

22 June 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

**BCC DS**  
**RECEIVED**  
24/06/2026  
**APPLICATION REF**  
A006775803

Via Email: [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

Council Reference: A006775801  
Attention: Dane Hoffman

Dear Dane,

**RE: Response to Council Advice – Minor Change to Development Approval for Material Change of Use - Medium Impact Industry B, Shop and Warehouse at 76-84 King Avenue, Willawong**

We write in response to Council's advice provided on the 05 December 2025, regarding development at 76-84 King Avenue, Willawong. This letter and attachments are a formal response to the informal Council advice provided as well as information regarding minor changes to the proposal.

This written response is accompanied by:

- Stage 1, 2 and 3 Plans prepared by Civil Works Engineers
- Technical Note (Stormwater) prepared by Civil Works Engineers
- Stormwater Modelling prepared by Civil Works Engineers;
- Proposal Plans prepared by The Design Studio;
- Updated Vegetation Retention Plan prepared by S5 Consulting.

As requested by Council, all three proposed stage plans prepared by Civil Works Engineers have been updated to ensure that all filling and excavation works are outside the EPZ which was sought by Council as part of the parent approval. However, as identified in each of the stages, the swale proposed along the eastern boundary is to be retained and aligned perpendicular with the boundary. This is proposed due the prohibitive costs which would have been incurred with the previous alignment, resulting in the provision of a box culvert beneath the proposed structures.

To allow for the stormwater swale to be allocated along the boundary additional tree removal is required. An updated vegetation retention plan has been provided with

supporting technical memo prepared by S5 Consulting, which outlines several trees for removal. As identified, Trees 28, 29, 30, 31, 32 and 33 are now to be removed from this site and the adjoining access handle. The removal of these trees will also require that the previously approved EPZ imposed by Council be revised to reflect the removal of these trees, to be aligned as per below.

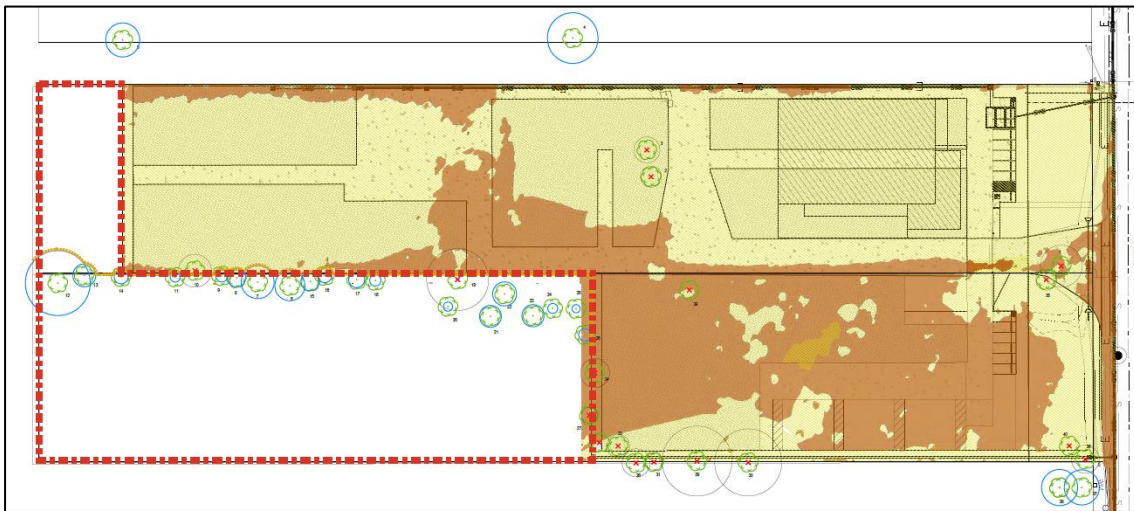


Figure 1: Update Vegetation Retention Plan with New EPZ – S5 Consulting (29 May 2026)

As previously discussed with the Council, the extent of hardstand proposed was also to be prohibitive to the development being carried out due to the costs involved. To allow for a more cost effective and deliverable outcome, the number of hardstand manoeuvring aisles have been reduced and provided in a more efficient manner. The currently proposed layout removes aisles which were unnecessary as the adjoining storage areas could be accessed from another point of hardstand within the site.

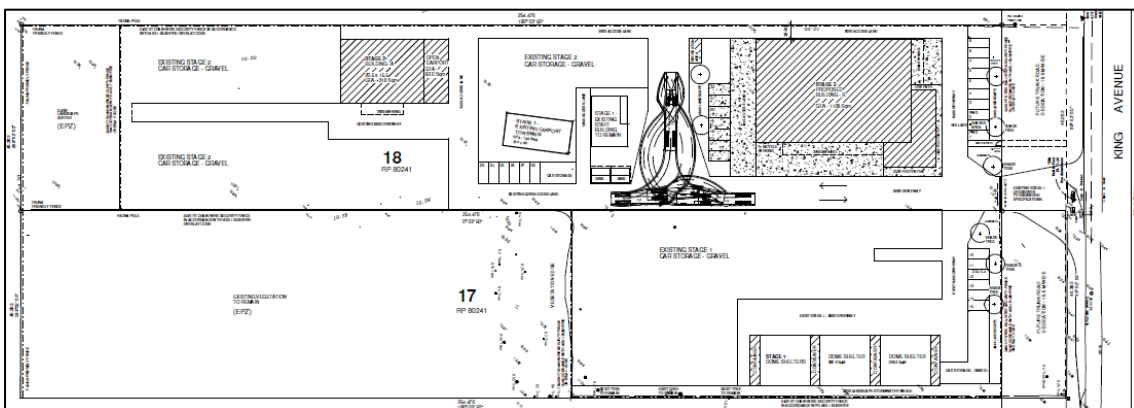


Figure 2: Stage 3 Proposal Plan Showing Reduced Aisles for Manoeuvring – The Design Studio (May 2026)

Also provided for the Councils consideration is a set of conditions with proposed changes to timing clauses. The conditions which are currently in effect and their timing result in

the applicant being non-compliant with said conditions from the moment this approval came into effect. As such we request all conditions per the attached mark up remove reference to 'prior to commencement of use' which is to be replaced with 'prior to 30 September 2028'. This will afford the applicant two years to carry out all works associated with the development. A copy of the marked-up conditions has been provided for reference. It is requested this conditioning be provided to all three stages.

We note that the use authorised by this approval has commenced, and as such the approval does not lapse at the end of the currency period. However, for completeness and simplicity, we seek that the Council extend the currency period to 30 September 2028, hence allowing the currency period with the timeframe to comply with the conditions of approval.

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We trust the above and accompanying information suitably addresses the comments of the Council however should further clarification or information be required please contact our office.

Yours faithfully

**URBAN STRATEGIES PTY LTD**



**Blair McPherson**

**SENIOR TOWN PLANNER**