



Dedicated to a better Brisbane

11 September 2026

Saji Pty Ltd
C/- Development Directive
884 Logan Road
HOLLAND PARK WEST QLD 4121

ATTENTION: Rory Vernon
Application Reference: A007059232
Address of Site: 175 DUTTON RD PINKENBA QLD 4008

Dear Rory

RE: Further advice about the application

Council has reviewed the proposed minor change application and advises that further information is required.

Following assessment of the request, Council confirms that the proposed removal of Conditions 23, 25, 31, 32, 33 and 56 is not supported for the reasons outlined below. Accordingly, the request to remove these conditions will need to be withdrawn before the minor change application can be finalised.

- ☐ The request to remove Condition 25 (Limitation of Use) is not considered to constitute a minor change and should be withdrawn from the request. Condition 25 enables the approved Warehouse (Open Storage) use to continue until 2032, after which any continuation of the use will be reassessed in detail upon request, having regard to the long-term intent of the Pinkenba-Eagle Farm Neighbourhood Plan – Myrtletown Precinct.
- ☐ Conditions 23 (Security Lighting), 32 (Streetscape Works – Industrial Street), 33 (Landscape the Site – Self Certification) and 56 (Street Lighting) are considered reasonable and relevant to the approved development, regardless of whether the use involves built form. These conditions are the requirements of the assessment benchmarks of the *Brisbane City Plan 2014* and therefore required to be retained.
- ☐ The rehabilitation works (Condition 31) was imposed to achieve the performance outcomes of the Waterway corridor overlay code. The justification provided, stating that the development does not include built form and that the use is already operating on the site, is not considered sufficient to warrant removal of the condition. Removal of this condition will remove the component and development outcome that was intended in the original approval which is not supported.

Please address the matters identified below in relation to the on-site wastewater treatment system, internal fire main, and stormwater network works.

1) Condition 52 – On-site Wastewater Treatment System

Under Queensland's Work Health and Safety Act 2011, employers must provide accessible, clean, and functioning toilet and washing facilities for workers, and external or remote yards cannot rely on nearby public or off-site conveniences. If workers use toilets or washing facilities on-site, then an on-site sewage facility or sewer connection is required under the Brisbane City Council plumbing requirements.

If no sewer treatment is required by the applicant, then it is assumed that the applicant is compliant with WHS Act requirements, including those for sanitary amenities requirements for workers, such as toilets, drinking water, hand washing facilities, meals and rest areas and protection from weather – where appropriate. Recent aerial imagery indicates worker vehicles as well as the unloading/loading of heavy vehicles on the site.

For Council to consider the removal of Condition 52, demonstrate the following:

- a. there is no sewer connection on site, and
- b. there are no NCC building or QLD Plumbing Code requirements for the site,
- c. the conditioned on-site sewer treatment facility has not been provided as alternative site facilities have been provided and are serviced in line with WHS Act 2011 Code of Practice requirements.

2) Condition 60 – Internal Fire Main

Paragraph 3 of the condition which advises the design default is AS2419 (Fire hydrant installations), and it is noted that this may require installation of an independent on-site fire main supplied by dedicated static water storage tanks and fire pump sets.

For Council to consider the removal of Condition 60, demonstrate that:

- a. the site does not trigger AS2419.1 Fire hydrant installations, or the NCC requirements for fire safety, i.e., if there are no fixed buildings, no combustible material storage, and no existing water supply, and
- b. supporting formal QFES written advice is required to confirm their requirements for the type of development.

3) Condition 54 – Work for Stormwater Network (Non-Trunk)

The submitted letter advises that Attachment 3: RPEQ Certified As-Constructed Plans to A006159247 were included in their proposal package however they are not on file. Before a decision to amend this condition is made, please demonstrate the approved culverts have been constructed as approved A006159247, including lodgement of the required:

- a. RPEQ Certified as-constructed drawings and
- b. BCC on-maintenance certification, to be obtained from Development Services Engineering Compliance Team.

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