Dedicated to a better Brisbane

CITY PLANNING, SUBURBAN RENEWAL AND ECONOMIC DEVELOPMENT COMMITTEE REPORT

MEETING HELD ON TUESDAY 10 NOVEMBER 2026
TO BE PRESENTED TO COUNCIL ON TUESDAY 17 NOVEMBER 2026

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ATTENDANCE:

Councillor Adam Allan (Civic Cabinet Chair), Councillor Penny Wolff (Deputy Chair), and Councillors Steven Huang and Sandy Landers.

LEAVE OF ABSENCE:

Councillors Jared Cassidy and Seal Chong Wah.

A COMMITTEE PRESENTATION – 99 HARCOURT ROAD, DARRA (A007042326)

1. The Executive General Manager, Development Services, City Planning and Economic Development Services, attended the meeting to provide an overview of 99 Harcourt Road, Darra (the site). She provided the information below.

2. The development application for the site, which has a land area of 46,700 m^2, included a Material change of use for Warehouse and High impact industry. The development assessment was Code assessable and infrastructure charges totalled $822,936.03.

3. An aerial view and context map were shown to the Committee, displaying the proximity of the site to the Darra station, as well as to the Ipswich and Centenary Motorways. The site and surrounding properties form part of an industrial precinct which has been identified as a Major Enterprise and Industrial Area within the Queensland Government's *ShapingSEQ South East Queensland Regional Plan 2023*.

4. Under Council's *Brisbane City Plan 2014*, the site was originally located within the Extractive industry zone, however, as part of a preliminary approval, the zoning of the site was amended to Industry zone to accommodate a range of industrial uses, including:
   - Low impact industry
   - Medium impact industry
   - High impact industry
   - Warehouse.

5. The proposed development will function as a 24/7 distribution centre and will include the construction of a one-storey, 18,102 m^2 warehouse building. The development will also provide for:
   - 1,000 m^2 of office space
   - outbound and delivery docks
   - a 2.4 m high acoustic barrier along Harcourt Road
   - landscaping across 12% of the site, including 38 shade trees within the car park.

6. Vehicle access to the site will be via Mortar Place, with all servicing and refuse areas located at the rear of the site. Manoeuvring for refuse collection vehicles and delivery trucks has been considered as part of the site design. The following parking provisions will be provided:
   - 148 parking spaces
   - 3 disability parking spaces
   - 37 bicycle spaces.

7. The development was approved as it:
   - is consistent with the preliminary approval, and establishes the site as Industry zone
   - provides for industrial uses appropriate to the location
   - is located, designed and managed to maintain safety and minimise impacts on non-industrial land
   - has an appropriate scale and form, consistent with local character, community expectations and infrastructure assumptions.

8. Following a question from the Committee, the Civic Cabinet Chair thanked the Executive General Manager for her informative update.

9. **RECOMMENDATION:**

   THAT COUNCIL NOTE THE INFORMATION CONTAINED IN THE ABOVE REPORT.

End.