

18 June 2026

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

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A006490000
Attention: Kellie Hilton

Dear Kellie,

RE: Request to make a 'Minor Change' under Section 81 of the Planning Act 2016 to a Development Approval – Development Permit for Material Change of Use and Building Works for Low Impact Industry, Outdoor Sales, Shop and Warehouse at 104 King Avenue, Willawong (Lot 22 on RP80241)

Changes to Approved Drawings and Documents List

It is requested that the Drawings and Documents table and relevant conditions be updated as follows.

Approved drawings:

Drawing or Document	Author	Date	Drawing/Plan No.	Version
Stage 1 and 2 Proposed Site Development	The Design Studio	24 October 2025	SK-01	Issue I
Stage 1 Proposed Shop and Proposed Dome Shelters 1 & 2	The Design Studio	24 October 2025	Sk-02	Issue I
Stage 2 Proposed Building A Floor Plans	The Design Studio	24 October 2025	SK-03	Issue I
Stage 2 Proposed Building A Elevations	The Design Studio	24 October 2025	SK-04	Issue I
Stage 2 Proposed Building B and C Floor Plan	The Design Studio	24 October 2025	SK-05	Issue I
Stage 2 Proposed Building B, C and D Elevations	The Design Studio	24 October 2025	SK-06	Issue I
Concept Stormwater Drainage Post Development Catchment Plan	Inertia	03 September 2025	SK5-550	-
Site Based Stormwater	Inertia	21 March	10709	-

Drawing or Document	Author	Date	Drawing/Plan No.	Version
Management Plan		2025		
Acoustic Report	Acoustic Works	06 September 2024	-	R01B
Vegetation Retention Plan	S5 Environmental	12 February 2025	VRP001	1
Bushfire Management Plan	S5 Environmental	24 October 2025	BFSK-01	Issue I

As amended by:

Drawing or Document	Author	Date	Drawing/Plan No.	Version
Stage 1 and 2 Proposed Site Development	The Design Studio	24 October 2025	SK-01	Issue J
Stage 1 Proposed Shop and Proposed Dome Shelters 1 & 2	The Design Studio	24 October 2025	SK-02	Issue J
Stage 2 Proposed Building A Floor Plans	The Design Studio	24 October 2025	SK-03	Issue J
Stage 2 Proposed Building A Elevations	The Design Studio	24 October 2025	SK-04	Issue J
Stage 2 Proposed Building B and C Floor Plan	The Design Studio	24 October 2025	SK-05	Issue J
Stage 2 Proposed Building B, C and D Elevations	The Design Studio	24 October 2025	SK-06	Issue J
Concept Stormwater Service Sketch (Sheet 1 of 2)	Civil Works Engineers	10 June 2026	CW25210-SK01	A
Concept Stormwater Service Sketch (Sheet 2 of 2)	Civil Works Engineers	10 June 2026	CW25210-SK02	A
Acoustic Report	Acoustic Works	06 September 2024	-	R01B
Vegetation Retention Plan	S5 Environmental	12 February 2025	VRP001	1
Bushfire Management Plan	S5 Environmental	24 October 2025	BFSK-01	Issue I

Conditions to be Altered

We request that any conditions referencing the previous, approved plans are updated to reflect the plans submitted with this Minor Change request. Of specific note, alterations to the conditions as per below:

Condition 29 & 100 – Stormwater Quality:

Currently Reads As:

Manage stormwater quality in accordance with this condition.

(a) Implement Management Plan

Implement the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024.

(b) Certification

Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024, have been implemented.

(c) Maintain Management Plan

Maintain the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024

To be Amended to Reads As:

Manage stormwater quality in accordance with this condition.

(c) Implement Management Plan

*Implement the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026.***

(d) Certification

*Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026.,** have been implemented.*

(c) Maintain Management Plan

*Maintain the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026.***

Condition 46 & 117 – Site Drainage - Major:

Currently Reads As:

Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run- off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally in accordance with the Drawing Number 10709 – SK5-550, Revision C, dated 01 September, 2025, and as amended in red by Council on 17 September, 2025, and in accordance with the relevant Brisbane Planning Scheme Codes.

To be Amended to Reads As:

*Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run- off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally in accordance with the **Drawing Number CW25210-SK01 & CW25210-SK02, Revision A dated 10 June, 2026, and as amended in red by Council on 17 September, 2025,** and in accordance with the relevant Brisbane Planning Scheme Codes.*

Condition 47 & 118 – Work for Stormwater Network (Non-Trunk):

Currently Reads As:

Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Construct an underground drainage system (approximately 170 metres in length of stormwater drainage pipe) on the King Avenue road reserve, extending from the eastern site boundary to Blunder Creek, to discharge to the Council owned land located at Lot 26 on RP 80241, generally as shown on the Drawing Number 10709 – SK5-550, Revision C, dated 01 September, 2025, and as amended in red by Council on 17 September, 2025.

To be Amended to Reads As:

*Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Construct an underground drainage system (approximately 170 metres in length of stormwater drainage pipe) on the King Avenue road reserve, extending from the eastern site boundary to Blunder Creek, to discharge to the Council owned land located at Lot 26 on RP 80241, generally as shown on the **Drawing Number CW25210-SK01 & CW25210-SK02, Revision A dated 10 June, 2026, and as amended in red by Council on 17 September, 2025.***