacturing).

They have not experienced any amenity impacts that affect the day to day operation. Therefore the Reverse Amenity impacts are considered negligible. It does not appear that noise emissions will be an issue. However, note that. The Specialised centre code states that development does not generate noise which is clearly audible and creates a disturbance within a sensitive use. Where unable to comply a Noise Report/Statement prepared by a suitably qualified person maybe be required.

5. PLANNING CONSIDERATIONS

Planning Framework

The key planning framework is summarised in **Table 10** below:

Table 10: Planning framework

Key detail	Proposed development
State Framework	
Planning Regulation 2017	<ul style="list-style-type: none"> None
State Planning Policy 2017 (SPP 2017)	<ul style="list-style-type: none"> Flood hazard area – local government flood mapping area Obstacle limitation surface area Lighting area buffer 6km Wildlife hazard buffer zone Aviation facility
ShapingSEQ 2023	The proposed development is for adult education and office use and is consistent with the intent of the SEQ Regional Economic Cluster (REC) the SEQ Major Enterprise and Industrial Area (MEIA).
State Interests	<ul style="list-style-type: none"> SEQ major enterprise and industrial area (MEIA) SEQ Regional Plan land use categories Water resource planning area boundaries
Local Framework	
Local categorising instrument	<i>Brisbane City Plan 2014 (v35)</i>
Zoning	<i>SC4 Specialised centre (Large Format Retail)</i>
Neighbourhood Plan	<i>Banyo-Northgate Neighbourhood Plan</i>
Overlays	<ul style="list-style-type: none"> <i>Airport Environs Overlay</i> <ul style="list-style-type: none"> <i>OLS – Horizontal limitation surface boundary</i> <i>Procedures for air navigation surfaces (PANS)</i> <i>BBS zone – Distance from airport 3 – 8km</i> <i>LI – Within 6km – Max intensity of light sources 3 deg above horizon</i> <i>Bicycle network overlay</i> <ul style="list-style-type: none"> <i>Nudgee Road: Secondary cycle route</i>

	<ul style="list-style-type: none"> • <i>Community purposes network overlay</i> • <i>Critical Infrastructure and Movement Network Overlay</i> <ul style="list-style-type: none"> ○ <i>Critical infrastructure and movement planning area</i> • <i>Potential and Actual Acid Sulfate Soils Overlay</i> <ul style="list-style-type: none"> ○ <i>Potential and actual acid sulfate soils</i> ○ <i>Land above 5m AHD and below 20m AHD</i> • <i>Road Hierarchy Overlay</i> <ul style="list-style-type: none"> ○ <i>Nudgee Road: Primary freight access</i> ○ <i>Nudgee Road: Arterial road</i> ○ <i>Toombul Road: Arterial road</i> • <i>Streetscape Hierarchy Overlay</i> <ul style="list-style-type: none"> ○ <i>Nudgee Road: Subtropical boulevard - out of centre verge width 3.75m/4.25m</i> ○ <i>Toombul Road: Subtropical boulevard - out of centre verge width 3.75m/4.25m</i> ○ <i>Corner land dedication</i> • <i>Transport Air Quality Corridor Overlay</i> <ul style="list-style-type: none"> ○ <i>Transport air quality A</i> ○ <i>Transport air quality B</i> ○ <i>Toombul Road: Transport routes Category 2</i> ○ <i>High volume intersection</i> • <i>Transport Noise Corridor Overlay</i> <ul style="list-style-type: none"> ○ <i>Nudgee Road: Brisbane road centreline</i> ○ <i>Toombul Road: Brisbane road centreline</i> ○ <i>Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 2</i> ○ <i>Noise corridor – Brisbane: Queensland Development Code MP4.4 Noise Category 3</i>
Local Government Infrastructure Plan	<ul style="list-style-type: none"> • <i>Priority Infrastructure Area</i> • <i>Service Catchments Stormwater network</i> <ul style="list-style-type: none"> ○ <i>Stormwater service catchments</i>

Application Requirements

Table 11 below details the application requirements.

Table 11: Application requirements

Key detail	Proposed development
Aspect of development	Development Permit for Material Change of Use for Educational Establishment and Office.
Category of assessment	Impact assessment
Public notification	Yes
Assessment manager	Brisbane City Council

Referral trigger	Not applicable
Referral agency	Not applicable
Assessment benchmarks	
SPP	Not applicable
SDAP	Not applicable
Planning scheme codes	<ul style="list-style-type: none"> • Banyo – Northgate Neighbourhood Plan • Specialised Centre Zone code
Overlay codes	<ul style="list-style-type: none"> • Airport environs overlay code • Bicycle network overlay code • Community purposes network overlay • Critical Infrastructure and Movement Network Overlay • Potential and Actual Acid Sulfate Soils Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport air quality corridor overlay code • Noise corridor – Brisbane: Queensland Development Code MP4.4
Secondary codes	<ul style="list-style-type: none"> • Park planning and design code • Stormwater code • Transport, access, parking and servicing code • Wastewater code

6. ASSESSMENT SUMMARY

STATE PLANNING PROVISIONS

The State Planning Policy July 2017 is integrated in the planning scheme.

REGIONAL PLAN

At the time of commencement of the planning scheme the Minister had identified that the planning scheme, specifically the strategic framework, appropriately advances the SEQ Regional Plan as it applies in the planning scheme area.

LOCAL PLANNING PROVISIONS

Strategic Framework Assessment

The Brisbane City Plan 2014 Strategic Framework identifies the subject development site in a Suburban Living Area (See diagram 6. Below). This Suburban Living Area extends west of Brisbane Airport south of a Major Industry Area. An Assessment against the Strategic Outcomes relating to Brisbane Suburban Living Area and the related Specific Outcomes and Land Use Strategies from Theme 5: Brisbane's CityShape has been provided below

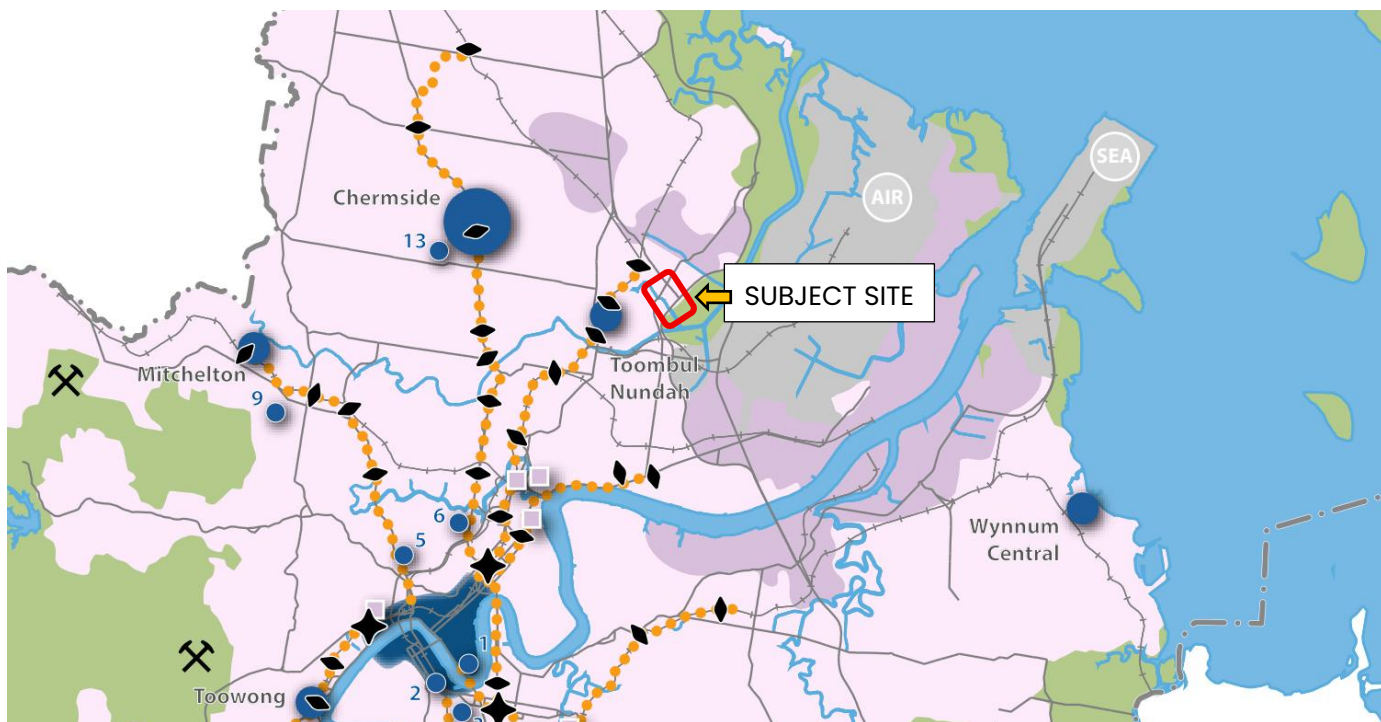


Diagram 6. SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map
Source: Brisbane City Council

The site is located in a Suburban Living Area in SFM-002 Brisbane CityShape 2031 Land Use Strategic Framework Map (Diagram 6).

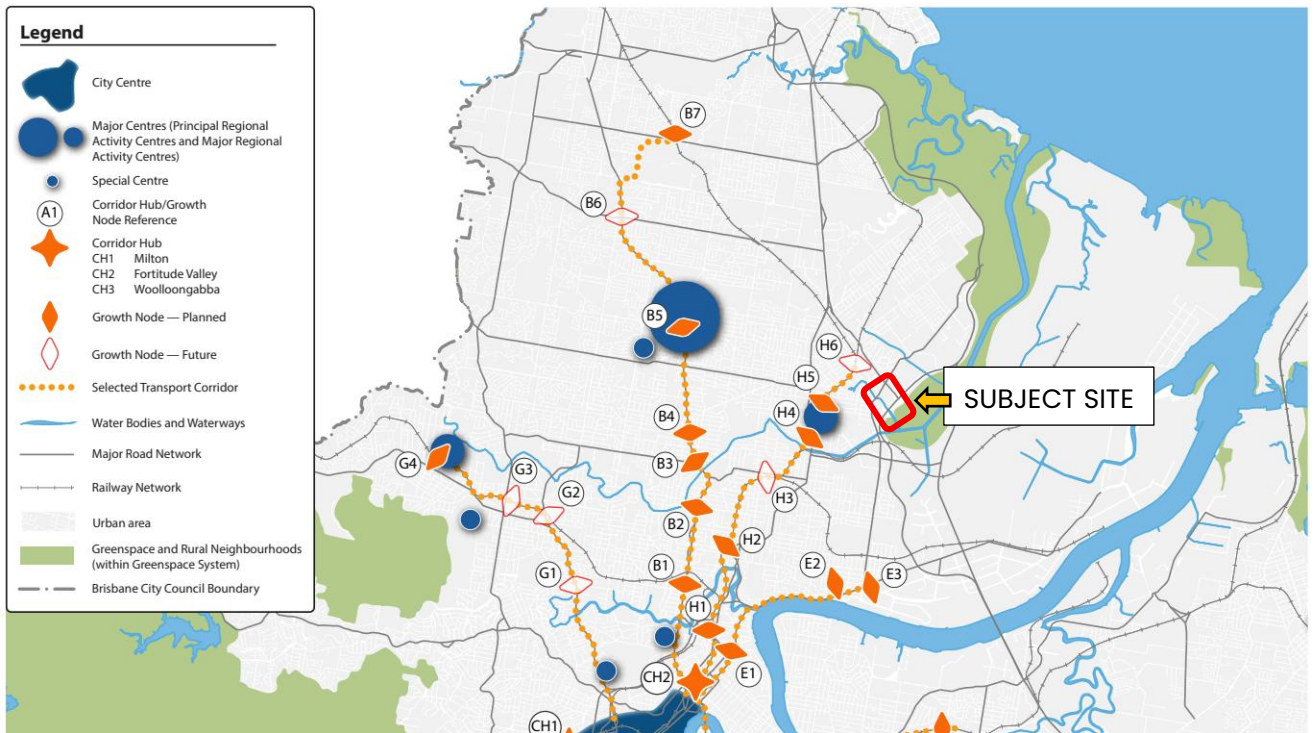


Diagram 6.1 SFM-003 Selected Transport Corridors and Growth Source: Brisbane City Council

The subject site is located between the future growth node, the Toombul—Nundah Major Regional Activity Centre and the Airport. It will be located approximately 600 metres from the Corridor centres at Northgate will increase the density of employment uses.

Educational Establishment use

The proposed use of the existing warehouse is for educational and office usage. It is anticipated that students are adults from a range of backgrounds.

In accordance with Schedule 1 Definitions of the City Plan, Educational Establishment means the use of premises for training and instruction to impart knowledge and develop skills. The proposed educational use aligns with the definition.

The spatial requirements for teaching about industrial electrical safety require a warehouse structure of considerable size that enables the space required for various learning modules. Spaces of this type are more commonly found in industrial or former industrial settings, such as the subject site, rather than existing buildings used to train in a more conventional class room like environment.

The educational use occupies 1,120m² of gross floor area. It includes:

- classrooms.
- open space learning areas.
- 15 car parking spaces.

Per Schedule 1, Educational Establishment belongs to the Activity Group Community facilities – education purposes.

Office use

In accordance with Schedule 1 Definitions of the City Plan, Office means the use of premises for providing an administrative, financial, management or secretarial service or function. The proposed office use aligns with the definition as a portion of the space is used for the administrative, financial, and management of the business across its national locations.

The office use occupies 199 m² of leasable floor area and includes 6 car parking spaces.

While the initial office use was subordinate to the Educational Use, being the first of what is now a national presence, it now operates as a head office. It is therefore a separate use, whose function is to co-ordinate the national presence of Volt Edge training centres.

Development of the Precinct

The intent of the Precinct is to accommodate Large Format Retail use and development. The zone was formerly General Industrial use and this is reflected in the existing development.

There are four lots on the subject site which total At 2,081 m². The remaining part of the Large format retail zone is made up of two lots:

- Lot on Plan Lot 20 on RP208744, 733 Nudgee Rd, Northgate QLD 4013, has an area of 42,957 m² It is used for manufacturing.
- Lot on Plan Lot 1 on RP122061, 307 TOOMBUL RD NORTHGATE 4013, has an area of 3,258 m² and is used for Large Format Retail of Campervans, Motorhomes and Caravans.

By area, the primary use of the SC4 Specialised centre (Large Format Retail Precinct) is by Apollo Manufacturing. This is not a Large Format Retail use.

The proposed non-anticipated use in the Large Format Retail zone will occupy approximately 4% of the total precinct area.

The precinct has established development on site, constructed under the former preferred land use of General Industry.

The existing buildings were constructed on the subject site in 1985 as Industrial Store.

The transition of these four lots from industrial to Large Format Retail Precinct is likely to have been a result of the sale of products manufactured on site, ie the planning aspirations of a former industrial use.

Two of the existing businesses fall within the Large Format Retail sector. The majority of the precinct, 88 % by area, is for manufacturing of Large Format Retail products (RVs, motorhomes etc).

The site is already developed. No further development is proposed and therefore there will be no change to the built form or GFA.

The existing car parking associated with the subject site is not adequate for a Large Format Retail presence as there are too few spaces available for the leasable floor area to support a Large Format Retail use.

While the proposed Educational/Office use are not anticipated uses in the Specialised Centre Zone code, they are a more appropriate use of the site given the existing development. The Large Format Precinct zone has only 4 tenants and Large Format Retail occupies only 8% of the site at present.

The proposed use represents only 4% of the precinct and will not impact the transition of the remainder of the precinct in line with anticipated use.

No development is proposed, there is no permanent change to the built form that will impact neighbours or prevent the site being used for an anticipated use in the future, say on expiration of the lease.

The nature and function of the proposed use is integrated more broadly into the purposes of State, Regional and Local policy per the Impact Assessment supporting this application.

7. CONCLUSION

This planning report has been prepared by Victorian Smart Planning on behalf of Volt Edge Pty Ltd (the 'Applicant'), in support of an Impact assessable material change of use application lodged over land located at 739 Nudgee Road, Northgate QLD, described as Lots 0, 1,2 & 3 on BUP9638. Specifically, this development application is retrospective and seeks the following:

- Development Permit for Material Change of Use - Educational Establishment and Office

In accordance with Section 45 of the *Planning Act 2016*, this town planning report has assessed the proposed development against the *Planning Regulation 2017*, *State Planning Policy 2017*, *Shaping SEQ 2023*, and the *Brisbane City Plan 2014 (v34)*. This assessment demonstrates that the proposed use should be approved, subject to reasonable and relevant conditions reflecting the current and proposed use.

The proposed use is:

- Broadly in line with State, Regional and Brisbane City Council economic and employment policy.
- An appropriate use of the existing development (former industrial store, built 1985) that does not lend itself immediately to a Large Format Retail use in terms of lack of existing car parking.
- Justified in being located outside of the Education precinct based on the nature of classes and area required for industrial training not being a traditional education setting, the specialised nature of the courses and the small institution size.
- An appropriate use of the existing former industrial/warehouse development with adequate existing on-site parking and appropriate refuse management.

- A retrospective application for the Educational and Office use that has not warranted any issue since 2021.
- Not detrimental to the current development of the precinct, representing only 4% of the precinct, of which 8% is Large Format Retail and 88% industrial.
- Not detrimental to the future development of the precinct as the business is bound by a lease and no development is proposed.
- Not detrimental to existing neighbouring uses in terms of traffic, emissions or intensity of use.
- Not detrimental to traffic on Nudgee Road as the use of the site 21 car spaces is all day, limited to two periods of the day and negligible in terms of the volume of traffic on Nudgee Road.
- Not detrimental to existing services, including stormwater, sewer, water, electricity and telecommunications.
- Not detrimental to the streetscape as no development is proposed.
- Broadly in keeping with the strategic direction of the *ShapingSEQ 2023* and the *State Planning Policy 2017*.